INCOME MIDDLE THIRD
TABLE 46
EXPECTED CHANGE IN HOME VALUE IN THE NEXT YEAR
(Three Month Moving Averages)

The questions were: "What do you think will happen to the prices of homes like yours in your community over the next 12 months? Will they increase at a rapid rate, increase at a moderate rate, remain about the same, decrease at a moderate rate, or decrease at a rapid rate?"
"By about what percent do you expect prices of homes like yours in your community to go (up/down), on average, over the next 12 months?"

Date of Survey		Increase	Same	Decrease	DK, NA	Total	Median	Percentiles 25th	Percentiles 75th	Rng	Mean	Variance	Cases
March	2007	43	49	7	1	100	0.5	-0.6	5.5	6.1	2.8	49	410
April	2007	43	47	10	0	100	0.3	-1.0	5.5	6.5	2.6	52	401
May	2007	44	44	12	0	100	0.3	-0.8	5.5	6.3	2.6	51	389
June	2007	41	46	13	0	100	0.2	-0.9	4.9	5.8	2.3	49	390
July	2007	38	50	12	0	100	0.2	-0.6	4.4	5.0	2.0	47	405
August	2007	36	52	12	0	100	0.1	-0.6	4.3	4.9	1.7	49	403
September	2007	38	49	12	0	100	0.2	-0.5	4.3	4.8	1.6	46	406
October	2007	36	48	16	0	100	0.2	-0.4	4.2	4.6	1.3	54	391
November	2007	33	49	17	0	100	0.2	-0.3	3.1	3.4	1.1	51	397
December	2007	26	53	21	0	100	0.0	-0.6	1.5	2.1	0.3	53	404
January	2008	23	56	21	0	100	0.0	-0.6	0.7	1.2	-0.2	45	398
February	2008	23	54	24	0	100	0.0	-1.2	1.0	2.2	-0.4	41	388
March	2008	22	55	23	0	100	0.1	-1.0	1.0	2.0	-0.5	39	395
April	2008	22	54	24	0	100	0.1	-1.1	1.0	2.1	-0.1	40	415
May	2008	20	56	25	0	100	-0.1	-1.9	0.4	2.3	-0.2	51	426
June	2008	19	54	27	0	100	-0.3	-3.1	0.3	3.4	-0.7	54	408
July	2008	19	54	27	0	100	-0.4	-3.3	0.3	3.6	-1.0	52	416
August	2008	21	54	25	0	100	-0.2	-1.8	0.4	2.2	-0.7	42	431
September	2008	22	58	19	0	100	-0.1	-0.6	0.4	1.0	0.0	31	454
October	2008	20	63	17	0	100	-0.1	-0.5	0.4	0.9	0.0	31	439
November	2008	16	62	21	1	100	-0.1	-1.7	0.3	2.0	-0.7	30	422
December	2008	14	60	25	1	100	-0.3	-1.9	0.3	2.1	-1.2	36	414
January	2009	15	59	26	1	100	-0.3	-1.9	0.3	2.1	-1.5	52	405
February	2009	14	63	23	1	100	-0.3	-1.0	0.3	1.2	-1.5	51	388
March	2009	12	63	24	1	100	-0.3	-1.5	0.3	1.8	-1.9	52	378
April	2009	11	63	24	2	100	-0.1	-1.4	0.4	1.8	-1.7	39	390
May	2009	14	62	23	1	100	0.0	-1.3	0.6	1.9	-1.1	39	398
June	2009	18	61	20	0	100	0.0	-0.6	0.6	1.2	-0.6	40	408
July	2009	19	58	23	0	100	0.0	-1.6	0.5	2.1	-0.7	48	401
August	2009	20	57	22	1	100	-0.1	-1.6	0.4	1.9	-0.8	52	421
September	2009	20	59	21	1	100	-0.1	-1.5	0.4	1.9	-0.5	48	418
October	2009	21	62	17	0	100	-0.1	-0.5	0.4	0.9	0.2	42	434
November	2009	22	61	17	0	100	0.0	-0.4	0.4	0.8	0.2	37	429
December	2009	23	59	17	0	100	-0.2	-0.8	0.5	1.2	0.4	45	441
January	2010	23	60	16	1	100	-0.3	-1.1	0.5	1.5	0.4	39	439
February	2010	21	63	15	1	100	-0.3	-1.1	0.4	1.4	0.3	39	441
March	2010	19	65	15	1	100	-0.1	-0.6	0.4	1.0	0.1	27	439
April	2010	19	63	18	0	100	0.0	-0.4	0.4	0.8	-0.2	33	441
May	2010	22	60	18	0	100	0.0	-0.4	0.4	0.8	-0.2	32	423
June	2010	23	58	18	1	100	0.0	-0.5	0.5	1.0	-0.3	34	416
July	2010	23	60	16	1	100	0.0	-0.5	0.5	1.0	-0.2	28	402
August	2010	20	62	16	1	100	0.0	-0.5	0.6	1.1	-0.4	29	422
September	2010	19	61	18	1	100	0.1	-0.4	0.5	0.9	-0.6	28	422
October	2010	18	62	19	1	100	0.1	-0.4	0.5	0.9	-0.5	25	461
November	2010	19	61	20	1	100	-0.1	-0.6	0.4	0.9	-0.5	34	443

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Date of Survey		Increase	Same	Decrease	DK, NA	Total	Median	Percentiles 25th	Percentiles 75th	Rng	Mean	Variance	Cases
December	2010	19	62	19	0	100	-0.1	-0.5	0.4	0.9	-0.2	40	440
January	2011	17	66	17	0	100	0.0	-0.6	0.6	1.2	-0.3	38	403
February	2011	16	70	14	0	100	0.1	-0.4	0.6	1.1	0.0	25	427
March	2011	15	69	16	0	100	0.0	-0.5	0.6	1.1	-0.2	16	429
April	2011	16	68	16	0	100	0.0	-0.4	0.4	0.7	0.0	16	433
May	2011	18	66	16	0	100	0.0	-0.4	0.4	0.7	0.4	19	416
June	2011	16	69	15	0	100	-0.2	-0.7	0.3	0.9	0.3	20	427
July	2011	16	68	15	0	100	-0.2	-0.7	0.3	0.9	-0.1	27	429
August	2011	14	68	19	0	100	-0.4	-1.0	0.2	1.2	-0.7	24	426
September	2011	12	66	21	0	100	-0.2	-0.9	0.4	1.3	-1.2	31	416
October	2011	13	66	21	0	100	0.0	-0.9	0.7	1.6	-1.1	31	429
November	2011	13	64	23	0	100	0.1	-0.6	0.7	1.4	-1.0	31	441
December	2011	16	60	23	1	100	0.1	-0.8	0.9	1.8	-0.5	36	426
January	2012	15	61	24	1	100	-0.1	-0.9	0.6	1.5	-0.4	30	405
February	2012	17	60	23	0	100	0.0	-0.8	0.7	1.6	-0.2	37	404
March	2012	17	62	20	1	100	0.0	-0.4	0.5	0.9	-0.6	35	410
April	2012	18	62	19	1	100	-0.1	-0.5	0.4	1.0	-0.6	39	423
May	2012	15	66	18	1	100	-0.2	-0.7	0.3	1.0	-0.6	36	405
June	2012	18	65	17	0	100	-0.1	-0.7	0.3	1.0	-0.3	33	402
July	2012	23	62	15	0	100	0.0	-0.5	0.5	1.0	0.1	32	398
August	2012	25	59	15	1	100	0.1	-0.4	0.6	0.9	0.2	33	411
September	2012	24	63	12	1	100	0.1	-0.3	0.5	0.8	0.6	30	417
October	2012	23	64	11	1	100	0.1	-0.3	0.7	1.0	0.6	34	429
November	2012	25	63	11	1	100	0.1	-0.3	1.5	1.8	0.6	37	409
December	2012	27	61	11	1	100	0.1	-0.3	1.6	1.9	0.6	34	411
January	2013	28	62	10	1	100	0.1	-0.3	1.8	2.1	1.0	26	392
February	2013	31	60	9	1	100	0.2	-0.2	2.3	2.6	1.2	31	398
March	2013	35	56	8	1	100	0.2	-0.4	3.6	4.1	1.5	37	388
April	2013	37	53	9	1	100	0.2	-0.4	4.0	4.4	1.5	44	385
May	2013	38	52	8	2	100	0.2	-0.4	4.0	4.4	1.8	43	381
June	2013	40	50	9	1	100	0.3	-0.2	4.3	4.5	2.2	40	381
July	2013	42	48	9	1	100	0.4	-0.2	4.5	4.7	2.2	37	382
August	2013	41	49	10	0	100	0.3	-0.2	4.1	4.3	1.9	27	379
September	2013	37	52	11	0	100	0.3	-0.2	3.7	3.9	1.6	30	358
October	2013	37	53	10	0	100	0.3	-0.2	4.0	4.2	1.7	29	369
November	2013	36	53	11	1	100	0.2	-0.2	3.7	3.9	1.7	29	376
December	2013	41	48	10	1	100	0.3	-0.3	4.0	4.3	2.0	28	394
January	2014	38	52	9	1	100	0.2	-0.4	3.4	3.8	1.8	24	372
February	2014	37	54	8	1	100	0.2	-0.4	3.4	3.8	1.7	29	378
March	2014	33	58	9	0	100	0.2	-0.3	2.9	3.2	1.3	24	388
April	2014	36	55	9	0	100	0.2	-0.4	3.2	3.6	1.5	34	393
May	2014	40	50	10	0	100	0.3	-0.4	3.8	4.2	1.8	35	382
June	2014	41	49	9	1	100	0.2	-0.5	4.1	4.6	1.7	37	369
July	2014	43	47	9	1	100	0.3	-0.3	4.5	4.8	1.7	42	377
August	2014	41	51	8	0	100	0.3	-0.3	3.8	4.1	1.6	34	380
September	2014	41	50	9	0	100	0.4	-0.2	4.0	4.1	1.7	35	375
October	2014	37	53	10	0	100	0.3	-0.3	3.7	4.1	1.5	22	360
November	2014	38	52	9	1	100	0.2	-0.4	3.9	4.3	1.7	23	364
December	2014	37	55	7	1	100	0.2	-0.5	3.2	3.7	1.4	21	373

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(Three Month Moving Averages)

Date of Survey		Increase	Same	Decrease	DK, NA	Total	Median	Percentiles 25th	Percentiles 75th	Rng	Mean	Variance	Cases
January	2015	38	54	7	0	100	0.2	-0.4	3.2	3.6	1.4	29	385
February	2015	37	56	7	1	100	0.2	-0.4	3.6	4.0	1.6	33	379
March	2015	35	57	7	1	100	0.2	-0.4	3.4	3.8	1.7	31	364
April	2015	35	57	7	1	100	0.2	-0.4	3.4	3.9	1.9	34	358
May	2015	40	51	9	0	100	0.4	-0.3	3.6	3.9	1.9	36	344
June	2015	45	46	9	0	100	0.5	-0.2	4.5	4.7	2.3	41	335
July	2015	46	46	8	0	100	0.5	-0.4	4.5	4.9	2.2	32	337
August	2015	42	50	8	0	100	0.3	-0.4	4.5	4.9	2.1	28	349
September	2015	40	52	8	0	100	0.3	-0.4	3.9	4.3	1.7	20	356
October	2015	38	55	7	1	100	0.2	-0.4	3.7	4.1	1.9	22	355
November	2015	41	54	5	0	100	0.2	-0.7	3.3	4.1	2.1	25	338
December	2015	45	48	6	0	100	0.3	-0.7	4.0	4.7	2.3	32	345
January	2016	49	44	7	0	100	0.5	-0.6	4.4	5.0	2.4	31	329
February	2016	45	48	8	0	100	0.5	-0.2	4.3	4.5	2.1	30	335
March	2016	43	49	8	0	100	0.5	-0.3	4.2	4.4	2.1	25	345
April	2016	41	51	8	0	100	0.3	-0.3	4.1	4.4	2.0	23	362
May	2016	45	47	7	0	100	0.4	-0.6	4.7	5.3	2.1	26	375
June	2016	43	50	7	0	100	0.3	-0.6	4.6	5.3	2.2	29	369
July	2016	45	47	8	0	100	0.4	-0.5	4.6	5.1	2.2	31	360
August	2016	42	48	10	0	100	0.3	-0.2	4.2	4.4	1.9	30	372
September	2016	41	48	10	1	100	0.3	-0.2	3.8	4.0	1.7	27	397
October	2016	42	47	10	1	100	0.4	-0.3	3.6	3.9	1.5	28	416
November	2016	43	46	11	1	100	0.3	-0.4	3.7	4.1	1.5	28	418
December	2016	47	43	10	0	100	0.4	-0.4	4.2	4.6	1.9	32	403
January	2017	47	45	7	0	100	0.4	-0.4	4.5	4.9	2.3	30	397
February	2017	49	46	5	0	100	0.5	-0.3	4.9	5.1	2.7	30	388
March	2017	50	45	5	0	100	0.7	-0.3	4.9	5.2	2.8	27	411
April	2017	52	42	6	0	100	1.1	-0.1	4.9	5.0	2.8	32	430
May	2017	54	40	6	0	100	1.3	-0.1	5.0	5.1	3.0	35	445
June	2017	54	39	6	0	100	1.3	0.0	5.1	5.1	3.0	39	409
July	2017	51	42	6	0	100	0.9	0.0	5.1	5.1	2.9	34	402
August	2017	54	39	7	0	100	1.5	0.0	5.2	5.2	3.1	30	379
September	2017	52	40	7	0	100	1.3	0.0	5.0	5.1	3.0	28	396
October	2017	58	36	6	0	100	2.0	0.0	5.1	5.1	3.3	26	419
November	2017	54	39	7	0	100	1.3	0.0	5.0	5.1	3.1	29	439
December	2017	56	37	7	0	100	1.6	0.0	5.1	5.1	3.0	28	462
January	2018	56	36	8	0	100	1.4	-0.1	5.0	5.1	2.9	31	432
February	2018	56	37	7	1	100	1.5	-0.1	4.9	5.1	2.8	31	418
March	2018	54	40	5	0	100	1.3	-0.2	5.0	5.3	2.9	33	403
April	2018	49	46	5	0	100	0.7	-0.2	4.5	4.8	2.6	30	394
May	2018	50	44	6	1	100	0.8	-0.1	4.6	4.8	2.5	24	412