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

INCOME MIDDLE THIRD
TABLE 46
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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
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

INCOME MIDDLE THIRD
TABLE 46
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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
June	2018	51	42	6	1	100	1.1	0.0	4.7	4.7	3.0	27	413
July	2018	53	39	7	1	100	1.4	-0.2	5.1	5.4	3.0	34	430
August	2018	57	38	5	0	100	1.9	-0.6	5.2	5.9	3.3	35	411
September	2018	53	41	6	0	100	1.5	-0.9	5.0	5.9	2.7	28	406
October	2018	53	42	5	0	100	1.3	-0.7	5.0	5.7	2.8	24	420
November	2018	49	42	8	1	100	0.6	-0.3	4.9	5.2	2.3	25	446
December	2018	52	37	10	1	100	0.9	-0.1	4.9	5.0	2.3	28	453
January	2019	51	37	10	2	100	0.8	-0.1	4.6	4.7	2.4	33	459
February	2019	52	38	9	1	100	1.0	-0.2	4.6	4.8	2.5	36	455

INCOME MIDDLE THIRD
TABLE 46
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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
March	2019	54	40	5	1	100	1.3	-0.4	4.7	5.1	2.9	36	446
April	2019	55	39	5	0	100	1.5	-0.4	5.0	5.3	2.8	29	428
May	2019	54	41	5	0	100	1.3	-0.6	4.8	5.4	2.9	30	444
June	2019	55	39	6	0	100	1.4	-0.3	4.8	5.1	2.6	33	471
July	2019	55	38	6	0	100	1.8	-0.5	4.8	5.3	2.6	36	474
August	2019	59	34	6	0	100	2.2	-0.3	5.0	5.2	2.7	32	467
September	2019	58	36	7	0	100	2.0	-0.3	5.0	5.3	2.9	28	438
October	2019	56	35	9	0	100	1.5	-0.1	5.0	5.1	2.7	29	444
November	2019	52	37	10	0	100	1.0	-0.2	4.8	5.0	2.4	33	438
December	2019	53	37	10	0	100	1.0	-0.3	4.8	5.1	2.4	36	460
January	2020	53	40	8	0	100	1.0	-0.4	5.0	5.3	2.8	40	456
February	2020	54	40	5	0	100	1.2	-0.2	5.1	5.3	3.1	39	438
March	2020	50	44	5	0	100	0.8	-0.3	4.7	5.0	2.7	35	440
April	2020	42	45	13	0	100	0.5	-0.8	3.2	4.0	1.6	38	421
May	2020	33	46	21	1	100	0.1	-1.3	2.1	3.4	0.3	47	415
June	2020	33	44	22	1	100	0.1	-1.2	2.5	3.7	0.3	54	408
July	2020	39	42	18	1	100	0.3	-0.6	3.8	4.4	0.6	58	412
August	2020	45	43	12	1	100	0.4	-0.3	4.9	5.2	1.5	46	446
September	2020	49	41	10	1	100	0.9	-0.4	5.0	5.5	1.8	39	440
October	2020	51	41	7	1	100	1.4	-0.5	5.1	5.6	2.5	29	430
November	2020	53	38	8	0	100	1.6	-0.6	5.1	5.7	2.5	29	398
December	2020	52	37	11	0	100	1.1	-0.4	4.9	5.3	2.3	35	399
January	2021	51	37	12	0	100	0.8	-0.7	4.9	5.6	1.9	40	413
February	2021	53	35	11	0	100	1.4	-0.4	5.0	5.5	2.5	44	428
March	2021	54	36	9	0	100	1.8	-0.4	5.4	5.8	2.9	46	418
April	2021	59	33	9	0	100	2.6	-0.3	5.9	6.2	3.3	50	408
May	2021	61	31	8	0	100	3.4	-0.1	7.6	7.7	4.1	61	412
June	2021	65	26	9	0	100	4.0	0.0	7.9	7.9	4.2	72	405
July	2021	64	27	8	0	100	3.9	0.1	9.1	9.0	4.8	79	423
August	2021	63	26	9	1	100	3.3	0.0	8.7	8.7	4.3	78	435
September	2021	60	27	11	2	100	3.0	-0.1	8.2	8.3	4.1	70	486
October	2021	59	26	13	2	100	2.9	-0.2	6.6	6.7	3.4	57	489
November	2021	58	29	13	1	100	3.1	-0.2	6.3	6.5	3.5	56	475
December	2021	58	32	9	1	100	3.3	-0.2	6.8	7.0	3.9	62	430
January	2022	57	35	7	1	100	3.1	-0.4	7.3	7.8	4.1	69	451
February	2022	56	35	7	2	100	2.9	-0.5	7.3	7.9	4.0	64	448
March	2022	54	35	10	1	100	1.9	-0.5	7.5	8.1	3.8	69	472
April	2022	54	35	10	1	100	2.0	-0.2	7.1	7.2	3.7	64	441
May	2022	51	37	12	0	100	1.1	-0.4	6.2	6.5	3.2	79	440
June	2022	48	39	12	1	100	1.0	-0.6	5.4	6.0	2.6	79	414
July	2022	42	37	20	1	100	0.4	-2.1	5.2	7.3	1.5	92	425
August	2022	36	39	24	1	100	0.2	-2.3	4.4	6.7	0.4	89	435
September	2022	35	37	27	1	100	0.2	-2.1	4.5	6.6	0.3	98	448
October	2022	37	38	23	1	100	0.3	-0.8	4.5	5.3	0.8	89	435
November	2022	39	35	24	1	100	0.3	-1.3	4.7	6.0	1.1	99	423
December	2022	38	34	27	1	100	0.1	-2.7	4.3	7.0	0.6	86	422
January	2023	33	35	32	0	100	0.0	-4.2	3.3	7.4	-0.1	81	435
February	2023	32	38	29	1	100	0.0	-3.4	3.4	6.8	0.1	63	442
March	2023	33	41	26	0	100	0.0	-2.0	3.8	5.7	0.5	63	436
April	2023	37	42	21	1	100	0.1	-0.6	4.2	4.7	1.2	58	433

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

Date of Survey		Increase	Same	Decrease	DK, NA	Total	Median	Percentiles 25th	Percentiles 75th	Rng	Mean	Variance	Cases
May	2023	40	40	19	1	100	0.2	-0.6	4.4	5.0	1.2	53	422
June	2023	43	40	16	1	100	0.3	-0.5	4.4	4.9	1.4	44	424
July	2023	46	37	16	1	100	0.4	-0.5	5.0	5.6	1.4	54	417
August	2023	46	38	15	1	100	0.4	-0.5	5.1	5.5	1.9	66	450
September	2023	46	39	14	0	100	0.4	-0.5	5.1	5.5	1.8	61	454
October	2023	44	44	12	0	100	0.3	-0.4	4.9	5.3	2.3	53	466
November	2023	44	42	14	0	100	0.3	-0.4	4.9	5.3	2.0	46	439
December	2023	43	42	14	0	100	0.3	-0.4	4.9	5.3	2.1	48	439
January	2024	45	40	15	0	100	0.4	-0.4	4.9	5.3	2.1	55	437
February	2024	45	43	12	0	100	0.4	-0.6	4.8	5.5	2.1	52	436
March	2024	47	41	10	1	100	0.8	-0.6	4.9	5.5	2.6	57	419
April	2024	49	41	9	1	100	0.8	-0.7	4.9	5.7	2.5	45	492
May	2024	50	39	9	2	100	0.8	-0.3	5.0	5.3	2.6	47	598
June	2024	50	39	10	1	100	0.5	-0.5	4.9	5.5	2.3	45	712
July	2024	49	38	11	2	100	0.3	-0.4	4.9	5.3	2.2	53	730
August	2024	49	39	12	1	100	0.5	-0.3	4.8	5.1	2.0	55	794
September	2024	48	39	12	1	100	0.4	-0.1	4.8	4.9	2.1	52	800
October	2024	51	37	12	1	100	0.8	-0.1	4.9	5.0	2.2	48	848
November	2024	48	39	11	1	100	0.4	-0.4	4.8	5.2	2.3	44	782
December	2024	48	40	10	1	100	0.6	-0.4	4.8	5.2	2.4	41	778
January	2025	50	40	9	1	100	0.9	-0.6	4.9	5.6	2.8	47	777
February	2025	51	38	9	1	100	0.9	-0.4	5.1	5.4	2.7	46	818
March	2025	50	37	12	1	100	0.6	-0.4	5.1	5.5	2.6	56	982
April	2025	43	40	16	2	100	0.0	-0.2	4.4	4.6	1.5	61	1007
May	2025	44	40	15	1	100	0.0	-0.2	4.4	4.6	1.6	68	1063
June	2025	43	42	14	1	100	0.0	-0.1	4.3	4.4	1.7	59	955
July	2025	46	41	12	1	100	0.0	-0.2	4.9	5.0	2.2	53	1009
August	2025	45	41	13	1	100	0.1	-0.2	4.5	4.6	2.1	51	968
September	2025	46	40	13	1	100	0.1	-0.2	4.5	4.6	1.9	54	1031
October	2025	45	41	13	1	100	0.0	-0.3	4.3	4.5	1.8	50	1033
November	2025	44	42	14	1	100	0.0	-0.3	4.5	4.9	1.8	45	1051
December	2025	42	43	15	0	100	0.0	-0.3	3.9	4.3	1.6	42	1027
January	2026	42	41	16	1	100	0.0	-0.2	3.8	4.1	1.3	37	1039
February	2026	41	42	16	1	100	0.0	-0.2	3.9	4.1	1.4	34	1077
March	2026	43	41	14	2	100	0.0	-0.2	4.2	4.4	1.6	32	1180
April	2026	44	41	13	2	100	0.0	-0.1	4.4	4.5	1.7	36	1140
May	2026	42	43	14	2	100	0.1	-0.1	3.8	3.9	1.2	38	1112
June	2026	42	43	13	1	100	0.1	-0.1	3.5	3.6	1.2	36	1058
July	2026	44	43	12	1	100	0.1	-0.1	3.5	3.6	1.6	36	1085
August	2026	46	40	13	1	100	0.1	-0.1	3.6	3.7	1.8	36	1054