INCOME TOP 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	41	49	10	0	100	0.1	-0.8	4.7	5.5	1.8	30	491
April	2007	36	51	12	0	100	0.0	-0.9	4.2	5.1	1.4	31	502
May	2007	37	50	13	0	100	0.2	-0.4	4.3	4.7	1.4	34	516
June	2007	36	49	15	0	100	0.1	-0.4	4.3	4.7	1.3	33	516
July	2007	39	46	14	0	100	0.3	-0.3	4.9	5.2	1.6	35	491
August	2007	36	46	18	0	100	0.2	-0.3	3.8	4.2	1.1	32	490
September	2007	33	45	21	0	100	0.1	-0.8	3.1	4.0	0.5	31	476
October	2007	28	49	22	0	100	0.1	-0.9	2.0	2.8	0.0	34	493
November	2007	27	51	22	0	100	0.0	-1.0	1.7	2.7	-0.2	40	495
December	2007	25	54	20	0	100	0.0	-0.6	1.0	1.5	-0.1	41	499
January	2008	24	54	22	0	100	0.0	-0.6	0.8	1.4	-0.2	32	482
February	2008	20	56	24	0	100	-0.1	-1.2	0.5	1.7	-0.5	31	490
March	2008	18	58	24	0	100	-0.1	-1.2	0.5	1.7	-0.8	28	491
April	2008	16	59	24	0	100	-0.1	-1.2	0.5	1.7	-1.0	30	509
May	2008	17	57	25	0	100	0.0	-1.5	0.5	2.0	-1.1	29	502
June	2008	18	55	26	0	100	0.0	-1.5	0.5	2.0	-0.9	30	512
July	2008	17	55	28	0	100	0.0	-2.1	0.5	2.6	-0.8	29	483
August	2008	19	55	26	0	100	0.0	-1.3	0.7	1.9	-0.7	29	477
September	2008	19	57	25	0	100	0.0	-1.2	0.7	1.9	-0.6	26	476
October	2008	18	56	25	0	100	0.0	-1.3	0.6	1.9	-1.0	31	495
November	2008	19	55	26	0	100	0.0	-1.4	0.5	1.9	-0.9	31	489
December	2008	17	56	27	0	100	-0.1	-1.6	0.5	2.0	-1.0	32	479
January	2009	15	60	26	0	100	-0.3	-1.9	0.5	2.3	-1.0	34	481
February	2009	9	62	28	0	100	-0.3	-2.6	0.5	3.1	-1.5	33	513
March	2009	9	59	31	0	100	-0.2	-3.8	0.5	4.3	-1.9	36	520
April	2009	12	57	31	0	100	-0.1	-2.9	0.4	3.3	-1.8	32	522
May	2009	15	59	26	0	100	-0.1	-2.0	0.3	2.3	-1.2	27	495
June	2009	16	63	21	0	100	-0.1	-0.6	0.3	1.0	-0.5	23	502
July	2009	19	65	16	0	100	-0.1	-0.5	0.4	0.9	0.1	20	498
August	2009	22	63	14	1	100	0.1	-0.5	0.8	1.2	0.3	21	501
September	2009	27	61	12	1	100	0.2	-0.5	1.9	2.3	0.7	27	490
October	2009	28	60	12	1	100	0.1	-0.7	2.3	3.0	0.8	28	484
November	2009	27	62	10	0	100	0.0	-0.9	2.0	2.8	0.7	27	483
December	2009	23	63	14	0	100	-0.2	-0.9	0.9	1.8	0.2	20	463
January	2010	24	61	15	0	100	-0.1	-0.8	1.0	1.7	0.1	23	449
February	2010	26	60	14	0	100	-0.2	-0.9	1.4	2.2	0.1	20	446
March	2010	28	62	9	0	100	-0.3	-1.1	1.5	2.6	0.4	22	451
April	2010	26	65	9	0	100	-0.2	-1.0	0.9	1.9	0.5	17	467
May	2010	27	62	10	1	100	-0.1	-0.8	1.1	1.9	0.7	18	484
June	2010	27	62	11	0	100	0.1	-0.4	1.2	1.6	0.7	17	483
July	2010	27	61	12	0	100	0.0	-0.5	1.2	1.7	0.6	16	481
August	2010	26	64	9	0	100	0.0	-0.5	1.1	1.6	0.5	16	460
September	2010	23	63	13	1	100	0.1	-0.4	1.1	1.5	0.1	16	469
October	2010	23	64	13	1	100	0.2	-0.3	1.1	1.4	0.0	20	455
November	2010	21	64	14	0	100	0.0	-0.6	0.6	1.2	-0.1	21	479

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Date of Survey		Increase	Same	Decrease	DK, NA	Total	Median	Percentiles 25th	Percentiles 75th	Percentiles Rng	Mean	Variance	Cases
December	2010	23	65	12	0	100	0.0	-0.5	0.5	1.0	0.1	22	483
January	2011	21	66	13	0	100	-0.2	-0.7	0.4	1.1	0.0	19	500
February	2011	20	65	15	0	100	0.0	-0.5	0.4	0.9	-0.2	22	473
March	2011	17	66	17	0	100	-0.1	-0.5	0.3	0.9	-0.2	19	462
April	2011	19	64	16	0	100	0.1	-0.4	0.4	0.8	0.1	18	469
May	2011	19	66	15	1	100	0.1	-0.4	0.4	0.7	0.1	14	476
June	2011	19	65	15	0	100	0.1	-0.4	0.4	0.8	0.0	17	483
July	2011	18	67	14	1	100	0.1	-0.3	0.6	0.9	0.2	21	448
August	2011	16	65	18	1	100	0.0	-0.5	0.5	1.0	-0.1	22	439
September	2011	14	66	18	1	100	-0.1	-0.5	0.5	1.0	-0.1	18	436
October	2011	14	65	21	0	100	-0.2	-0.6	0.3	0.9	-0.3	15	450
November	2011	15	68	17	0	100	0.1	-0.3	0.5	0.8	0.0	15	442
December	2011	18	65	17	0	100	0.1	-0.3	0.5	0.9	0.1	19	455
January	2012	16	70	14	0	100	0.2	-0.3	0.7	0.9	0.0	16	467
February	2012	19	67	14	0	100	0.1	-0.4	0.5	1.0	0.0	14	478
March	2012	20	69	11	0	100	0.1	-0.4	0.7	1.1	0.2	11	474
April	2012	27	63	10	0	100	0.1	-0.4	1.4	1.8	0.5	19	474
May	2012	30	61	10	0	100	0.2	-0.2	2.2	2.4	0.7	24	487
June	2012	29	59	11	1	100	0.2	-0.3	2.1	2.3	0.7	23	470
July	2012	25	62	13	1	100	0.0	-0.4	1.2	1.6	0.4	21	477
August	2012	24	63	12	1	100	0.0	-0.4	1.0	1.4	0.5	18	472
September	2012	27	64	8	1	100	0.0	-0.6	1.7	2.3	0.8	18	475
October	2012	35	57	7	1	100	0.2	-0.4	2.8	3.2	1.3	14	459
November	2012	36	57	6	1	100	0.2	-0.4	3.1	3.5	1.4	13	446
December	2012	35	57	7	1	100	0.2	-0.3	3.1	3.4	1.5	16	437
January	2013	32	61	7	0	100	0.1	-0.3	2.7	3.1	1.5	20	439
February	2013	36	56	7	0	100	0.1	-0.5	3.1	3.6	1.6	26	456
March	2013	42	50	8	0	100	0.3	-0.5	3.4	3.9	1.7	25	463
April	2013	48	45	6	1	100	0.8	-0.5	4.2	4.7	2.0	21	473
May	2013	51	43	5	0	100	1.1	-0.3	4.5	4.8	2.4	19	460
June	2013	53	44	3	0	100	1.2	-0.4	5.1	5.6	2.8	22	456
July	2013	52	44	4	0	100	0.9	-0.4	5.1	5.5	2.9	24	456
August	2013	51	44	5	0	100	0.7	-0.3	5.0	5.4	2.7	27	466
September	2013	51	44	5	0	100	0.8	-0.4	4.8	5.2	2.5	23	490
October	2013	51	44	5	0	100	1.0	-0.5	4.8	5.4	2.4	20	481
November	2013	50	47	3	0	100	0.9	-0.6	4.8	5.4	2.3	15	483
December	2013	49	47	4	0	100	0.8	-0.4	4.9	5.3	2.3	17	478
January	2014	49	47	4	0	100	0.8	-0.4	4.9	5.3	2.4	21	478
February	2014	52	43	5	0	100	1.0	-0.3	5.0	5.3	2.5	28	469
March	2014	51	45	4	1	100	0.9	-0.4	4.8	5.2	2.2	26	462
April	2014	48	47	4	0	100	0.5	-0.4	4.7	5.2	2.3	25	457
May	2014	47	49	4	0	100	0.4	-0.5	4.7	5.3	2.3	21	455
June	2014	48	48	4	0	100	0.4	-0.4	4.8	5.2	2.4	22	462
July	2014	48	47	5	1	100	0.5	-0.2	4.8	5.0	2.4	22	467
August	2014	50	46	3	1	100	0.8	-0.1	4.9	5.0	2.5	18	472
September	2014	50	45	4	1	100	0.8	-0.1	4.8	4.9	2.4	17	463
October	2014	47	49	4	0	100	0.7	-0.1	4.2	4.4	2.1	14	468
November	2014	43	51	6	0	100	0.4	-0.1	4.0	4.1	1.8	14	465
December	2014	44	51	5	0	100	0.4	-0.1	3.9	4.1	2.0	15	479

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Date of Survey		Increase	Same	Decrease	DK, NA	Total	Median	Percentiles 25th	Percentiles 75th	Rng	Mean	Variance	Cases
January	2015	48	46	5	1	100	0.6	0.0	4.5	4.5	2.2	21	490
February	2015	51	44	4	1	100	1.1	0.0	4.7	4.8	2.7	25	497
March	2015	53	42	4	1	100	1.4	-0.1	4.9	5.0	2.7	24	493
April	2015	53	42	5	0	100	1.5	-0.3	5.0	5.3	2.7	23	491
May	2015	51	44	4	0	100	1.1	-0.4	4.4	4.8	2.4	18	469
June	2015	52	43	5	0	100	1.3	-0.4	4.4	4.7	2.3	17	478
July	2015	50	46	4	0	100	1.0	-0.2	4.3	4.5	2.4	14	471
August	2015	55	41	4	0	100	1.7	0.0	4.9	5.0	3.0	23	514
September	2015	52	43	5	0	100	1.2	-0.1	4.8	4.9	2.7	30	506
October	2015	50	43	7	0	100	1.1	-0.3	4.3	4.6	2.2	31	520
November	2015	46	46	8	0	100	0.4	-0.4	4.1	4.5	1.7	29	498
December	2015	46	48	7	0	100	0.4	-0.3	4.0	4.3	1.8	21	481
January	2016	45	50	5	0	100	0.4	-0.3	3.9	4.2	2.0	20	475
February	2016	45	51	4	0	100	0.4	-0.2	4.0	4.2	2.1	20	473
March	2016	48	47	4	0	100	0.8	-0.2	4.3	4.5	2.5	22	504
April	2016	54	41	5	0	100	1.3	-0.2	4.8	5.0	2.6	31	507
May	2016	57	37	6	1	100	1.9	-0.2	4.8	5.1	2.5	29	522
June	2016	58	34	7	1	100	2.1	-0.2	4.8	5.0	2.5	29	495
July	2016	56	37	7	0	100	1.7	-0.4	4.9	5.2	2.6	23	502
August	2016	55	38	6	0	100	1.6	-0.4	4.9	5.2	2.5	20	493
September	2016	52	42	6	0	100	1.1	-0.3	4.9	5.1	2.4	19	535
October	2016	55	40	5	1	100	1.7	0.0	4.9	4.9	2.5	16	539
November	2016	54	40	5	1	100	1.5	-0.1	4.9	5.0	2.6	20	556
December	2016	54	40	5	1	100	1.5	-0.1	4.9	5.0	2.7	20	541
January	2017	53	41	6	0	100	1.1	-0.2	4.9	5.1	2.7	26	571
February	2017	51	43	6	0	100	0.9	-0.1	4.8	4.9	2.5	23	572
March	2017	53	41	6	0	100	1.2	-0.2	4.8	5.0	2.5	26	572
April	2017	58	37	5	0	100	1.7	-0.1	4.8	4.9	2.5	22	527
May	2017	61	34	5	0	100	2.2	0.0	4.9	5.0	2.8	22	542
June	2017	61	34	5	0	100	2.0	0.1	4.8	4.7	2.8	18	571
July	2017	58	38	4	0	100	1.8	0.0	4.9	4.9	3.0	22	617
August	2017	57	38	5	1	100	1.6	0.0	4.9	4.9	2.9	25	621
September	2017	58	38	4	0	100	2.1	-0.1	5.1	5.2	3.1	24	607
October	2017	59	36	4	0	100	2.2	-0.2	5.1	5.2	2.9	23	556
November	2017	60	36	3	0	100	2.5	-0.3	5.2	5.4	3.2	21	542
December	2017	59	37	4	0	100	2.0	-0.2	4.9	5.1	2.8	23	541
January	2018	56	39	5	0	100	1.7	-0.2	4.9	5.1	2.9	24	579
February	2018	57	38	5	0	100	1.6	-0.1	4.9	4.9	2.8	27	605
March	2018	60	34	6	0	100	2.1	0.0	5.1	5.0	3.1	30	615
April	2018	63	31	6	0	100	2.4	0.1	5.1	5.0	3.0	27	628
May	2018	66	28	6	0	100	2.7	0.2	5.2	5.0	3.3	24	609