

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			Mean	Variance	Cases
							25th	75th	Rng			
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
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

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(Three Month Moving Averages)

Date of Survey	Increase	Same	Decrease	DK, NA	Total	Median	Percentiles			Mean	Variance	Cases
							25th	75th	Rng			
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
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

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							25th	75th	Rng			
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
June 2018	64	30	5	0	100	2.6	0.1	5.1	5.0	3.3	28	600
July 2018	62	33	4	1	100	2.8	0.1	5.3	5.2	3.7	31	589
August 2018	59	36	5	0	100	2.5	0.0	5.3	5.4	3.7	37	605
September 2018	59	35	6	1	100	2.5	0.0	5.3	5.2	3.4	31	630
October 2018	57	35	8	0	100	2.1	0.0	5.0	5.1	2.9	30	625
November 2018	54	38	8	0	100	1.5	-0.1	4.8	4.9	2.6	25	605
December 2018	51	41	8	0	100	0.9	-0.1	4.8	4.9	2.4	25	579
January 2019	46	45	8	0	100	0.5	-0.1	4.6	4.7	2.1	22	582
February 2019	44	45	10	0	100	0.4	-0.2	4.3	4.4	1.9	22	589
March 2019	46	44	9	0	100	0.8	-0.1	4.2	4.4	2.0	22	601
April 2019	50	42	8	0	100	0.9	-0.2	4.4	4.6	2.3	23	605
May 2019	54	40	6	0	100	1.5	-0.1	4.8	4.8	2.6	20	582
June 2019	53	40	7	0	100	1.2	-0.1	4.8	4.9	2.5	22	558
July 2019	52	39	8	1	100	1.2	-0.1	4.8	4.8	2.3	18	547
August 2019	51	39	10	0	100	0.8	-0.1	4.7	4.7	2.3	24	563
September 2019	50	39	11	0	100	0.7	-0.1	4.7	4.8	2.1	26	587
October 2019	51	38	11	0	100	0.7	-0.2	4.7	4.9	2.2	29	596
November 2019	50	40	10	0	100	0.5	-0.2	4.7	4.9	2.2	26	616

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Date of Survey	Increase	Same	Decrease	DK, NA	Total	Median	Percentiles			Mean	Variance	Cases
							25th	75th	Rng			
December 2019	51	40	9	0	100	0.8	-0.2	4.6	4.8	2.4	26	614
January 2020	53	40	7	0	100	1.2	-0.1	4.7	4.8	2.7	27	623
February 2020	54	39	7	0	100	1.6	-0.1	4.8	4.8	2.7	24	629
March 2020	52	40	8	0	100	1.2	-0.1	4.8	4.9	2.3	27	658
April 2020	43	41	16	0	100	0.7	-1.1	3.8	4.8	0.9	37	645
May 2020	35	45	20	0	100	0.2	-1.2	2.8	4.0	0.0	44	647
June 2020	32	46	21	0	100	0.1	-1.3	2.6	3.8	0.0	45	612
July 2020	35	50	15	0	100	0.2	-0.3	3.0	3.3	0.7	33	619
August 2020	41	46	12	0	100	0.3	-0.2	4.0	4.2	1.4	30	635
September 2020	46	44	10	0	100	0.7	-0.2	4.2	4.3	1.7	24	631
October 2020	52	39	9	0	100	1.0	-0.1	4.8	4.9	1.9	25	637
November 2020	54	37	9	0	100	1.5	-0.1	4.9	4.9	2.0	25	612
December 2020	55	37	8	0	100	1.8	0.0	5.0	5.0	2.3	30	606
January 2021	54	38	8	0	100	1.6	-0.2	5.1	5.2	2.4	29	579
February 2021	56	38	6	1	100	2.0	-0.1	5.3	5.3	2.9	29	565
March 2021	56	37	6	1	100	2.0	-0.2	5.3	5.4	3.1	28	573
April 2021	62	32	5	1	100	3.3	0.0	6.2	6.2	3.7	34	583
May 2021	65	29	6	0	100	3.9	0.2	7.5	7.3	4.3	43	582
June 2021	66	27	7	0	100	4.2	0.3	7.9	7.6	4.6	49	591
July 2021	63	28	8	0	100	3.8	0.1	8.1	7.9	4.5	58	587
August 2021	58	31	10	0	100	3.1	-0.1	7.0	7.1	3.9	59	584
September 2021	55	34	11	0	100	2.7	-0.3	7.1	7.3	3.4	65	558
October 2021	53	35	12	0	100	2.0	-0.2	5.9	6.2	2.6	59	567
November 2021	51	36	12	0	100	1.2	-0.3	5.7	6.0	2.4	58	580
December 2021	51	35	14	0	100	0.9	-0.3	5.3	5.6	2.3	53	606
January 2022	51	36	13	0	100	1.3	-0.4	5.6	6.0	2.7	51	594
February 2022	53	35	12	0	100	1.9	-0.4	5.9	6.2	3.0	49	585
March 2022	55	36	9	0	100	2.5	-0.2	6.7	6.8	3.5	52	572
April 2022	57	34	9	0	100	2.7	-0.1	6.5	6.6	3.4	58	584
May 2022	53	35	12	0	100	2.1	-0.2	6.2	6.4	2.8	71	593
June 2022	48	34	18	0	100	1.1	-0.7	5.4	6.1	1.9	75	603
July 2022	40	37	23	0	100	0.2	-1.7	4.6	6.3	0.8	82	593
August 2022	34	39	26	0	100	0.0	-2.8	3.4	6.2	0.1	71	588
September 2022	29	41	29	0	100	-0.1	-4.2	2.3	6.5	-0.8	68	585
October 2022	30	39	30	1	100	-0.1	-4.6	2.4	6.9	-0.8	60	580
November 2022	28	37	34	1	100	-0.1	-5.4	1.8	7.2	-1.5	57	576
December 2022	27	38	34	1	100	-0.1	-5.2	1.6	6.8	-1.4	51	574
January 2023	24	41	34	0	100	-0.2	-5.1	0.8	5.9	-1.7	48	574
February 2023	27	43	30	0	100	-0.1	-3.6	1.5	5.1	-0.9	46	580
March 2023	30	43	27	0	100	-0.1	-2.1	1.8	4.0	-0.6	46	572
April 2023	35	42	23	0	100	0.1	-0.8	3.2	4.0	0.3	43	572
May 2023	35	44	21	0	100	0.3	-0.4	3.2	3.6	0.3	45	573
June 2023	39	44	16	0	100	0.4	-0.3	4.1	4.4	1.3	38	571
July 2023	40	45	14	0	100	0.4	-0.4	4.2	4.5	1.5	34	571
August 2023	45	43	12	0	100	0.3	-0.3	4.8	5.1	1.9	32	551
September 2023	45	41	13	0	100	0.4	-0.3	4.9	5.2	1.8	32	552
October 2023	46	41	13	0	100	0.4	-0.2	4.8	5.1	1.8	33	565
November 2023	45	41	13	1	100	0.4	-0.2	4.8	5.0	1.8	38	574
December 2023	43	43	13	1	100	0.3	-0.2	4.6	4.8	1.6	36	587
January 2024	44	43	12	1	100	0.4	-0.3	4.6	4.9	1.7	32	583
February 2024	46	42	12	1	100	0.4	-0.3	4.8	5.1	1.8	25	587