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

INCOME TOP 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	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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(Three Month Moving Averages)

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
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

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

INCOME TOP 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	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
March	2024	49	41	10	0	100	1.0	-0.2	5.0	5.2	2.3	28	594
April	2024	50	41	9	0	100	1.2	-0.1	5.0	5.2	2.7	33	660
May	2024	50	41	8	0	100	1.2	-0.1	5.0	5.1	2.8	33	793
June	2024	51	41	8	0	100	0.7	-0.1	4.8	4.9	2.7	34	878
July	2024	52	39	8	1	100	1.1	-0.2	4.8	5.1	2.5	30	896
August	2024	53	39	8	0	100	1.2	-0.2	4.8	5.1	2.4	29	932
September	2024	54	38	8	0	100	1.5	-0.3	4.8	5.1	2.2	27	943
October	2024	52	39	9	0	100	0.9	-0.1	4.6	4.7	2.0	24	960
November	2024	51	40	9	0	100	0.7	-0.3	4.6	4.8	2.0	24	840
December	2024	48	43	10	0	100	0.1	-0.5	4.4	4.8	2.0	25	793
January	2025	48	43	9	0	100	0.1	-0.5	4.6	5.1	2.0	26	810
February	2025	46	43	10	0	100	0.1	-0.3	4.1	4.4	1.9	33	856
March	2025	43	44	12	1	100	0.1	-0.2	3.7	3.9	1.5	33	1083
April	2025	40	44	16	0	100	0.1	-0.2	3.5	3.6	1.2	37	1138
May	2025	40	43	17	1	100	0.1	-0.1	3.8	3.9	1.1	36	1213
June	2025	41	41	18	0	100	0.1	-0.2	4.0	4.2	1.0	35	1084
July	2025	41	42	17	0	100	0.0	-0.2	4.0	4.2	1.0	37	1136
August	2025	42	43	14	0	100	0.0	-0.3	3.7	3.9	1.2	34	1106
September	2025	41	42	16	0	100	0.0	-0.3	3.4	3.7	1.1	35	1158
October	2025	40	42	17	0	100	0.0	-0.3	3.2	3.5	1.1	31	1106
November	2025	38	43	19	0	100	0.0	-0.4	3.1	3.4	0.8	31	1124
December	2025	36	43	20	1	100	0.0	-0.3	3.0	3.3	0.6	30	1033
January	2026	36	45	19	1	100	0.0	-0.4	2.9	3.3	0.5	28	1080
February	2026	36	45	18	1	100	0.0	-0.4	2.9	3.3	0.6	24	1172
March	2026	37	47	15	1	100	0.1	-0.3	3.0	3.2	0.9	25	1338
April	2026	38	46	14	1	100	0.0	-0.2	3.0	3.2	1.1	23	1335
May	2026	40	46	13	1	100	0.1	-0.1	3.1	3.2	1.2	25	1261
June	2026	40	47	12	1	100	0.0	-0.3	3.1	3.3	1.2	27	1212
July	2026	39	49	11	0	100	0.0	-0.3	3.4	3.7	1.3	32	1244
August	2026	40	48	11	0	100	0.0	-0.3	3.5	3.7	1.4	28	1227