REGION NORTH CENTRAL
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	Percentiles Rng	Mean	Variance	Cases
March	2007	39	51	10	1	100	0.3	-0.6	3.9	4.5	1.5	30	368
April	2007	33	53	12	2	100	0.2	-0.6	2.9	3.6	1.1	22	355
May	2007	30	55	14	2	100	0.1	-0.5	1.9	2.4	0.5	29	340
June	2007	28	57	14	1	100	0.1	-0.5	2.1	2.6	0.5	40	358
July	2007	30	55	14	1	100	0.1	-0.7	2.6	3.3	0.5	46	346
August	2007	31	53	15	1	100	0.1	-0.5	3.0	3.4	0.9	43	337
September	2007	29	53	18	1	100	0.0	-0.5	1.9	2.4	0.5	38	340
October	2007	25	56	19	0	100	0.2	-0.4	1.3	1.7	0.6	56	346
November	2007	20	59	21	0	100	0.1	-0.6	0.7	1.3	0.0	55	372
December	2007	19	59	22	0	100	0.1	-0.7	0.7	1.4	0.0	49	372
January	2008	16	60	24	0	100	-0.1	-0.8	0.3	1.1	-0.6	27	357
February	2008	18	57	25	0	100	-0.1	-0.7	0.4	1.0	-0.5	30	342
March	2008	16	63	22	0	100	-0.1	-0.6	0.5	1.0	-0.6	27	326
April	2008	15	60	25	0	100	-0.1	-1.7	0.6	2.2	-1.0	29	337
May	2008	13	58	29	1	100	-0.1	-3.1	0.5	3.7	-1.5	29	335
June	2008	13	54	33	1	100	-0.2	-3.8	0.4	4.2	-1.8	43	341
July	2008	15	56	28	1	100	-0.1	-2.8	0.6	3.4	-1.3	43	337
August	2008	16	56	28	0	100	-0.1	-2.8	0.7	3.5	-1.2	47	340
September	2008	17	56	26	0	100	0.1	-2.0	0.9	2.9	-0.8	34	324
October	2008	16	57	27	1	100	-0.1	-2.1	0.6	2.6	-0.8	34	321
November	2008	15	59	25	1	100	-0.3	-1.8	0.4	2.2	-0.8	27	313
December	2008	16	60	23	1	100	-0.5	-2.0	0.3	2.2	-0.8	30	323
January	2009	14	62	24	1	100	-0.5	-2.0	0.2	2.1	-1.7	41	322
February	2009	11	63	24	1	100	-0.3	-1.5	0.2	1.7	-2.2	46	335
March	2009	7	65	27	2	100	-0.5	-2.1	0.1	2.2	-2.7	44	348
April	2009	6	64	28	2	100	-0.3	-3.1	0.4	3.5	-2.2	29	357
May	2009	9	63	27	1	100	-0.3	-2.8	0.4	3.2	-1.7	30	354
June	2009	13	61	25	1	100	0.0	-2.0	0.7	2.7	-1.4	37	353
July	2009	15	60	24	1	100	-0.1	-0.9	0.5	1.3	-1.2	37	366
August	2009	16	61	23	0	100	0.1	-0.4	0.7	1.1	-0.9	37	370
September	2009	14	63	22	0	100	-0.2	-0.7	0.4	1.2	-0.7	30	362
October	2009	15	64	21	0	100	-0.1	-0.7	0.5	1.2	-0.5	31	366
November	2009	15	63	21	1	100	-0.2	-0.7	0.5	1.2	-0.6	24	353
December	2009	16	61	22	1	100	-0.1	-0.6	0.5	1.1	-0.6	23	350
January	2010	17	63	19	1	100	0.0	-0.6	0.5	1.0	-0.2	21	346
February	2010	19	64	17	0	100	-0.1	-0.5	0.4	0.9	-0.3	23	356
March	2010	17	67	15	1	100	0.0	-0.4	0.4	0.7	-0.6	28	357
April	2010	17	63	19	1	100	0.1	-0.4	0.5	0.9	-0.9	27	352
May	2010	18	63	17	1	100	0.2	-0.3	0.7	1.0	-0.5	33	357
June	2010	21	63	15	1	100	0.2	-0.3	0.7	1.0	-0.1	31	382
July	2010	21	62	16	1	100	0.1	-0.5	0.6	1.1	-0.1	39	375
August	2010	19	64	16	1	100	0.0	-0.5	0.5	1.0	-0.3	30	374
September	2010	17	61	21	1	100	0.0	-0.6	0.5	1.1	-0.6	30	364
October	2010	18	63	19	1	100	0.1	-0.4	0.6	0.9	-0.4	20	366
November	2010	17	63	19	1	100	-0.2	-0.7	0.4	1.0	-0.5	25	364

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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	66	14	1	100	0.0	-0.6	0.5	1.1	0.0	22	381
January	2011	15	68	15	1	100	-0.1	-0.9	0.7	1.6	-0.6	29	363
February	2011	16	67	16	1	100	-0.1	-0.9	0.7	1.6	-0.6	29	356
March	2011	13	66	20	1	100	-0.3	-1.0	0.5	1.5	-0.9	26	334
April	2011	13	65	21	1	100	-0.2	-0.8	0.3	1.0	-0.7	18	352
May	2011	15	63	21	1	100	-0.1	-0.6	0.4	0.9	-0.4	17	346
June	2011	16	63	20	1	100	-0.2	-0.7	0.4	1.1	-0.6	19	351
July	2011	18	63	19	1	100	-0.3	-0.8	0.4	1.2	-0.4	24	320
August	2011	15	66	19	0	100	-0.2	-0.7	0.3	1.0	-0.4	23	329
September	2011	15	66	19	0	100	-0.1	-0.5	0.3	0.8	-0.3	29	301
October	2011	11	67	21	1	100	0.2	-0.6	0.8	1.3	-0.6	24	347
November	2011	11	66	22	1	100	0.1	-0.6	0.8	1.4	-0.9	28	348
December	2011	11	66	22	1	100	0.2	-0.6	0.9	1.5	-0.8	30	370
January	2012	13	66	20	1	100	0.0	-0.4	0.5	0.9	-0.6	31	341
February	2012	14	68	17	1	100	0.1	-0.5	0.6	1.1	-0.4	27	326
March	2012	13	68	18	1	100	0.0	-0.5	0.5	0.9	-0.7	20	318
April	2012	16	66	17	1	100	0.0	-0.5	0.5	1.0	-0.6	29	338
May	2012	15	66	18	1	100	0.1	-0.5	0.6	1.1	-0.7	32	347
June	2012	19	66	14	1	100	0.2	-0.4	0.8	1.2	-0.3	35	348
July	2012	15	67	16	2	100	0.2	-0.4	0.9	1.3	-0.6	29	336
August	2012	16	65	17	2	100	0.1	-0.3	0.7	1.0	-0.5	28	332
September	2012	17	65	16	2	100	0.0	-0.5	0.5	1.0	-0.3	24	326
October	2012	22	65	13	1	100	0.0	-0.7	0.9	1.5	0.1	24	337
November	2012	26	63	10	1	100	0.0	-0.7	1.5	2.2	0.3	24	337
December	2012	26	63	11	0	100	0.1	-0.6	1.5	2.1	0.3	25	341
January	2013	23	65	11	0	100	0.0	-0.5	1.1	1.6	0.3	24	324
February	2013	20	68	13	0	100	-0.2	-0.7	0.4	1.1	0.1	20	323
March	2013	24	64	12	0	100	-0.2	-0.8	1.1	1.9	0.4	19	307
April	2013	28	59	12	0	100	0.1	-0.6	2.0	2.7	0.4	23	317
May	2013	32	55	12	0	100	0.3	-0.4	3.0	3.4	0.9	32	322
June	2013	32	52	15	0	100	0.3	-0.3	3.4	3.7	0.8	37	351
July	2013	35	51	13	0	100	0.2	-0.3	3.5	3.7	1.2	31	348
August	2013	35	52	12	0	100	0.2	-0.3	2.9	3.2	1.0	26	339
September	2013	32	58	10	0	100	0.3	-0.2	2.0	2.3	1.1	21	324
October	2013	32	56	12	0	100	0.3	-0.2	2.2	2.4	1.0	31	318
November	2013	32	57	11	0	100	0.3	-0.2	2.0	2.3	0.8	29	323
December	2013	34	56	9	0	100	0.2	-0.2	2.7	2.9	0.8	32	339
January	2014	33	59	9	0	100	0.2	-0.2	2.7	2.9	0.9	26	333
February	2014	33	58	9	0	100	0.1	-0.3	2.7	3.1	0.8	25	333
March	2014	30	59	11	0	100	0.1	-0.4	1.9	2.3	0.6	27	326
April	2014	31	58	11	1	100	0.1	-0.4	1.6	2.0	0.6	31	340
May	2014	33	56	10	1	100	0.2	-0.3	2.5	2.8	1.0	31	333
June	2014	40	52	7	1	100	0.2	-0.4	3.8	4.2	1.6	29	314
July	2014	39	53	7	1	100	0.2	-0.4	4.1	4.4	1.7	28	301
August	2014	35	56	7	1	100	0.2	-0.3	3.1	3.3	1.4	27	313
September	2014	32	58	9	1	100	0.1	-0.4	2.3	2.6	0.9	24	331
October	2014	30	59	11	0	100	0.1	-0.4	1.9	2.3	0.5	17	348
November	2014	34	55	11	0	100	0.2	-0.4	2.8	3.1	0.9	18	341
December	2014	35	56	9	0	100	0.2	-0.3	2.8	3.2	1.0	19	312

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Date of Survey		Increase	Same	Decrease	DK, NA	Total	Median	Percentiles 25th	Percentiles 75th	Rng	Mean	Variance	Cases
January	2015	36	58	6	0	100	0.2	-0.4	2.9	3.3	1.5	21	278
February	2015	33	61	6	0	100	0.1	-0.4	2.5	2.9	1.4	24	277
March	2015	33	61	6	0	100	0.1	-0.4	2.5	2.9	1.5	22	293
April	2015	33	60	7	0	100	0.1	-0.5	2.6	3.1	1.1	22	296
May	2015	36	56	8	0	100	0.1	-0.5	2.9	3.4	1.6	25	287
June	2015	39	53	8	0	100	0.2	-0.4	3.1	3.5	1.7	25	268
July	2015	41	51	8	0	100	0.3	-0.2	3.7	3.9	2.1	22	269
August	2015	39	54	7	0	100	0.3	-0.2	3.6	3.7	1.6	14	280
September	2015	37	53	10	0	100	0.3	-0.2	3.5	3.7	1.2	15	282
October	2015	33	56	10	0	100	0.2	-0.4	2.3	2.7	0.7	18	269
November	2015	33	57	11	0	100	0.1	-0.5	2.3	2.8	0.7	22	251
December	2015	34	57	9	0	100	0.1	-0.5	2.3	2.8	0.8	26	263
January	2016	35	57	8	0	100	0.1	-0.5	2.7	3.2	1.0	29	288
February	2016	35	58	8	0	100	0.1	-0.5	2.4	2.8	1.1	30	299
March	2016	34	56	10	0	100	0.1	-0.5	2.5	3.0	1.1	32	297
April	2016	34	54	12	0	100	0.1	-0.4	2.7	3.1	0.9	37	296
May	2016	37	50	12	0	100	0.1	-0.7	3.4	4.1	1.1	39	310
June	2016	35	56	8	0	100	0.1	-0.8	3.0	3.8	1.1	31	310
July	2016	38	53	8	1	100	0.1	-0.7	3.5	4.3	1.5	23	307
August	2016	37	54	9	0	100	0.2	-0.3	3.4	3.7	1.3	24	312
September	2016	40	48	11	0	100	0.3	-0.2	3.7	4.0	1.1	29	330
October	2016	41	49	9	0	100	0.3	-0.2	3.5	3.7	1.2	24	349
November	2016	41	48	11	0	100	0.3	-0.3	3.9	4.2	1.3	24	338
December	2016	42	50	8	0	100	0.3	-0.3	3.9	4.2	1.6	18	332
January	2017	45	47	8	0	100	0.5	-0.4	4.2	4.7	1.8	22	310
February	2017	46	47	7	0	100	0.6	-0.3	4.0	4.2	1.9	16	311
March	2017	48	45	7	1	100	0.6	-0.5	4.1	4.6	2.1	19	311
April	2017	50	43	7	1	100	1.0	-0.2	4.2	4.5	2.3	19	326
May	2017	55	39	5	1	100	1.6	-0.2	4.6	4.8	2.7	22	347
June	2017	56	38	6	0	100	1.7	0.0	4.7	4.7	2.7	20	349
July	2017	55	40	5	0	100	1.3	0.0	4.7	4.7	2.8	22	364
August	2017	49	44	6	0	100	0.7	-0.1	4.0	4.1	2.2	17	335
September	2017	50	44	6	0	100	0.9	-0.1	4.2	4.3	2.3	18	341
October	2017	49	45	5	0	100	0.9	-0.1	4.2	4.3	2.1	13	325
November	2017	50	42	7	1	100	0.9	-0.2	4.6	4.7	2.0	20	344
December	2017	47	44	8	1	100	0.6	-0.2	4.2	4.4	1.6	23	342
January	2018	43	46	10	1	100	0.3	-0.3	3.5	3.8	1.4	33	362
February	2018	45	46	8	0	100	0.5	-0.3	3.7	4.0	1.8	31	355
March	2018	44	47	9	0	100	0.5	-0.2	3.7	3.9	1.8	34	370
April	2018	45	47	8	0	100	0.5	-0.2	3.7	3.8	1.9	30	360
May	2018	42	49	8	0	100	0.3	-0.3	3.6	3.9	1.7	32	354