

REGION NORTH EAST

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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	30	56	12	1	100	0.0	-1.1	3.2	4.2	1.5	52	218
April	2007	29	57	13	1	100	0.2	-0.8	3.1	3.9	1.4	59	223
May	2007	31	54	15	0	100	0.2	-0.6	3.1	3.7	1.3	42	222
June	2007	30	54	16	0	100	0.2	-0.7	3.2	3.9	1.2	43	222
July	2007	31	48	21	0	100	0.2	-1.0	3.1	4.1	0.7	32	211
August	2007	33	47	20	0	100	0.2	-1.0	3.7	4.7	0.9	32	213
September	2007	30	50	19	0	100	0.0	-1.1	2.5	3.6	0.5	30	200
October	2007	28	54	18	1	100	0.0	-0.7	1.6	2.3	0.5	41	212
November	2007	27	51	22	0	100	-0.2	-1.3	1.6	2.9	-0.2	53	213
December	2007	25	48	26	1	100	0.0	-1.6	1.4	2.9	-0.4	60	227
January	2008	24	48	28	0	100	0.0	-2.1	1.4	3.5	-0.9	47	215
February	2008	19	52	29	0	100	-0.1	-2.4	0.9	3.3	-1.2	44	216
March	2008	17	55	27	0	100	-0.1	-1.9	0.7	2.6	-1.4	42	215
April	2008	16	56	28	0	100	-0.3	-2.7	0.7	3.4	-1.3	50	227
May	2008	17	54	29	0	100	-0.3	-3.4	0.5	3.9	-1.3	49	226
June	2008	17	52	32	0	100	-0.1	-4.7	0.9	5.5	-1.6	49	232
July	2008	17	52	31	0	100	0.1	-4.4	1.3	5.6	-1.4	43	234
August	2008	17	56	27	0	100	0.3	-2.9	1.6	4.4	-0.9	41	234
September	2008	18	61	21	0	100	0.3	-1.5	1.4	2.9	-0.4	36	241
October	2008	18	61	21	0	100	0.3	-1.9	1.1	3.0	-0.8	37	229
November	2008	18	57	25	0	100	0.2	-3.0	0.9	4.0	-1.0	35	226
December	2008	16	57	27	0	100	0.0	-3.3	0.7	4.0	-1.3	31	212
January	2009	14	60	26	0	100	-0.4	-3.2	0.3	3.6	-1.5	45	215
February	2009	10	65	24	1	100	-0.4	-2.2	0.4	2.5	-1.4	40	218
March	2009	10	61	28	1	100	-0.4	-3.4	0.4	3.8	-2.1	50	220
April	2009	11	59	29	1	100	-0.1	-3.5	0.7	4.2	-1.8	40	216
May	2009	10	62	28	0	100	-0.1	-3.3	0.5	3.8	-2.0	43	227
June	2009	12	66	22	1	100	-0.2	-2.2	0.5	2.7	-1.2	35	226
July	2009	12	66	20	1	100	-0.2	-1.0	0.3	1.3	-1.0	38	231
August	2009	21	60	18	2	100	0.1	-0.9	1.6	2.5	-0.2	38	225
September	2009	25	57	16	1	100	0.2	-1.0	2.9	3.9	0.3	41	239
October	2009	27	60	12	1	100	0.3	-0.9	3.2	4.1	0.7	32	224
November	2009	25	64	12	0	100	-0.1	-1.2	2.0	3.2	0.2	41	230
December	2009	22	64	13	0	100	0.0	-0.8	0.8	1.6	0.2	42	237
January	2010	25	60	13	1	100	-0.3	-1.1	1.2	2.3	0.2	41	241
February	2010	27	60	12	1	100	-0.2	-1.0	1.8	2.8	0.7	32	229
March	2010	27	57	15	1	100	-0.3	-1.2	1.8	3.0	0.1	30	218
April	2010	23	63	14	0	100	-0.1	-0.7	1.0	1.8	0.3	20	219
May	2010	23	62	14	1	100	-0.1	-0.7	1.1	1.8	0.2	20	233
June	2010	24	65	10	1	100	-0.1	-0.7	1.3	1.9	0.5	15	225
July	2010	26	63	11	1	100	0.0	-0.6	1.4	2.1	0.3	21	232
August	2010	24	65	10	1	100	0.2	-0.3	1.0	1.4	0.4	17	231
September	2010	20	66	13	2	100	0.3	-0.4	1.0	1.4	-0.1	19	233
October	2010	19	63	16	2	100	0.1	-0.8	1.0	1.7	-0.2	21	235
November	2010	18	62	18	1	100	0.0	-0.8	0.8	1.6	-0.6	26	239

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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			
December	2010	25	60	15	1	100	-0.2	-1.2	1.2	2.5	0.0	37	225
January	2011	24	64	12	1	100	-0.2	-1.0	1.0	2.1	0.1	29	237
February	2011	25	62	13	0	100	-0.2	-1.0	1.1	2.1	0.4	28	237
March	2011	20	64	16	1	100	-0.1	-0.6	0.4	1.0	0.4	21	242
April	2011	22	60	17	1	100	0.0	-0.5	0.5	1.0	0.6	31	234
May	2011	22	63	14	1	100	-0.2	-1.0	0.5	1.4	0.8	32	223
June	2011	19	66	13	2	100	-0.4	-1.3	0.6	1.9	0.4	25	222
July	2011	18	70	10	2	100	-0.4	-1.3	0.5	1.9	0.4	17	220
August	2011	13	70	15	2	100	-0.3	-1.0	0.4	1.5	-0.2	22	228
September	2011	12	68	20	0	100	-0.1	-1.1	0.4	1.5	-0.8	29	233
October	2011	10	64	26	0	100	-0.1	-1.3	0.6	1.9	-1.7	53	241
November	2011	13	60	26	0	100	0.1	-1.2	0.7	1.9	-1.5	50	248
December	2011	16	57	26	1	100	0.0	-1.0	0.6	1.6	-1.0	48	246
January	2012	14	62	22	2	100	-0.2	-1.1	0.4	1.5	-0.6	27	239
February	2012	14	64	21	1	100	-0.2	-1.2	0.5	1.8	-0.4	25	235
March	2012	15	66	17	1	100	-0.1	-0.8	0.6	1.4	-0.7	33	246
April	2012	18	65	16	1	100	-0.1	-0.8	0.5	1.3	-0.5	32	254
May	2012	21	62	16	1	100	0.0	-0.6	1.0	1.5	-0.3	30	247
June	2012	19	65	16	1	100	-0.1	-0.8	0.9	1.6	-0.3	27	238
July	2012	20	63	16	0	100	0.0	-0.6	1.0	1.5	-0.2	28	227
August	2012	16	69	14	1	100	0.0	-0.6	0.7	1.2	-0.4	25	232
September	2012	18	69	11	1	100	0.2	-0.4	0.7	1.1	0.1	19	239
October	2012	19	70	10	1	100	0.2	-0.2	0.8	1.0	0.3	19	240
November	2012	20	68	11	1	100	0.1	-0.3	0.5	0.8	0.2	17	225
December	2012	24	63	12	1	100	0.2	-0.3	0.8	1.1	0.5	21	208
January	2013	25	60	13	2	100	0.2	-0.3	1.2	1.5	0.6	21	202
February	2013	31	56	11	1	100	0.4	-0.2	2.4	2.6	1.1	33	213
March	2013	36	55	7	2	100	0.3	-0.3	2.9	3.3	1.4	26	221
April	2013	40	52	6	2	100	0.4	-1.2	4.0	5.2	1.7	36	227
May	2013	42	52	5	1	100	0.2	-1.4	3.7	5.2	1.8	25	216
June	2013	44	49	6	1	100	0.3	-1.2	4.7	5.9	1.8	38	207
July	2013	43	49	7	0	100	0.3	-0.4	4.2	4.5	1.6	31	211
August	2013	42	47	10	0	100	0.2	-0.7	4.1	4.7	1.3	32	220
September	2013	38	53	9	0	100	-0.3	-1.7	3.1	4.8	0.9	26	219
October	2013	35	56	9	0	100	-0.3	-1.7	2.7	4.5	0.9	26	198
November	2013	33	59	8	0	100	-0.3	-1.4	2.5	3.9	0.7	32	200
December	2013	34	54	12	0	100	0.2	-0.4	2.7	3.1	0.7	27	215
January	2014	33	56	11	1	100	0.2	-0.4	2.9	3.3	0.6	27	230
February	2014	34	56	9	0	100	0.2	-0.5	3.2	3.6	0.8	24	221
March	2014	33	57	9	1	100	0.3	-0.5	3.2	3.7	0.6	32	200
April	2014	35	51	13	1	100	0.1	-0.7	3.0	3.8	0.3	35	188
May	2014	38	49	12	1	100	0.2	-0.7	3.8	4.5	1.0	40	191
June	2014	37	52	11	0	100	0.1	-0.7	3.6	4.3	1.2	53	210
July	2014	39	52	8	0	100	0.2	-0.5	4.3	4.8	1.6	49	207
August	2014	38	55	8	0	100	0.1	-0.7	3.5	4.2	1.2	37	202
September	2014	40	56	5	0	100	0.0	-1.1	3.4	4.4	1.4	18	185
October	2014	35	58	6	0	100	-0.3	-1.6	2.3	3.8	1.2	19	172
November	2014	34	59	7	0	100	-0.2	-1.4	2.4	3.7	1.2	21	162
December	2014	33	60	7	0	100	0.0	-0.9	2.5	3.4	1.2	19	179

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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			
January	2015	36	58	6	0	100	0.3	-0.6	3.2	3.7	1.5	14	195
February	2015	37	57	6	0	100	0.4	-0.3	3.3	3.6	1.7	19	189
March	2015	41	53	6	0	100	0.3	-0.7	3.9	4.6	2.1	24	172
April	2015	44	50	6	0	100	0.5	-0.5	4.8	5.2	2.5	25	161
May	2015	45	49	5	1	100	0.4	-0.5	4.7	5.2	2.5	20	161
June	2015	44	48	7	1	100	0.4	-0.2	4.4	4.7	2.3	24	168
July	2015	38	54	7	1	100	0.2	-0.4	3.3	3.7	1.9	22	174
August	2015	36	54	11	0	100	0.1	-0.6	3.5	4.1	2.0	35	169
September	2015	34	56	10	0	100	0.3	-0.4	3.2	3.7	2.0	37	146
October	2015	33	56	11	0	100	0.3	-0.4	3.3	3.7	1.8	42	144
November	2015	38	53	9	0	100	0.4	-0.6	3.5	4.1	1.8	33	151
December	2015	43	47	10	0	100	0.5	-0.9	4.0	4.8	1.9	33	166
January	2016	50	43	8	0	100	0.7	-1.0	4.1	5.1	2.4	33	162
February	2016	47	48	4	0	100	NA	NA	4.6	NA	2.6	30	154
March	2016	42	55	3	0	100	NA	NA	3.7	NA	2.2	18	155
April	2016	40	57	3	0	100	NA	NA	3.7	NA	2.2	17	165
May	2016	41	53	6	0	100	0.3	-0.4	3.4	3.7	1.7	16	181
June	2016	42	49	9	0	100	0.3	-0.4	4.0	4.4	1.5	27	183
July	2016	41	48	11	0	100	0.3	-0.3	4.3	4.6	1.5	32	175
August	2016	42	49	9	0	100	0.2	-1.0	4.3	5.3	1.8	32	156
September	2016	40	54	5	1	100	0.2	-1.1	4.2	5.3	2.1	24	163
October	2016	42	52	5	1	100	0.2	-1.2	3.9	5.1	1.8	17	158
November	2016	38	55	7	1	100	0.2	-0.6	3.3	3.9	1.3	16	196
December	2016	41	50	9	0	100	0.3	-0.7	3.6	4.3	1.4	19	189
January	2017	41	52	7	0	100	0.3	-0.7	3.7	4.4	1.6	17	199
February	2017	44	50	6	0	100	0.3	-0.9	3.8	4.7	1.9	17	171
March	2017	44	51	4	1	100	0.1	-1.4	3.3	4.7	1.5	19	173
April	2017	42	48	9	1	100	0.1	-1.3	3.3	4.6	1.3	22	170
May	2017	43	47	8	3	100	0.1	-1.7	3.8	5.5	1.5	22	165
June	2017	43	46	9	2	100	0.2	-1.0	3.8	4.9	1.6	17	162
July	2017	45	46	7	2	100	0.3	-1.2	4.4	5.6	2.3	23	178
August	2017	48	42	10	0	100	0.6	-0.3	4.5	4.8	2.1	30	196
September	2017	50	40	10	0	100	0.6	-0.3	5.0	5.3	2.5	32	207
October	2017	51	39	10	0	100	1.1	-0.1	4.8	4.9	2.4	29	199
November	2017	49	42	8	1	100	1.1	-0.4	4.4	4.8	2.4	21	187
December	2017	47	47	6	1	100	1.0	-0.4	4.1	4.5	2.0	16	187