REGION NORTH EAST
TABLE 47
EXPECTED CHANGE IN HOME VALUE DURING THE NEXT 5 YEARS
(Three Month Moving Averages)

The questions were: "What about the outlook for prices of homes like yours in your community over the next 5 years or so? Do you expect them to increase, remain about the same, or decrease?" "By about what percent do you expect prices of homes like yours in your community to go (up/down), on average, over the next 5 years or so?"

Date of Survey		Increase	Same	Decrease	DK, NA	Total	Median	Percentiles 25th	Percentiles 75th	Percentiles Rng	Mean	Variance	Cases
May	2007	66	23	8	2	100	2.9	0.2	5.7	5.5	4.0	45	222
June	2007	65	25	8	1	100	3.4	0.1	6.0	5.9	4.4	51	222
July	2007	65	22	12	1	100	3.1	-0.1	5.6	5.8	3.8	44	211
August	2007	66	23	11	1	100	3.2	0.0	5.7	5.8	3.5	34	213
September	2007	67	21	11	1	100	2.8	0.4	5.2	4.8	2.9	28	200
October	2007	64	27	7	2	100	2.9	0.4	5.3	4.8	3.3	38	212
November	2007	70	21	7	2	100	3.2	0.7	5.6	4.9	3.9	45	213
December	2007	67	21	10	2	100	3.2	0.2	5.7	5.5	4.0	48	227
January	2008	68	17	12	3	100	3.1	0.2	5.3	5.0	3.3	34	215
February	2008	63	22	13	2	100	2.7	-0.1	5.2	5.2	2.7	31	216
March	2008	61	26	10	3	100	2.2	-0.1	5.0	5.0	2.4	29	215
April	2008	60	29	8	3	100	2.3	0.0	5.2	5.2	2.8	28	227
May	2008	58	31	8	3	100	2.3	-0.1	4.9	5.0	2.6	21	226
June	2008	54	32	11	3	100	1.8	-0.2	5.0	5.1	2.5	26	232
July	2008	57	31	11	2	100	1.9	-0.2	5.1	5.2	2.9	40	234
August	2008	60	28	9	3	100	2.2	-0.1	5.2	5.2	3.3	48	234
September	2008	64	29	5	3	100	2.8	0.0	5.2	5.2	3.6	39	241
October	2008	60	33	5	2	100	2.5	-0.2	5.0	5.2	3.2	28	229
November	2008	60	32	7	1	100	2.3	-0.3	5.0	5.3	2.8	21	226
December	2008	62	30	7	1	100	2.2	-0.3	4.9	5.2	2.6	17	212
January	2009	60	31	8	1	100	1.7	-0.1	4.8	5.0	2.3	18	215
February	2009	56	33	8	2	100	1.5	-0.1	4.3	4.3	2.2	25	218
March	2009	52	32	13	4	100	1.7	-0.2	4.4	4.5	1.9	33	220
April	2009	61	26	10	3	100	2.7	0.1	5.1	5.0	2.9	33	216
May	2009	66	24	7	2	100	3.0	0.2	5.6	5.5	3.4	29	227
June	2009	71	25	4	1	100	3.0	0.3	5.6	5.3	3.8	23	226
July	2009	63	28	7	1	100	2.2	0.0	4.9	5.0	2.9	39	231
August	2009	64	26	8	2	100	2.3	0.2	5.0	4.8	3.1	41	225
September	2009	62	28	8	2	100	2.3	-0.1	5.4	5.4	3.2	45	239
October	2009	67	24	7	2	100	2.8	0.2	5.4	5.2	3.3	24	224
November	2009	64	27	8	1	100	2.5	-0.2	5.1	5.4	2.8	24	230
December	2009	65	25	9	1	100	2.3	0.0	4.6	4.7	2.5	23	237
January	2010	63	30	6	1	100	2.0	NA	4.6	NA	2.6	21	241
February	2010	63	31	6	0	100	1.9	NA	4.6	NA	3.1	32	229
March	2010	64	32	4	1	100	2.1	NA	4.8	NA	3.3	28	218
April	2010	65	30	5	0	100	2.4	0.1	4.7	4.5	3.2	28	219
May	2010	66	28	5	1	100	2.4	0.1	4.6	4.6	2.5	12	233
June	2010	61	32	7	0	100	1.9	0.0	4.3	4.4	2.2	13	225
July	2010	56	36	7	1	100	1.2	-0.2	4.4	4.5	2.2	15	232
August	2010	55	37	7	1	100	1.1	-0.4	3.9	4.3	2.0	16	231
September	2010	58	32	7	2	100	1.4	-0.3	4.1	4.4	2.0	15	233
October	2010	60	30	8	2	100	1.8	-0.2	3.8	4.0	1.7	18	235
November	2010	57	33	8	2	100	1.5	-0.3	3.9	4.2	1.9	18	239
December	2010	57	35	5	2	100	1.6	NA	4.1	NA	2.3	21	225

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Date of Survey		Increase	Same	Decrease	DK, NA	Total	Median	Percentiles 25th	Percentiles 75th	Percentiles Rng	Mean	Variance	Cases
January	2011	60	33	5	3	100	1.7	NA	4.4	NA	2.6	19	237
February	2011	66	27	5	2	100	2.3	NA	4.9	NA	3.0	23	237
March	2011	64	28	6	2	100	2.1	0.1	4.6	4.6	2.8	22	242
April	2011	60	33	6	1	100	1.7	0.1	4.8	4.8	2.6	24	234
May	2011	59	34	5	2	100	1.8	0.1	4.9	4.8	2.8	23	223
June	2011	57	35	5	3	100	2.0	-0.2	5.0	5.2	2.8	20	222
July	2011	60	33	4	3	100	2.3	-0.2	5.0	5.2	3.2	21	220
August	2011	56	33	8	2	100	2.0	-0.3	4.9	5.3	2.8	26	228
September	2011	54	34	10	1	100	1.3	-0.2	4.5	4.7	2.3	32	233
October	2011	54	32	12	2	100	1.4	-0.3	4.7	5.0	2.5	39	241
November	2011	54	33	10	3	100	1.4	-0.3	4.4	4.7	2.4	31	248
December	2011	52	32	12	4	100	1.3	-0.2	3.7	3.9	1.9	26	246
January	2012	53	34	9	4	100	1.4	-0.2	3.6	3.8	1.7	17	239
February	2012	51	36	10	3	100	1.3	-0.2	3.5	3.8	1.6	19	235
March	2012	56	34	8	2	100	1.5	-0.1	4.4	4.6	2.1	32	246
April	2012	61	28	9	2	100	1.7	0.1	4.5	4.4	2.1	29	254
May	2012	63	24	10	2	100	2.0	0.0	5.0	5.0	2.3	33	247
June	2012	63	26	10	1	100	1.9	0.0	4.5	4.6	2.3	23	238
July	2012	59	28	12	2	100	1.6	-0.3	4.3	4.6	2.1	27	227
August	2012	54	30	13	3	100	1.0	-0.2	4.2	4.4	1.6	24	232
September	2012	57	29	11	4	100	1.4	-0.2	4.9	5.1	2.0	28	239
October	2012	61	27	9	3	100	1.7	0.0	5.0	4.9	2.2	27	240
November	2012	66	26	7	1	100	2.3	0.1	5.0	4.9	2.5	25	225
December	2012	65	26	8	1	100	2.5	0.1	4.7	4.7	2.5	16	208
January	2013	64	27	6	3	100	2.4	0.1	4.6	4.6	2.6	16	202
February	2013	64	29	4	3	100	2.4	-0.1	4.7	4.8	2.9	16	213
March	2013	64	31	3	2	100	2.3	-0.1	4.9	5.0	3.0	15	221
April	2013	62	31	6	0	100	2.3	-0.2	5.0	5.1	2.8	21	227
May	2013	65	27	7	0	100	2.3	-0.1	5.0	5.0	2.7	21	216
June	2013	63	26	8	3	100	2.3	-0.1	4.8	4.8	2.5	25	207
July	2013	65	26	6	3	100	2.3	-0.1	4.6	4.7	2.4	20	211
August	2013	63	24	10	4	100	2.3	-0.1	4.4	4.5	2.2	22	220
September	2013	64	26	9	1	100	2.3	-0.2	4.6	4.8	2.2	22	219
October	2013	62	28	9	2	100	2.0	-0.1	4.7	4.8	2.3	20	198
November	2013	60	31	7	2	100	1.9	-0.1	4.7	4.8	2.3	22	200
December	2013	61	30	8	1	100	1.7	-0.1	4.1	4.2	2.3	17	215
January	2014	58	32	9	1	100	1.4	-0.2	3.6	3.8	1.9	17	230
February	2014	60	33	7	0	100	1.7	-0.1	3.8	3.8	2.0	12	221
March	2014	59	33	7	1	100	2.0	0.0	4.4	4.4	2.1	14	200
April	2014	61	29	8	2	100	2.4	-0.1	4.6	4.7	2.5	19	188
May	2014	62	27	8	2	100	2.5	0.0	4.8	4.8	3.0	27	191
June	2014	65	23	9	3	100	2.5	0.0	4.7	4.8	2.8	39	210
July	2014	68	22	9	1	100	2.5	0.0	5.1	5.1	2.8	39	207
August	2014	62	25	12	1	100	2.0	-0.3	4.8	5.0	2.0	32	202
September	2014	62	28	10	0	100	1.7	-0.2	4.6	4.8	2.2	16	185
October	2014	60	29	11	0	100	1.7	-0.3	4.1	4.4	2.1	13	172
November	2014	64	27	8	1	100	2.1	-0.4	3.9	4.3	2.3	17	162
December	2014	65	26	8	1	100	2.3	-0.4	4.0	4.4	2.5	20	179
January	2015	68	25	6	1	100	2.4	-0.1	4.0	4.1	2.4	20	195
February	2015	63	29	8	0	100	2.1	0.0	4.2	4.2	2.4	22	189

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Date of Survey		Increase	Same	Decrease	DK, NA	Total	Median	Percentiles 25th	Percentiles 75th	Percentiles Rng	Mean	Variance	Cases
March	2015	67	26	7	0	100	2.3	0.3	4.3	4.1	2.8	27	172
April	2015	68	25	6	1	100	2.4	0.3	4.9	4.6	3.1	24	161
May	2015	74	20	4	1	100	2.8	0.6	5.0	4.4	3.1	18	161
June	2015	72	22	5	1	100	2.7	0.4	4.5	4.1	2.6	10	168
July	2015	71	21	7	2	100	2.6	0.3	4.4	4.1	2.8	15	174
August	2015	66	22	10	2	100	2.2	0.2	4.2	4.1	2.6	16	169
September	2015	63	26	10	2	100	1.7	0.1	4.0	4.0	2.6	27	146
October	2015	62	30	7	1	100	1.5	0.0	3.7	3.7	2.4	22	144
November	2015	67	29	4	0	100	1.8	0.2	3.9	3.7	2.7	23	151
December	2015	69	26	5	0	100	2.2	0.1	4.4	4.2	2.7	17	166
January	2016	70	24	6	0	100	2.4	0.1	4.6	4.5	2.7	20	162
February	2016	67	27	6	0	100	2.3	0.0	4.7	4.7	2.8	24	154
March	2016	65	29	5	0	100	2.2	0.0	4.5	4.5	2.8	21	155
April	2016	65	27	8	0	100	2.2	0.0	4.2	4.2	2.6	19	165
May	2016	62	29	9	0	100	2.1	-0.3	4.0	4.3	2.1	18	181
June	2016	61	29	9	0	100	2.2	-0.2	4.0	4.2	2.2	17	183
July	2016	61	30	8	0	100	2.0	-0.1	4.5	4.6	2.5	23	175
August	2016	66	25	8	1	100	1.9	0.2	4.4	4.2	2.8	20	156
September	2016	68	23	8	1	100	1.9	0.2	4.6	4.4	2.7	18	163
October	2016	65	25	7	3	100	1.7	0.2	4.2	4.0	2.2	12	158
November	2016	63	26	8	3	100	1.8	-0.2	4.2	4.4	1.8	17	196
December	2016	62	27	9	3	100	2.1	-0.3	4.3	4.5	2.0	23	189
January	2017	68	22	9	1	100	2.4	-0.1	4.4	4.5	2.2	22	199
February	2017	69	23	8	0	100	2.2	0.2	4.3	4.1	2.5	16	171
March	2017	67	23	9	0	100	1.9	0.2	4.3	4.2	2.2	12	173
April	2017	63	26	11	0	100	1.8	-0.1	4.1	4.1	2.0	15	170
May	2017	64	26	10	0	100	1.9	-0.2	4.3	4.5	1.8	21	165
June	2017	66	25	8	1	100	1.9	-0.1	3.9	3.9	1.8	19	162
July	2017	66	24	9	1	100	2.0	-0.1	4.5	4.5	2.3	28	178
August	2017	67	21	11	1	100	2.2	0.2	4.0	3.8	2.3	31	196
September	2017	67	21	11	1	100	2.4	0.1	4.3	4.2	2.6	34	207
October	2017	69	19	10	2	100	2.5	0.1	4.2	4.0	2.2	27	199
November	2017	66	24	8	3	100	2.4	-0.1	4.1	4.2	2.4	17	187
December	2017	65	23	9	3	100	2.5	-0.1	4.2	4.3	2.3	16	187
January	2018	60	29	9	1	100	2.2	-0.2	4.3	4.5	2.2	14	189
February	2018	62	26	12	0	100	2.3	-0.1	4.8	4.9	2.6	23	190