REGION NORTH EAST
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?"

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

REGION NORTH EAST
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	Percentiles Rng	Mean	Variance	Cases
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

REGION NORTH EAST
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
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
January	2018	44	48	8	1	100	0.5	-0.5	4.0	4.4	1.7	17	189
February	2018	48	43	9	0	100	1.0	-0.1	4.3	4.4	2.1	26	190
March	2018	54	37	9	0	100	1.7	-0.1	4.7	4.8	2.5	29	189
April	2018	56	36	8	0	100	2.3	0.0	4.9	4.9	2.7	26	188
May	2018	58	34	6	2	100	2.4	0.0	5.0	4.9	2.6	21	190
June	2018	57	34	7	2	100	2.1	-0.1	5.0	5.1	2.9	37	180
July	2018	51	37	8	4	100	1.4	-0.2	4.4	4.6	2.4	36	177
August	2018	46	42	10	3	100	0.7	-0.3	3.9	4.2	2.0	35	174
September	2018	39	46	13	2	100	0.3	-0.2	3.0	3.2	1.0	20	178
October	2018	41	49	10	0	100	0.3	-0.4	3.5	3.9	1.8	30	177
November	2018	40	50	9	1	100	0.3	-0.5	3.5	4.0	1.8	27	185
December	2018	45	46	8	1	100	0.3	-0.4	4.0	4.5	2.2	25	186
January	2019	42	48	9	1	100	0.2	-0.5	3.3	3.8	1.8	19	188
February	2019	40	47	13	0	100	0.2	-0.5	3.1	3.6	1.3	20	178

REGION NORTH EAST
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
March	2019	41	50	10	0	100	0.3	-0.4	3.4	3.8	1.5	19	177
April	2019	44	49	8	0	100	0.4	-0.6	3.8	4.3	1.6	14	170
May	2019	39	57	5	0	100	0.1	-1.1	3.3	4.4	1.6	14	164
June	2019	38	53	8	0	100	0.1	-1.2	3.3	4.5	1.2	17	155
July	2019	39	51	9	1	100	0.2	-1.0	3.7	4.6	1.2	17	170
August	2019	44	45	9	1	100	0.5	-0.5	4.4	4.9	1.8	22	178
September	2019	44	44	10	1	100	0.3	-0.5	4.0	4.5	1.8	23	182
October	2019	46	40	14	1	100	0.4	-0.5	3.9	4.4	1.7	24	176
November	2019	43	43	14	0	100	0.3	-0.5	3.4	3.9	1.1	17	181
December	2019	40	49	11	0	100	0.3	-0.3	3.3	3.6	1.3	16	186
January	2020	39	51	10	0	100	0.3	-0.3	3.6	3.8	1.7	24	186
February	2020	44	49	7	0	100	0.4	-0.3	4.2	4.4	2.1	24	191
March	2020	42	48	9	1	100	0.3	-0.4	4.0	4.3	1.6	35	210
April	2020	34	49	16	1	100	-0.3	-2.5	2.4	4.9	-0.3	46	200
May	2020	25	49	25	1	100	-0.5	-4.2	1.0	5.2	-1.4	60	201
June	2020	25	48	26	1	100	-0.4	-4.1	1.3	5.3	-1.2	57	174
July	2020	35	44	20	1	100	0.6	-2.3	2.8	5.0	0.2	53	184
August	2020	42	45	12	1	100	0.8	-0.7	4.3	4.9	1.3	45	200
September	2020	51	37	11	0	100	1.5	-0.7	5.1	5.7	1.9	41	203
October	2020	47	44	10	0	100	1.1	-0.3	4.9	5.1	1.9	33	202
November	2020	50	40	10	0	100	1.2	-0.4	4.9	5.3	2.3	34	188
December	2020	48	41	10	1	100	1.1	-0.3	5.0	5.3	2.5	33	191
January	2021	50	37	12	1	100	1.0	-0.4	5.2	5.6	2.7	33	182
February	2021	54	36	10	1	100	1.9	-0.5	5.5	6.0	3.2	37	187
March	2021	51	39	9	1	100	1.5	-0.6	5.4	6.0	3.1	41	185
April	2021	55	38	6	1	100	2.1	-0.7	5.5	6.1	3.4	35	196
May	2021	53	37	9	1	100	2.5	-0.4	6.7	7.1	3.1	51	191
June	2021	54	35	10	1	100	2.5	-0.3	7.1	7.4	2.9	67	198
July	2021	52	34	13	1	100	2.4	-0.6	7.3	7.9	2.8	95	197
August	2021	52	33	13	1	100	1.8	-0.9	6.1	7.0	2.6	85	204
September	2021	51	33	15	2	100	1.7	-1.0	5.7	6.8	2.4	69	194
October	2021	48	37	13	2	100	1.3	-0.6	5.5	6.1	2.0	45	182
November	2021	46	42	11	1	100	0.6	-0.5	6.6	7.1	2.2	47	169
December	2021	46	42	12	0	100	0.7	-0.8	7.2	8.0	2.6	53	180
January	2022	47	41	12	0	100	0.7	-1.1	7.2	8.4	2.7	54	197
February	2022	46	38	16	0	100	0.4	-1.3	6.1	7.5	2.0	63	195
March	2022	48	36	15	0	100	0.7	-1.0	5.5	6.5	2.0	60	186
April	2022	51	34	15	0	100	1.5	-0.8	5.7	6.5	2.5	58	173
May	2022	49	36	14	1	100	1.5	-0.5	5.4	5.9	2.7	52	188
June	2022	43	41	14	1	100	1.0	-0.7	5.3	5.9	1.9	49	182
July	2022	33	46	20	1	100	0.0	-0.9	4.1	5.0	0.6	65	189
August	2022	30	48	21	0	100	-0.1	-1.2	3.8	5.0	0.0	68	182
September	2022	34	41	25	0	100	0.2	-1.9	3.8	5.7	0.0	75	179
October	2022	38	38	24	0	100	0.5	-1.5	4.6	6.1	0.3	73	178
November	2022	37	31	31	0	100	0.4	-3.6	3.3	6.9	-0.8	64	182
December	2022	28	39	33	0	100	0.2	-4.0	2.1	6.1	-1.3	57	179
January	2023	21	43	36	0	100	-0.1	-5.4	0.8	6.3	-1.7	45	177
February	2023	28	47	25	0	100	0.1	-3.1	2.4	5.4	0.2	44	175
March	2023	34	45	21	0	100	0.0	-2.2	3.3	5.5	0.8	44	185
April	2023	38	44	17	1	100	0.1	-0.8	3.6	4.4	1.4	38	183

REGION NORTH EAST
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	38	44	16	2	100	0.2	-0.6	3.4	4.1	1.0	31	186
June	2023	41	45	13	2	100	0.3	-0.3	3.9	4.2	1.8	33	183
July	2023	40	46	13	1	100	0.3	-0.4	4.8	5.2	1.6	51	199
August	2023	43	43	14	0	100	0.4	-0.6	5.2	5.8	2.0	62	195
September	2023	43	45	13	0	100	0.5	-0.6	5.1	5.7	1.8	54	201
October	2023	49	40	10	1	100	0.8	-0.4	5.2	5.6	2.3	37	197
November	2023	46	44	9	1	100	0.5	-0.6	4.8	5.4	2.1	35	202
December	2023	42	45	12	1	100	0.4	-0.6	4.4	5.0	1.7	46	203
January	2024	39	49	11	0	100	0.3	-0.9	4.3	5.2	1.8	55	211
February	2024	39	48	12	0	100	0.4	-0.4	4.6	5.1	1.7	57	205
March	2024	43	47	10	0	100	0.3	-0.5	4.9	5.4	1.9	50	213
April	2024	45	46	9	0	100	0.4	-0.9	4.9	5.8	2.1	45	213
May	2024	49	44	7	0	100	0.4	-0.8	4.7	5.6	2.3	32	262
June	2024	53	42	5	0	100	0.6	-1.2	4.9	6.2	2.7	33	302
July	2024	56	38	6	0	100	1.2	-0.6	5.1	5.7	2.9	32	337
August	2024	54	39	6	0	100	1.1	-0.6	5.1	5.6	2.7	33	368
September	2024	53	38	9	1	100	1.4	-0.1	5.0	5.0	2.7	39	380
October	2024	50	39	10	1	100	0.7	-0.1	4.9	5.0	2.4	41	409
November	2024	50	40	9	1	100	0.7	-0.5	5.0	5.5	2.7	45	358
December	2024	47	42	10	1	100	0.2	-0.6	4.8	5.4	2.4	40	334
January	2025	49	41	10	1	100	0.6	-0.8	4.8	5.6	2.2	38	325
February	2025	48	42	9	0	100	0.6	-0.4	4.8	5.1	2.2	37	357
March	2025	48	43	9	1	100	0.4	-0.6	4.8	5.5	2.3	41	470
April	2025	43	46	9	1	100	0.1	-0.3	4.9	5.3	2.4	56	502
May	2025	42	46	10	2	100	0.1	-0.4	5.0	5.3	2.3	54	529
June	2025	46	42	11	1	100	1.0	-0.5	5.0	5.5	2.4	57	453
July	2025	49	38	11	2	100	1.3	-0.5	5.0	5.5	2.5	41	470
August	2025	49	38	11	2	100	1.4	-0.7	4.6	5.3	2.7	54	449
September	2025	49	39	11	2	100	1.1	-0.4	4.9	5.3	3.0	63	505
October	2025	47	41	11	1	100	0.6	-0.5	4.9	5.3	2.9	63	495
November	2025	49	38	12	1	100	0.6	-0.4	4.7	5.1	2.6	53	513
December	2025	46	41	13	1	100	0.2	-0.3	4.2	4.4	2.1	40	461
January	2026	45	43	11	1	100	0.3	-0.1	3.8	3.9	1.8	44	482
February	2026	45	44	11	1	100	0.3	-0.2	4.2	4.4	1.8	38	514
March	2026	47	43	9	1	100	0.2	-0.1	4.5	4.6	2.1	35	595
April	2026	47	39	11	2	100	0.1	-0.2	4.5	4.6	2.0	35	585
May	2026	49	38	10	2	100	0.6	0.0	4.5	4.5	2.4	42	566
June	2026	47	38	12	3	100	0.5	-0.1	4.4	4.5	2.0	51	534
July	2026	48	41	10	1	100	0.5	-0.1	4.8	4.9	2.8	56	538
August	2026	47	41	11	1	100	0.1	-0.4	5.1	5.5	3.0	65	519