REGION SOUTH
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	Rng	Mean	Variance	Cases
May	2007	68	25	6	1	100	3.5	0.2	6.8	6.6	4.5	57	433
June	2007	65	28	6	1	100	3.2	0.1	6.2	6.0	4.2	46	426
July	2007	69	24	5	1	100	3.9	0.5	7.4	6.9	5.0	60	462
August	2007	65	25	8	2	100	3.3	0.2	6.3	6.1	4.1	57	462
September	2007	66	24	9	1	100	3.3	0.1	6.4	6.3	4.0	54	468
October	2007	64	26	9	1	100	2.8	-0.2	5.3	5.5	3.3	50	434
November	2007	68	23	7	1	100	2.9	0.1	5.5	5.4	3.6	52	425
December	2007	67	24	8	1	100	2.6	0.2	5.2	5.0	3.4	48	425
January	2008	64	27	7	2	100	2.5	0.2	5.2	4.9	3.3	36	448
February	2008	56	34	9	1	100	1.7	0.0	5.0	4.9	3.0	38	445
March	2008	59	31	9	1	100	2.0	0.0	5.1	5.1	3.2	42	448
April	2008	60	29	10	1	100	2.1	0.0	5.1	5.1	3.2	44	434
May	2008	63	26	9	2	100	2.7	-0.1	5.1	5.2	3.4	40	443
June	2008	58	30	9	2	100	2.4	-0.2	5.1	5.3	3.2	36	435
July	2008	57	31	11	1	100	2.0	-0.2	4.9	5.1	2.9	40	435
August	2008	59	30	10	1	100	2.0	-0.1	4.9	5.1	2.8	36	437
September	2008	61	29	10	1	100	2.0	0.0	4.8	4.8	2.6	36	432
October	2008	60	30	8	2	100	2.0	-0.1	4.6	4.8	2.5	32	435
November	2008	60	31	8	2	100	2.2	-0.2	4.7	4.8	2.4	34	424
December	2008	59	31	8	1	100	2.1	-0.3	4.6	4.9	2.2	33	438
January	2009	59	31	9	1	100	2.1	-0.2	4.7	4.9	2.3	32	442
February	2009	59	29	10	2	100	2.1	-0.1	4.7	4.8	2.3	31	445
March	2009	58	31	10	2	100	2.1	-0.1	4.8	4.9	2.5	31	436
April	2009	58	31	9	2	100	2.0	-0.1	4.8	4.9	2.5	39	432
May	2009	57	34	8	1	100	1.9	-0.1	4.7	4.8	2.3	33	434
June	2009	63	30	6	1	100	2.3	0.2	5.0	4.8	2.7	29	447
July	2009	63	29	7	1	100	2.6	0.1	5.1	4.9	2.7	29	436
August	2009	64	25	9	2	100	2.6	0.1	5.2	5.1	2.7	34	443
September	2009	60	27	11	2	100	2.4	0.0	5.0	5.0	2.5	37	432
October	2009	63	26	9	2	100	2.6	0.1	5.2	5.1	3.2	34	444
November	2009	63	26	9	2	100	2.5	0.1	5.3	5.2	3.0	40	450
December	2009	65	25	9	1	100	2.5	0.1	5.5	5.3	3.2	42	448
January	2010	62	27	10	1	100	2.4	0.1	5.2	5.2	2.7	40	448
February	2010	60	30	9	1	100	2.0	0.1	5.0	5.0	2.8	32	430
March	2010	57	33	8	1	100	1.8	-0.1	4.7	4.9	2.6	31	431
April	2010	59	32	9	1	100	1.8	-0.1	4.7	4.8	2.5	28	430
May	2010	59	31	10	1	100	1.9	-0.1	4.5	4.7	2.4	32	435
June	2010	57	32	10	1	100	1.9	-0.4	4.6	5.0	2.2	38	428
July	2010	56	32	11	1	100	1.7	-0.4	4.5	4.9	2.3	43	423
August	2010	55	34	10	1	100	1.4	-0.5	4.3	4.8	2.3	37	426
September	2010	53	34	11	2	100	1.0	-0.2	4.4	4.6	2.1	27	416
October	2010	51	36	11	2	100	0.9	-0.2	4.3	4.5	1.8	21	422
November	2010	53	36	10	1	100	1.1	-0.1	4.6	4.6	1.8	29	412
December	2010	55	34	11	0	100	1.2	-0.1	4.5	4.5	1.7	38	426

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Date of Survey		Increase	Same	Decrease	DK, NA	Total	Median	Percentiles 25th	Percentiles 75th	Rng	Mean	Variance	Cases
January	2011	55	35	9	1	100	1.2	-0.1	4.5	4.6	1.9	38	417
February	2011	54	34	10	1	100	1.2	-0.1	4.5	4.7	1.9	34	417
March	2011	52	37	9	1	100	1.0	-0.1	4.5	4.7	2.0	28	410
April	2011	51	37	11	1	100	0.8	-0.1	4.1	4.3	1.8	28	415
May	2011	54	36	9	1	100	1.1	-0.1	4.4	4.4	2.3	23	426
June	2011	55	34	9	2	100	1.2	-0.2	4.5	4.6	2.3	30	434
July	2011	54	35	9	2	100	1.1	-0.3	4.5	4.8	2.1	30	440
August	2011	48	38	11	3	100	0.6	-0.4	3.9	4.2	1.4	42	417
September	2011	46	41	10	3	100	0.4	-0.4	3.6	4.0	1.4	38	414
October	2011	49	39	10	2	100	0.7	-0.3	3.8	4.0	1.6	45	403
November	2011	51	37	11	1	100	1.0	-0.3	3.8	4.1	1.8	34	425
December	2011	52	33	14	1	100	1.0	-0.3	3.5	3.8	1.1	33	424
January	2012	50	36	13	1	100	0.8	-0.3	3.6	3.9	1.2	26	439
February	2012	49	36	14	1	100	0.5	-0.3	4.1	4.4	1.1	32	423
March	2012	54	34	10	2	100	1.2	-0.1	4.7	4.7	2.0	30	421
April	2012	54	34	10	2	100	1.2	-0.1	4.4	4.4	1.8	36	406
May	2012	54	35	9	2	100	1.3	-0.1	4.1	4.2	2.0	31	430
June	2012	51	37	11	2	100	0.8	-0.2	4.0	4.2	1.7	40	422
July	2012	52	35	11	2	100	0.9	-0.3	4.2	4.5	1.7	38	431
August	2012	53	32	12	2	100	1.3	-0.2	4.4	4.6	1.7	46	424
September	2012	56	31	11	2	100	1.7	-0.2	4.5	4.6	1.8	35	433
October	2012	56	32	10	2	100	1.7	-0.1	4.1	4.3	2.1	34	436
November	2012	56	32	9	2	100	1.7	-0.1	4.3	4.4	2.1	28	422
December	2012	54	33	9	4	100	1.3	-0.1	3.7	3.8	2.0	31	417
January	2013	54	33	9	4	100	1.4	-0.2	3.8	4.1	1.7	30	402
February	2013	55	32	10	3	100	1.5	-0.2	3.9	4.1	2.0	38	397
March	2013	54	34	11	2	100	1.4	-0.2	4.3	4.5	2.0	53	411
April	2013	54	32	11	3	100	1.4	0.0	4.4	4.5	2.1	47	421
May	2013	56	32	9	3	100	1.6	0.0	4.7	4.6	2.5	47	418
June	2013	57	33	7	3	100	1.7	0.0	4.7	4.7	2.6	31	403
July	2013	59	32	7	2	100	1.7	-0.2	4.4	4.6	2.4	34	401
August	2013	55	33	10	2	100	1.3	-0.4	4.0	4.3	1.8	28	408
September	2013	56	30	12	2	100	1.7	-0.3	4.1	4.4	1.9	29	408
October	2013	57	29	12	2	100	1.8	-0.1	4.6	4.7	2.0	27	417
November	2013	59	27	12	2	100	1.9	-0.1	4.7	4.9	2.0	25	408
December	2013	59	28	12	1	100	1.8	-0.1	4.7	4.8	1.8	20	401
January	2014	57	29	12	1	100	1.7	-0.2	4.7	4.8	1.8	28	399
February	2014	56	31	11	2	100	1.6	-0.1	4.7	4.7	1.9	26	421
March	2014	58	31	10	1	100	1.5	-0.1	4.4	4.5	1.8	28	432
April	2014	59	31	8	2	100	1.6	-0.1	4.3	4.5	2.0	21	413
May	2014	60	30	8	2	100	1.7	-0.2	4.2	4.4	2.0	18	380
June	2014	59	28	10	3	100	2.0	-0.2	4.6	4.8	2.2	28	382
July	2014	58	28	12	2	100	1.9	-0.2	4.7	4.9	2.1	32	403
August	2014	58	30	11	1	100	1.9	-0.1	4.9	5.0	2.3	35	411
September	2014	57	30	11	1	100	1.5	-0.1	4.8	4.8	2.3	22	404
October	2014	57	29	11	2	100	1.6	-0.1	4.7	4.7	2.2	17	392
November	2014	58	27	13	2	100	1.6	-0.1	4.8	4.9	2.4	23	400
December	2014	62	26	10	1	100	1.9	0.0	4.8	4.8	2.6	23	412
January	2015	64	25	10	1	100	2.0	0.0	4.6	4.6	2.5	28	416
February	2015	66	25	8	1	100	2.1	0.1	4.5	4.4	2.6	30	423

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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	62	27	10	1	100	1.9	0.1	4.3	4.3	2.4	36	410
April	2015	62	27	10	1	100	2.0	0.1	4.5	4.4	2.4	39	406
May	2015	60	27	12	1	100	1.9	0.0	4.6	4.6	2.0	35	386
June	2015	63	25	11	1	100	2.2	0.0	5.0	4.9	2.5	36	379
July	2015	63	26	10	1	100	2.1	0.0	4.5	4.5	2.5	29	373
August	2015	69	23	8	0	100	2.3	0.2	4.5	4.3	2.9	27	398
September	2015	68	23	9	1	100	2.2	0.3	4.4	4.1	2.9	26	414
October	2015	69	22	9	0	100	2.2	0.3	4.5	4.2	2.8	30	421
November	2015	63	27	9	1	100	1.9	0.1	3.9	3.9	2.5	27	399
December	2015	62	28	8	1	100	2.0	0.1	4.0	3.9	2.4	24	378
January	2016	60	29	9	2	100	2.0	0.1	4.3	4.3	2.6	21	371
February	2016	61	27	10	1	100	2.1	0.0	4.7	4.6	2.6	22	378
March	2016	61	28	10	1	100	2.0	0.0	4.7	4.8	2.6	26	396
April	2016	63	27	9	1	100	2.3	0.0	4.6	4.7	2.4	25	384
May	2016	65	28	7	1	100	2.3	0.0	4.7	4.7	2.5	26	380
June	2016	66	26	7	0	100	2.3	0.0	4.7	4.7	2.6	28	393
July	2016	66	26	8	0	100	2.1	0.0	5.0	4.9	2.9	30	422
August	2016	63	26	10	1	100	2.1	0.0	5.0	5.0	2.8	30	455
September	2016	62	26	11	1	100	1.9	0.0	4.8	4.8	2.5	24	459
October	2016	64	24	11	1	100	2.1	0.1	4.6	4.5	2.2	25	462
November	2016	67	22	10	0	100	2.4	0.2	4.7	4.5	2.3	32	447
December	2016	66	25	9	1	100	2.2	0.1	4.3	4.2	2.3	30	464
January	2017	67	24	8	1	100	2.3	0.1	4.4	4.3	2.4	29	492
February	2017	66	25	9	1	100	2.1	0.1	4.3	4.2	2.3	21	505
March	2017	68	22	10	0	100	2.5	0.2	4.7	4.5	2.4	26	498
April	2017	68	22	10	1	100	2.4	0.2	4.7	4.5	2.3	23	477
May	2017	70	21	8	1	100	2.5	0.3	4.7	4.4	2.4	25	474
June	2017	72	18	9	1	100	2.5	0.4	4.8	4.3	2.7	23	459
July	2017	70	19	9	2	100	2.5	0.4	4.7	4.3	2.7	27	432
August	2017	69	19	10	2	100	2.6	0.3	4.8	4.5	3.0	28	442
September	2017	67	21	10	2	100	2.6	0.2	4.9	4.7	2.8	29	445
October	2017	70	19	9	1	100	2.7	0.3	5.0	4.7	2.9	25	467
November	2017	68	22	9	1	100	2.5	0.2	4.9	4.7	2.7	22	466
December	2017	66	21	11	2	100	2.4	0.2	4.8	4.6	2.5	25	484
January	2018	64	23	12	2	100	2.0	0.0	4.8	4.7	2.6	29	483
February	2018	66	20	12	2	100	2.1	0.1	4.9	4.8	2.8	30	490