REGION SOUTH
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	Rng	Mean	Variance	Cases
March	2007	42	50	7	1	100	0.4	-0.5	5.3	5.8	3.3	56	442
April	2007	40	50	8	1	100	0.3	-0.5	5.2	5.7	2.9	49	440
May	2007	43	47	10	0	100	0.3	-0.3	5.1	5.4	2.5	49	433
June	2007	41	47	12	0	100	0.2	-0.6	5.1	5.7	2.0	55	426
July	2007	45	45	10	0	100	0.3	-0.5	5.7	6.2	2.8	67	462
August	2007	40	47	12	0	100	0.1	-0.8	5.0	5.8	2.2	68	462
September	2007	40	48	12	0	100	0.3	-0.6	4.7	5.3	2.3	56	468
October	2007	35	47	17	1	100	0.3	-0.7	3.7	4.4	1.2	54	434
November	2007	34	49	15	1	100	0.4	-0.4	3.7	4.1	1.4	53	425
December	2007	28	55	16	1	100	0.2	-0.3	2.3	2.6	0.7	51	425
January	2008	27	60	12	0	100	0.1	-0.3	2.0	2.3	0.8	39	448
February	2008	24	61	15	0	100	0.2	-0.3	1.3	1.6	0.2	58	445
March	2008	25	56	18	0	100	0.2	-0.4	1.3	1.7	0.3	63	448
April	2008	24	56	20	1	100	0.1	-0.4	0.8	1.2	0.0	73	434
May	2008	21	57	21	1	100	0.0	-0.6	0.7	1.3	0.0	52	443
June	2008	22	58	19	1	100	0.0	-0.6	0.8	1.3	-0.1	58	435
July	2008	21	56	22	1	100	-0.1	-0.8	0.6	1.4	-0.3	59	435
August	2008	25	56	19	0	100	0.0	-0.6	0.9	1.4	0.0	55	437
September	2008	22	60	17	1	100	-0.1	-0.7	0.8	1.4	0.3	41	432
October	2008	21	60	18	1	100	-0.1	-0.7	0.7	1.4	0.3	41	435
November	2008	19	59	21	1	100	-0.2	-1.1	0.4	1.4	-0.1	46	424
December	2008	19	56	24	1	100	-0.2	-1.1	0.5	1.6	-0.6	51	438
January	2009	16	60	22	2	100	-0.2	-1.1	0.4	1.5	-0.6	45	442
February	2009	13	64	21	2	100	-0.1	-0.8	0.5	1.3	-0.7	36	445
March	2009	12	65	21	2	100	-0.3	-0.9	0.3	1.3	-0.9	38	436
April	2009	14	62	23	2	100	-0.3	-0.9	0.4	1.4	-1.3	44	432
May	2009	18	59	22	1	100	-0.2	-0.9	0.4	1.4	-1.1	50	434
June	2009	19	59	21	0	100	-0.1	-0.7	0.5	1.3	-0.7	44	447
July	2009	23	58	18	1	100	0.0	-0.5	0.9	1.4	-0.1	44	436
August	2009	23	59	16	2	100	-0.3	-1.1	0.7	1.8	-0.2	48	443
September	2009	27	57	14	2	100	-0.2	-1.1	1.8	2.9	0.2	51	432
October	2009	26	58	15	1	100	-0.2	-1.1	1.5	2.6	0.4	48	444
November	2009	26	59	14	1	100	0.1	-0.5	1.5	2.1	0.8	44	450
December	2009	23	61	15	1	100	-0.2	-0.9	0.5	1.3	0.6	43	448
January	2010	22	60	16	1	100	-0.1	-0.9	0.6	1.5	0.2	42	448
February	2010	20	64	15	1	100	-0.4	-1.3	0.5	1.8	0.0	40	430
March	2010	20	65	14	1	100	-0.2	-1.0	0.5	1.5	0.0	35	431
April	2010	20	65	14	1	100	-0.3	-1.0	0.4	1.4	-0.2	37	430
May	2010	21	59	18	1	100	-0.1	-0.7	0.4	1.1	-0.4	39	435
June	2010	20	60	18	1	100	0.0	-0.6	0.4	1.0	-0.5	40	428
July	2010	22	60	17	1	100	-0.1	-0.7	0.4	1.2	-0.4	33	423
August	2010	21	64	14	1	100	-0.3	-1.0	0.4	1.4	-0.5	36	426
September	2010	20	61	18	1	100	-0.3	-1.0	0.4	1.4	-0.9	37	416
October	2010	17	63	19	1	100	-0.2	-0.8	0.3	1.2	-1.0	38	422
November	2010	17	62	20	1	100	-0.2	-0.7	0.3	1.1	-0.8	38	412

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Date of Survey		Increase	Same	Decrease	DK, NA	Total	Median	Percentiles 25th	Percentiles 75th	Percentiles Rng	Mean	Variance	Cases
December	2010	16	64	20	1	100	-0.3	-0.9	0.3	1.2	-0.7	54	426
January	2011	16	62	21	1	100	-0.4	-1.1	0.3	1.3	-0.6	55	417
February	2011	17	63	19	1	100	-0.2	-0.7	0.3	1.1	-0.4	51	417
March	2011	18	64	18	1	100	-0.2	-0.7	0.4	1.1	-0.2	32	410
April	2011	19	66	15	0	100	-0.1	-0.5	0.4	0.9	-0.1	26	415
May	2011	21	64	15	0	100	0.0	-0.5	0.4	0.9	0.3	30	426
June	2011	20	64	16	0	100	-0.1	-0.5	0.4	0.9	0.1	32	434
July	2011	19	64	16	1	100	-0.1	-0.5	0.4	0.9	0.0	38	440
August	2011	16	64	19	1	100	-0.2	-0.7	0.3	1.1	-0.5	35	417
September	2011	14	67	19	0	100	0.0	-0.6	0.5	1.0	-0.6	30	414
October	2011	15	66	18	0	100	0.0	-0.6	0.5	1.0	-0.6	27	403
November	2011	15	68	17	0	100	0.1	-0.4	0.5	0.8	-0.4	19	425
December	2011	19	62	18	0	100	0.0	-0.6	0.6	1.1	-0.5	30	424
January	2012	18	63	19	0	100	0.1	-0.6	0.7	1.2	-0.4	35	439
February	2012	20	61	19	1	100	0.1	-0.6	0.7	1.2	-0.3	40	423
March	2012	20	63	16	1	100	0.1	-0.4	0.6	0.9	-0.1	35	421
April	2012	20	65	14	1	100	0.0	-0.3	0.4	0.8	0.0	38	406
May	2012	19	66	14	1	100	0.0	-0.5	0.4	0.9	0.1	42	430
June	2012	22	61	16	1	100	0.0	-0.5	1.0	1.5	0.3	45	422
July	2012	23	61	15	1	100	-0.1	-0.6	1.0	1.7	0.3	36	431
August	2012	24	59	16	2	100	0.0	-0.5	1.1	1.6	0.2	33	424
September	2012	23	63	13	1	100	0.0	-0.5	1.1	1.5	0.3	31	433
October	2012	27	59	13	2	100	0.1	-0.3	1.6	1.9	0.6	36	436
November	2012	27	60	12	1	100	0.1	-0.3	1.6	1.9	0.7	37	422
December	2012	27	58	13	2	100	0.1	-0.3	1.5	1.8	0.7	34	417
January	2013	26	60	12	2	100	-0.1	-0.8	1.3	2.1	0.6	37	402
February	2013	28	58	12	2	100	-0.2	-0.9	2.1	3.0	0.8	44	397
March	2013	29	58	10	2	100	-0.2	-1.0	2.3	3.3	1.1	45	411
April	2013	32	57	9	2	100	0.0	-0.6	2.8	3.4	1.2	36	421
May	2013	37	53	9	2	100	0.1	-0.5	3.4	4.0	1.3	45	418
June	2013	38	54	8	1	100	0.2	-0.4	3.2	3.6	1.2	45	403
July	2013	39	52	9	1	100	0.3	-0.3	3.7	4.0	1.3	49	401
August	2013	35	53	12	0	100	0.2	-0.2	3.3	3.5	1.1	38	408
September	2013	37	50	12	1	100	0.3	-0.2	4.0	4.3	1.3	35	408
October	2013	37	51	12	0	100	0.3	-0.2	3.7	3.9	1.4	29	417
November	2013	38	52	10	0	100	0.3	-0.2	3.5	3.7	1.2	32	408
December	2013	38	51	11	1	100	0.2	-0.3	3.6	3.9	1.3	32	401
January	2014	39	49	10	1	100	0.2	-0.3	4.1	4.4	1.4	33	399
February	2014	39	49	10	2	100	0.3	-0.3	4.1	4.4	1.6	36	421
March	2014	38	52	9	1	100	0.3	-0.2	3.6	3.8	1.4	33	432
April	2014	37	53	9	0	100	0.3	-0.2	3.6	3.8	1.6	40	413
May	2014	38	53	10	0	100	0.3	-0.2	3.7	4.0	1.7	35	380
June	2014	38	52	10	0	100	0.3	-0.2	4.0	4.3	1.8	39	382
July	2014	38	50	11	0	100	0.3	-0.2	4.1	4.4	1.5	44	403
August	2014	41	50	9	0	100	0.3	-0.2	4.7	4.8	1.9	39	411
September	2014	41	48	11	0	100	0.3	-0.2	4.4	4.6	1.7	38	404
October	2014	39	52	9	0	100	0.3	-0.2	3.6	3.8	1.6	23	392
November	2014	36	52	11	1	100	0.2	-0.2	3.0	3.3	1.2	26	400
December	2014	38	53	9	1	100	0.3	-0.2	3.5	3.7	1.5	25	412

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(Three Month Moving Averages)

Date of Survey		Increase	Same	Decrease	DK, NA	Total	Median	Percentiles 25th	Percentiles 75th	Rng	Mean	Variance	Cases
January	2015	38	49	12	1	100	0.3	-0.2	3.6	3.8	1.0	42	416
February	2015	40	49	10	1	100	0.3	-0.3	4.0	4.2	1.5	42	423
March	2015	38	52	10	0	100	0.3	-0.3	3.3	3.6	1.2	39	410
April	2015	41	51	8	0	100	0.3	-0.3	4.0	4.2	1.8	37	406
May	2015	38	52	9	0	100	0.3	-0.2	3.5	3.6	1.3	33	386
June	2015	40	51	9	0	100	0.3	-0.2	3.8	3.9	1.5	31	379
July	2015	40	52	8	0	100	0.2	-0.3	3.3	3.6	1.5	20	373
August	2015	45	48	6	0	100	0.7	-0.3	4.0	4.3	2.1	26	398
September	2015	44	49	7	0	100	0.7	-0.3	3.9	4.3	2.1	37	414
October	2015	43	50	7	0	100	0.7	-0.3	3.9	4.3	2.1	37	421
November	2015	37	53	9	0	100	0.2	-0.5	3.2	3.7	1.6	35	399
December	2015	38	53	8	0	100	0.2	-0.5	3.6	4.1	1.6	34	378
January	2016	39	52	8	1	100	0.2	-0.4	4.0	4.4	1.8	36	371
February	2016	39	53	7	1	100	0.3	-0.3	4.6	4.9	1.9	35	378
March	2016	39	52	8	1	100	0.3	-0.3	4.7	5.0	1.8	32	396
April	2016	41	49	9	1	100	0.3	-0.2	4.7	4.9	1.6	35	384
May	2016	46	44	9	1	100	0.6	-0.2	4.8	5.0	2.1	40	380
June	2016	49	41	9	1	100	0.6	-0.3	4.8	5.1	2.4	39	393
July	2016	49	41	9	1	100	0.6	-0.3	4.8	5.1	2.7	34	422
August	2016	47	43	10	0	100	0.4	-0.3	4.7	4.9	2.3	26	455
September	2016	45	43	11	0	100	0.4	-0.2	4.4	4.6	1.7	30	459
October	2016	47	42	11	0	100	0.6	-0.2	4.5	4.6	1.7	34	462
November	2016	45	44	11	0	100	0.5	-0.3	4.4	4.7	1.8	42	447
December	2016	46	44	9	0	100	0.6	-0.3	4.3	4.6	2.0	36	464
January	2017	44	46	10	0	100	0.4	-0.3	4.3	4.6	1.9	34	492
February	2017	46	44	9	0	100	0.5	-0.4	4.5	4.9	2.2	32	505
March	2017	48	42	9	1	100	0.6	-0.5	4.9	5.4	2.3	35	498
April	2017	52	40	7	1	100	0.9	-0.5	4.9	5.4	2.5	36	477
May	2017	54	39	7	1	100	1.2	-0.2	4.9	5.1	2.5	34	474
June	2017	55	39	5	0	100	1.2	-0.1	4.8	4.8	2.5	33	459
July	2017	49	44	6	0	100	0.9	-0.1	4.6	4.7	2.3	32	432
August	2017	50	43	7	0	100	1.3	-0.1	4.8	4.9	2.5	35	442
September	2017	49	44	7	0	100	1.2	-0.2	5.0	5.2	2.7	36	445
October	2017	52	40	8	0	100	1.2	-0.1	5.1	5.2	2.7	34	467
November	2017	49	43	7	0	100	0.6	-0.1	5.0	5.1	2.7	29	466
December	2017	50	42	9	0	100	0.6	-0.1	4.7	4.8	2.3	32	484
January	2018	52	39	8	0	100	0.8	-0.1	4.7	4.8	2.4	30	483
February	2018	53	38	9	0	100	1.0	-0.2	4.6	4.8	2.4	37	490
March	2018	54	39	7	0	100	1.2	-0.2	4.8	5.0	2.8	37	477
April	2018	54	40	6	0	100	1.2	-0.2	4.8	5.0	2.7	37	475
May	2018	55	37	8	0	100	1.6	-0.1	4.9	5.0	2.7	31	477