

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			Mean	Variance	Cases
							25th	75th	Rng			
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
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

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EXPECTED CHANGE IN HOME VALUE DURING THE NEXT 5 YEARS
(Three Month Moving Averages)

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

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							<u>25th</u>	<u>75th</u>	<u>Rng</u>			
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
March 2018	67	22	10	1	100	2.1	0.2	4.6	4.5	3.0	26	477
April 2018	70	21	9	0	100	2.4	0.3	4.5	4.2	2.9	24	475
May 2018	67	23	9	0	100	2.2	0.2	4.5	4.3	2.6	23	477
June 2018	66	23	9	2	100	2.3	0.2	4.8	4.7	2.7	23	499
July 2018	66	23	9	2	100	2.7	0.2	5.1	4.9	3.3	30	513
August 2018	69	22	7	2	100	2.9	0.3	5.1	4.8	3.6	29	498
September 2018	70	23	6	1	100	2.9	0.3	5.1	4.7	3.6	29	478
October 2018	69	24	6	0	100	2.5	0.2	4.8	4.6	3.0	22	485
November 2018	67	25	7	1	100	2.3	0.1	4.8	4.6	2.7	25	495
December 2018	66	24	8	1	100	2.2	0.2	4.8	4.6	2.8	29	497
January 2019	66	22	10	2	100	2.4	0.2	5.0	4.7	3.0	35	492
February 2019	67	21	10	2	100	2.5	0.2	4.9	4.7	3.1	33	511
March 2019	68	22	9	1	100	2.7	0.2	4.9	4.7	3.0	31	503
April 2019	67	24	9	1	100	2.4	0.2	4.6	4.5	2.8	25	496
May 2019	67	24	9	0	100	2.5	0.2	4.6	4.4	2.7	24	474
June 2019	70	19	10	1	100	2.6	0.4	4.7	4.4	2.6	32	495
July 2019	71	17	11	1	100	2.7	0.4	4.8	4.5	2.5	31	480
August 2019	70	18	11	1	100	2.6	0.3	4.9	4.6	2.6	30	478
September 2019	69	20	10	1	100	2.6	0.2	4.8	4.6	2.9	21	488
October 2019	66	23	9	1	100	2.5	0.2	4.8	4.6	2.8	25	519
November 2019	68	21	9	2	100	2.6	0.3	4.9	4.6	3.1	26	523
December 2019	68	22	8	2	100	2.6	0.3	4.9	4.6	2.9	28	511

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							<u>25th</u>	<u>75th</u>	<u>Rng</u>			
January 2020	73	18	7	2	100	2.9	0.6	5.0	4.4	3.3	23	510
February 2020	72	19	8	1	100	2.8	0.5	4.9	4.4	3.1	27	498
March 2020	74	18	7	1	100	2.9	0.7	5.0	4.2	3.5	28	522
April 2020	70	22	6	1	100	2.7	0.5	5.0	4.4	3.6	34	504
May 2020	71	22	5	2	100	2.7	0.5	5.0	4.4	3.5	28	522
June 2020	70	23	6	2	100	2.6	0.4	5.0	4.6	3.3	27	497
July 2020	71	21	6	2	100	2.8	0.4	5.0	4.6	2.9	27	507
August 2020	72	20	7	1	100	2.8	0.4	5.1	4.6	3.0	32	505
September 2020	71	20	8	2	100	2.8	0.4	5.0	4.6	2.9	29	503
October 2020	73	19	6	1	100	2.9	0.5	5.0	4.6	3.2	24	487
November 2020	71	20	6	2	100	2.7	0.4	4.9	4.5	3.2	17	479
December 2020	71	20	8	1	100	2.5	0.3	4.9	4.6	3.0	22	451
January 2021	69	19	10	2	100	2.5	0.2	4.9	4.8	2.9	28	443
February 2021	69	19	12	0	100	2.6	0.1	5.1	5.0	2.7	35	435
March 2021	68	20	11	1	100	2.8	0.2	5.2	5.0	3.0	37	452
April 2021	66	20	13	1	100	2.7	0.1	5.1	5.0	2.8	34	454
May 2021	67	21	10	2	100	3.3	0.2	6.0	5.8	3.7	32	459
June 2021	68	18	12	2	100	3.4	0.2	6.0	5.8	3.4	34	443
July 2021	70	18	10	3	100	3.5	0.3	6.3	6.0	3.9	38	458
August 2021	69	18	11	3	100	3.2	0.2	6.0	5.8	3.7	44	463
September 2021	66	21	10	3	100	3.1	0.1	5.9	5.8	3.4	42	479
October 2021	63	22	13	2	100	2.8	0.0	5.7	5.7	3.0	47	486
November 2021	61	23	15	1	100	2.7	-0.1	5.5	5.6	2.7	51	489
December 2021	61	22	16	0	100	2.8	-0.1	5.5	5.6	3.1	48	494
January 2022	63	21	15	2	100	3.1	0.0	5.6	5.7	3.2	44	484
February 2022	63	22	13	2	100	3.2	0.0	5.5	5.5	3.3	37	487
March 2022	62	24	11	3	100	3.2	0.0	5.9	5.9	3.6	42	487
April 2022	60	27	11	2	100	3.0	0.0	6.3	6.3	3.6	44	486
May 2022	60	25	13	1	100	2.9	0.0	6.2	6.2	3.5	54	483
June 2022	58	24	15	3	100	2.7	-0.1	5.8	5.9	3.1	64	505
July 2022	57	24	16	3	100	2.3	-0.2	5.3	5.4	2.7	66	513
August 2022	55	26	16	3	100	2.1	-0.2	5.0	5.2	2.5	57	523
September 2022	54	27	17	3	100	1.8	-0.2	5.0	5.2	2.4	59	504
October 2022	55	26	15	3	100	2.2	-0.3	5.1	5.3	2.6	57	482
November 2022	57	27	13	3	100	2.2	-0.4	5.2	5.6	3.0	63	470
December 2022	59	27	12	3	100	2.5	-0.3	5.1	5.5	2.8	53	503
January 2023	62	24	11	3	100	2.6	-0.2	5.1	5.3	2.9	46	508
February 2023	63	23	12	2	100	2.5	0.0	5.1	5.0	2.7	40	527
March 2023	64	22	13	2	100	2.4	-0.1	5.1	5.2	2.6	34	484
April 2023	61	22	13	3	100	2.4	-0.2	5.2	5.4	2.8	39	491
May 2023	62	21	13	4	100	2.7	-0.2	5.2	5.4	2.9	35	455
June 2023	65	19	12	3	100	3.2	0.1	5.4	5.4	3.7	37	469
July 2023	68	18	12	2	100	3.4	0.2	5.7	5.5	3.9	38	475
August 2023	68	19	11	2	100	3.3	0.2	5.6	5.4	3.9	40	510
September 2023	66	22	10	2	100	3.1	0.1	5.5	5.4	3.6	42	497
October 2023	65	23	11	1	100	2.7	0.1	5.1	5.0	3.2	41	506
November 2023	63	23	12	2	100	2.7	-0.1	5.2	5.3	3.1	41	468
December 2023	65	21	12	2	100	3.0	0.0	5.4	5.4	3.2	38	487
January 2024	67	19	12	3	100	3.1	0.0	5.4	5.4	3.4	44	476
February 2024	68	18	11	2	100	3.3	0.1	5.3	5.3	3.6	45	507