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?"

								Percentiles					
Date of Survey		Increase	Same	Decrease	DK, NA	Total	Median	25th	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

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

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

REGION SOUTH
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Date of Survey		Increase	Same	Decrease	DK, NA	Total	Median	Percentiles 25th	Percentiles 75th	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
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

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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
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

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(Three Month Moving Averages)

Date of Survey		Increase	Same	Decrease	DK, NA	Total	Median	Percentiles 25th	Percentiles 75th	Percentiles Rng	Mean	Variance	Cases
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
March	2024	70	16	11	2	100	3.7	0.3	5.4	5.1	3.9	46	496
April	2024	70	18	9	3	100	3.7	0.4	5.7	5.3	4.2	43	567
May	2024	69	19	9	3	100	3.6	0.5	6.1	5.7	4.1	51	645
June	2024	67	21	10	2	100	3.1	0.2	6.4	6.3	3.8	70	738
July	2024	61	24	12	3	100	2.7	0.0	6.9	6.9	3.7	88	739
August	2024	61	24	13	2	100	2.7	-0.1	7.1	7.2	3.9	102	821
September	2024	61	25	11	2	100	3.0	-0.2	8.2	8.4	4.6	102	843
October	2024	63	24	11	2	100	3.4	-0.3	8.1	8.4	4.6	100	860
November	2024	65	24	9	2	100	3.7	-0.3	9.1	9.4	5.2	95	762
December	2024	61	26	11	3	100	3.1	-0.2	8.7	8.9	4.6	97	694
January	2025	63	25	10	3	100	3.2	0.0	9.8	9.9	5.1	108	725
February	2025	61	25	12	2	100	2.9	0.0	8.6	8.7	4.4	115	734
March	2025	63	24	11	2	100	3.2	-0.1	8.7	8.8	4.6	115	934
April	2025	59	26	12	3	100	2.7	-0.1	7.1	7.2	3.8	105	948
May	2025	59	26	12	3	100	2.7	0.0	8.3	8.4	4.3	108	1004
June	2025	58	28	11	3	100	2.6	-0.3	8.3	8.6	4.4	108	887
July	2025	62	26	10	2	100	3.3	-0.3	9.7	9.9	5.0	117	899
August	2025	60	26	11	2	100	2.9	-0.3	8.1	8.4	4.5	103	876
September	2025	59	26	13	2	100	2.5	-0.2	6.8	7.0	3.9	109	926
October	2025	57	27	14	2	100	2.1	-0.2	6.8	7.0	3.9	103	924
November	2025	58	28	13	2	100	2.4	-0.2	7.5	7.7	4.3	98	928
December	2025	60	25	13	2	100	2.8	-0.1	8.2	8.3	4.3	88	867
January	2026	58	26	13	2	100	2.5	-0.1	6.7	6.9	3.7	78	869
February	2026	57	26	14	3	100	2.2	-0.2	5.9	6.1	3.4	89	939
March	2026	58	27	13	2	100	2.2	-0.1	6.0	6.1	3.7	89	1016
April	2026	59	27	11	2	100	2.3	-0.2	5.9	6.1	3.9	91	1027
May	2026	59	29	10	2	100	2.5	-0.2	6.4	6.6	4.1	83	960
June	2026	61	29	8	2	100	2.6	-0.3	6.5	6.8	4.3	86	935
July	2026	63	27	7	2	100	3.0	-0.2	7.5	7.6	4.6	80	949