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?"

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

REGION SOUTH
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
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

REGION SOUTH
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	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
June	2018	54	39	7	0	100	1.4	-0.1	5.0	5.0	2.9	32	499
July	2018	54	38	7	1	100	1.8	-0.2	5.2	5.4	3.3	35	513
August	2018	56	38	6	0	100	1.8	-0.3	5.4	5.6	3.6	45	498
September	2018	56	37	6	1	100	1.9	-0.6	5.3	5.9	3.0	45	478
October	2018	55	37	7	0	100	1.5	-0.5	5.1	5.6	2.7	39	485
November	2018	54	38	8	0	100	1.2	-0.6	4.9	5.6	2.3	32	495
December	2018	53	39	8	0	100	1.1	-0.2	4.9	5.2	2.5	33	497
January	2019	51	40	8	1	100	0.9	-0.3	4.9	5.2	2.6	40	492
February	2019	50	41	8	1	100	0.7	-0.1	4.8	4.8	2.6	40	511

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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
March	2019	51	41	7	1	100	0.9	-0.2	4.8	5.0	2.8	34	503
April	2019	52	41	6	1	100	1.0	-0.3	4.7	5.0	2.9	32	496
May	2019	54	40	6	0	100	1.4	-0.3	4.7	5.0	2.8	40	474
June	2019	56	38	7	0	100	1.5	-0.1	4.8	4.9	2.7	43	495
July	2019	56	36	7	0	100	1.7	0.0	4.9	4.9	2.6	38	480
August	2019	58	35	7	0	100	1.7	-0.1	5.0	5.1	2.9	31	478
September	2019	57	36	7	0	100	1.7	-0.1	5.1	5.2	3.1	32	488
October	2019	56	36	7	0	100	1.6	-0.2	5.2	5.3	3.2	37	519
November	2019	54	39	7	0	100	1.5	-0.2	5.2	5.4	3.1	42	523
December	2019	56	36	7	0	100	1.8	-0.2	5.1	5.3	3.1	42	511
January	2020	58	35	6	0	100	2.2	-0.3	5.1	5.4	3.1	39	510
February	2020	57	37	6	0	100	2.0	-0.1	5.0	5.2	3.1	34	498
March	2020	54	39	6	0	100	1.8	-0.2	5.0	5.2	3.0	37	522
April	2020	46	43	11	0	100	1.1	-0.2	4.3	4.5	2.3	47	504
May	2020	40	45	15	0	100	0.6	-0.3	3.4	3.7	1.1	56	522
June	2020	36	46	18	0	100	0.2	-0.4	3.4	3.8	0.7	55	497
July	2020	38	47	15	0	100	0.2	-0.4	3.6	4.0	0.7	47	507
August	2020	41	46	12	0	100	0.2	-0.6	4.3	4.9	1.4	39	505
September	2020	47	43	9	0	100	0.9	-0.5	4.4	4.8	1.8	34	503
October	2020	52	40	8	1	100	1.2	-0.7	4.8	5.5	2.1	36	487
November	2020	54	37	9	0	100	1.3	-0.6	4.9	5.4	2.1	36	479
December	2020	52	37	10	1	100	1.2	-0.7	4.8	5.5	1.8	43	451
January	2021	50	39	11	0	100	1.0	-0.6	4.9	5.5	2.0	40	443
February	2021	54	37	9	0	100	1.6	-0.7	5.2	5.9	2.5	46	435
March	2021	55	38	7	0	100	1.8	-0.5	5.4	5.9	3.0	41	452
April	2021	59	33	7	0	100	2.8	-0.7	6.0	6.7	3.5	53	454
May	2021	63	31	6	1	100	3.6	-0.1	7.6	7.7	4.6	55	459
June	2021	63	28	8	1	100	3.7	-0.2	7.7	7.8	4.5	60	443
July	2021	62	30	7	1	100	3.4	0.2	8.5	8.3	4.9	55	458
August	2021	58	32	9	1	100	3.0	0.0	8.3	8.3	4.3	71	463
September	2021	57	32	10	1	100	3.0	0.0	8.9	8.9	4.3	77	479
October	2021	55	32	12	1	100	2.5	0.0	7.5	7.5	3.6	85	486
November	2021	55	33	12	0	100	2.2	-0.1	6.9	7.0	3.6	70	489
December	2021	55	34	11	1	100	2.4	-0.1	7.6	7.7	3.7	72	494
January	2022	56	33	10	1	100	3.1	-0.3	8.8	9.1	4.2	65	484
February	2022	57	32	9	2	100	3.6	-0.3	9.5	9.8	4.4	67	487
March	2022	59	31	8	2	100	4.0	-0.1	9.6	9.8	4.8	75	487
April	2022	59	31	9	1	100	3.9	0.0	8.7	8.7	4.4	84	486
May	2022	57	31	11	0	100	3.1	-0.3	8.0	8.3	3.8	101	483
June	2022	50	33	16	1	100	1.7	-0.4	6.6	7.0	2.8	98	505
July	2022	45	34	20	1	100	0.8	-0.6	6.1	6.6	1.9	103	513
August	2022	38	37	24	1	100	0.2	-0.7	5.0	5.7	0.9	97	523
September	2022	36	38	25	1	100	0.1	-1.0	4.8	5.8	0.6	107	504
October	2022	37	39	24	1	100	0.0	-1.3	4.8	6.1	0.8	97	482
November	2022	39	38	22	1	100	0.0	-1.2	4.8	6.0	1.1	104	470
December	2022	38	37	24	1	100	0.1	-2.3	4.3	6.5	0.8	94	503
January	2023	36	39	25	0	100	0.1	-2.0	3.5	5.5	0.5	89	508
February	2023	33	42	24	1	100	0.1	-1.9	3.1	5.0	0.4	68	527
March	2023	35	44	21	0	100	0.1	-0.4	3.2	3.6	0.6	62	484
April	2023	37	44	18	1	100	0.2	-0.4	4.0	4.3	1.1	70	491

REGION SOUTH
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	39	42	18	1	100	0.2	-0.4	4.0	4.4	1.0	74	455
June	2023	42	42	15	1	100	0.3	-0.3	4.6	4.9	1.8	66	469
July	2023	44	40	15	1	100	0.4	-0.4	4.7	5.1	1.9	57	475
August	2023	47	40	12	1	100	0.4	-0.5	4.8	5.3	2.3	49	510
September	2023	46	41	12	1	100	0.4	-0.5	4.9	5.3	2.1	52	497
October	2023	44	44	11	1	100	0.3	-0.3	4.8	5.2	2.4	48	506
November	2023	43	43	12	2	100	0.3	-0.2	5.0	5.3	2.4	57	468
December	2023	42	43	12	2	100	0.3	-0.3	5.0	5.3	2.4	53	487
January	2024	45	41	13	2	100	0.4	-0.3	4.9	5.3	2.3	58	476
February	2024	47	41	11	1	100	0.4	-0.3	5.1	5.4	2.5	51	507
March	2024	49	40	11	1	100	0.7	-0.3	5.2	5.5	2.9	55	496
April	2024	50	40	9	1	100	1.0	-0.2	5.3	5.5	3.2	55	567
May	2024	49	40	9	2	100	1.0	-0.2	5.5	5.6	3.0	54	645
June	2024	51	38	10	2	100	1.2	-0.1	5.4	5.5	2.8	54	738
July	2024	49	36	12	2	100	0.8	-0.1	5.3	5.4	2.3	51	739
August	2024	50	36	13	1	100	0.7	-0.1	5.0	5.1	2.3	54	821
September	2024	49	37	13	1	100	0.2	-0.2	5.0	5.1	2.4	53	843
October	2024	49	37	12	1	100	0.2	-0.1	4.5	4.6	2.4	54	860
November	2024	48	39	12	1	100	0.2	-0.3	4.6	4.9	2.6	51	762
December	2024	46	41	11	2	100	0.1	-0.5	4.4	4.9	2.4	51	694
January	2025	49	39	11	1	100	0.7	-0.5	5.0	5.5	2.8	58	725
February	2025	47	39	12	1	100	0.7	-0.3	4.6	4.9	2.4	65	734
March	2025	47	37	15	1	100	0.7	-0.1	4.7	4.9	2.2	71	934
April	2025	40	41	18	1	100	0.1	-0.1	4.1	4.3	1.2	69	948
May	2025	41	40	18	1	100	0.1	-0.1	4.5	4.6	1.4	73	1004
June	2025	40	41	17	1	100	0.0	-0.2	4.2	4.3	1.3	70	887
July	2025	42	41	16	2	100	0.0	-0.2	4.1	4.3	1.6	72	899
August	2025	42	41	15	2	100	0.0	-0.2	3.5	3.7	1.3	62	876
September	2025	41	40	18	1	100	0.0	-0.2	3.3	3.5	1.1	67	926
October	2025	39	40	19	1	100	0.0	-0.2	3.5	3.7	1.2	58	924
November	2025	37	42	20	1	100	0.0	-0.3	3.5	3.8	1.3	59	928
December	2025	36	43	20	1	100	-0.1	-0.3	3.2	3.5	1.2	48	867
January	2026	37	42	20	1	100	-0.1	-0.3	3.0	3.2	1.1	47	869
February	2026	36	43	19	2	100	-0.1	-0.3	2.9	3.2	1.0	45	939
March	2026	38	44	17	2	100	0.0	-0.2	3.0	3.2	1.2	45	1016
April	2026	39	45	15	2	100	0.0	-0.2	3.4	3.6	1.4	43	1027
May	2026	39	46	14	1	100	0.1	-0.2	3.5	3.7	1.5	49	960
June	2026	41	46	12	2	100	0.1	-0.3	3.8	4.1	1.9	55	935
July	2026	40	46	11	2	100	0.1	-0.3	3.9	4.2	2.0	56	949
August	2026	42	46	11	2	100	0.0	-0.2	3.8	4.0	2.0	50	934