

REGION WEST

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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			Mean	Variance	Cases
								25th	75th	Rng			
March	2007	41	44	13	2	100	0.1	-0.9	5.4	6.3	2.2	53	217
April	2007	41	44	14	1	100	0.1	-0.9	5.4	6.3	2.0	51	230
May	2007	42	44	13	1	100	0.3	-0.5	5.8	6.3	2.4	49	239
June	2007	37	46	17	0	100	0.2	-0.6	5.2	5.8	1.8	47	224
July	2007	30	52	18	0	100	0.2	-0.5	3.4	3.9	1.0	40	211
August	2007	26	53	21	0	100	0.0	-0.6	1.8	2.4	0.2	44	222
September	2007	25	51	24	0	100	0.1	-1.9	1.6	3.4	-0.7	55	230
October	2007	28	46	26	0	100	0.0	-2.4	2.9	5.2	-0.4	62	248
November	2007	28	44	27	0	100	0.2	-2.4	3.4	5.7	-0.3	66	234
December	2007	26	46	27	0	100	0.1	-1.8	2.6	4.4	0.1	53	228
January	2008	21	47	30	2	100	0.3	-2.7	1.8	4.5	-0.5	51	212
February	2008	20	47	32	2	100	0.1	-3.7	1.2	4.9	-1.0	43	226
March	2008	18	50	30	1	100	0.1	-3.2	1.0	4.3	-1.0	53	240
April	2008	17	53	30	0	100	-0.1	-3.3	0.6	3.9	-1.3	54	257
May	2008	20	54	26	0	100	-0.1	-2.4	1.4	3.8	-0.5	56	259
June	2008	21	54	25	0	100	-0.3	-2.6	1.4	4.1	-0.6	49	251
July	2008	22	51	26	0	100	-0.2	-2.0	1.9	3.9	-0.1	44	236
August	2008	18	53	28	0	100	-0.3	-1.9	0.9	2.8	-0.6	37	242
September	2008	19	52	28	0	100	-0.2	-1.8	0.9	2.6	-0.3	36	244
October	2008	17	54	28	0	100	-0.3	-2.3	0.7	3.0	-1.0	50	252
November	2008	16	56	28	0	100	-0.6	-2.8	0.6	3.4	-1.2	48	248
December	2008	11	56	32	1	100	-0.6	-4.3	0.8	5.0	-2.2	61	254
January	2009	13	55	32	0	100	-0.5	-4.5	0.6	5.1	-2.2	58	254
February	2009	11	53	36	0	100	-0.2	-5.3	0.9	6.2	-3.0	67	251
March	2009	11	54	34	0	100	-0.1	-4.9	0.9	5.8	-2.7	58	242
April	2009	12	58	30	0	100	0.2	-3.3	1.3	4.5	-2.0	47	242
May	2009	17	60	22	1	100	0.4	-1.8	1.5	3.4	-0.6	37	233
June	2009	19	61	19	1	100	0.4	-0.5	1.5	1.9	-0.1	32	236
July	2009	20	59	18	2	100	0.2	-0.5	1.1	1.6	-0.4	36	230
August	2009	19	59	20	2	100	0.2	-0.5	0.9	1.4	-0.3	37	239
September	2009	20	60	17	2	100	0.2	-0.5	0.9	1.4	0.1	39	242
October	2009	25	59	15	1	100	0.1	-0.7	1.8	2.5	0.9	40	252
November	2009	25	57	16	1	100	-0.2	-1.2	2.0	3.2	0.2	41	236
December	2009	25	57	18	1	100	-0.2	-1.2	2.1	3.3	0.0	44	223
January	2010	24	57	19	0	100	-0.2	-1.2	1.4	2.7	-0.3	38	211
February	2010	23	57	19	1	100	0.1	-0.8	1.2	2.0	-0.3	41	236
March	2010	25	58	16	1	100	-0.1	-0.8	1.1	1.8	0.0	35	246
April	2010	27	59	13	0	100	0.0	-0.7	1.8	2.4	0.2	40	264
May	2010	31	58	10	0	100	0.2	-0.5	2.5	2.9	0.5	34	235
June	2010	29	58	13	0	100	0.2	-0.5	2.3	2.8	0.0	36	222
July	2010	24	60	16	1	100	0.1	-0.4	1.3	1.7	-0.3	27	213
August	2010	21	61	18	1	100	0.1	-0.5	0.8	1.4	-0.7	35	228
September	2010	21	62	16	1	100	0.1	-0.6	1.0	1.6	-0.6	40	251
October	2010	20	61	18	1	100	0.1	-0.5	1.0	1.5	-1.0	47	265
November	2010	22	59	18	1	100	0.0	-0.6	1.0	1.7	-0.4	51	274

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Date of Survey		Increase	Same	Decrease	DK, NA	Total	Median	Percentiles			Mean	Variance	Cases
								25th	75th	Rng			
December	2010	23	57	20	0	100	0.1	-0.5	1.2	1.7	-0.3	46	247
January	2011	23	58	18	1	100	0.2	-0.5	1.2	1.7	0.0	38	240
February	2011	17	65	17	1	100	0.3	-0.3	0.8	1.2	-0.1	26	237
March	2011	15	66	18	1	100	0.1	-0.4	0.5	0.9	-0.2	29	264
April	2011	14	68	18	0	100	0.3	-0.3	0.9	1.2	-0.2	32	261
May	2011	16	66	18	0	100	0.2	-0.3	0.8	1.1	-0.2	28	261
June	2011	14	68	18	0	100	0.3	-0.3	0.9	1.2	-0.1	30	250
July	2011	17	63	19	1	100	-0.1	-0.7	0.5	1.2	0.1	53	243
August	2011	15	59	25	1	100	-0.2	-1.5	0.4	1.9	-0.5	54	258
September	2011	16	56	27	1	100	-0.2	-2.3	0.3	2.6	-0.9	50	278
October	2011	14	58	27	1	100	0.1	-1.9	0.6	2.5	-1.0	24	267
November	2011	15	62	23	0	100	0.2	-1.2	0.8	1.9	-0.5	26	243
December	2011	17	63	20	0	100	0.2	-0.5	0.9	1.4	-0.1	31	230
January	2012	15	64	20	0	100	0.0	-0.7	0.6	1.3	-0.4	37	249
February	2012	18	62	19	1	100	-0.1	-0.7	0.5	1.2	-0.7	41	271
March	2012	21	59	20	1	100	0.0	-0.6	1.0	1.5	-0.8	33	269
April	2012	28	55	17	1	100	-0.1	-0.9	1.9	2.7	-0.1	30	252
May	2012	31	52	16	1	100	-0.1	-1.1	2.7	3.7	0.2	31	228
June	2012	28	57	13	2	100	-0.1	-1.0	2.2	3.2	0.3	27	233
July	2012	26	57	15	2	100	0.1	-0.6	1.5	2.0	0.1	34	246
August	2012	26	57	16	1	100	0.2	-0.3	1.8	2.1	0.5	39	247
September	2012	31	55	14	1	100	0.1	-0.4	2.5	2.9	1.0	44	244
October	2012	35	53	11	1	100	0.1	-0.6	3.4	4.0	1.1	43	240
November	2012	37	54	8	2	100	0.2	-0.7	3.9	4.6	1.4	39	241
December	2012	37	56	6	2	100	0.1	-1.0	4.1	5.1	1.6	36	246
January	2013	38	55	5	1	100	0.2	-0.7	4.1	4.9	2.0	32	247
February	2013	46	48	5	1	100	1.0	-0.7	4.3	5.1	2.4	27	242
March	2013	54	36	9	1	100	1.5	-0.6	4.9	5.5	2.4	36	233
April	2013	56	34	8	2	100	1.6	-0.9	5.4	6.3	2.9	38	222
May	2013	51	37	9	2	100	1.0	-0.8	5.2	6.0	2.8	39	230
June	2013	54	38	6	2	100	2.1	-0.4	6.2	6.6	3.8	34	227
July	2013	55	39	5	1	100	2.0	-0.8	6.3	7.1	3.7	34	219
August	2013	59	37	5	0	100	2.6	-0.7	6.5	7.2	3.9	34	215
September	2013	56	39	5	0	100	2.1	-1.0	6.2	7.1	3.5	35	216
October	2013	58	36	6	0	100	2.8	-0.1	6.2	6.3	3.5	32	232
November	2013	55	39	5	0	100	2.2	-0.5	6.4	7.0	3.4	29	238
December	2013	56	39	4	0	100	2.7	-0.4	6.4	6.8	3.8	33	237
January	2014	57	40	3	0	100	2.4	-0.8	6.4	7.1	3.8	34	225
February	2014	58	39	2	1	100	2.7	-0.4	6.1	6.5	3.9	33	212
March	2014	54	41	3	1	100	1.8	-0.8	5.7	6.5	3.1	29	220
April	2014	51	44	3	2	100	1.2	-2.0	5.8	7.8	3.2	34	228
May	2014	50	45	4	1	100	1.0	-2.5	5.6	8.1	3.0	46	244
June	2014	49	45	5	0	100	0.7	-2.3	5.2	7.4	2.7	39	241
July	2014	52	40	6	2	100	1.5	-0.8	5.1	5.8	2.5	38	230
August	2014	53	39	6	2	100	1.8	-0.1	5.2	5.3	2.6	25	227
September	2014	53	37	9	2	100	1.7	-0.1	5.3	5.4	2.4	35	215
October	2014	50	40	9	1	100	1.1	-0.4	5.3	5.8	2.4	28	220
November	2014	47	44	7	2	100	0.5	-0.7	5.0	5.7	2.3	29	214
December	2014	48	46	4	1	100	0.6	-0.9	4.7	5.6	2.5	21	210

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(Three Month Moving Averages)

Date of Survey		Increase	Same	Decrease	DK, NA	Total	Median	Percentiles			Mean	Variance	Cases
								25th	75th	Rng			
January	2015	52	42	6	1	100	1.2	-0.6	4.7	5.2	2.5	26	225
February	2015	56	37	6	1	100	1.9	-0.3	5.0	5.3	3.0	30	223
March	2015	58	34	7	1	100	2.7	-0.1	5.7	5.7	3.5	31	217
April	2015	57	37	5	1	100	2.5	-0.3	5.6	5.9	3.5	26	218
May	2015	57	35	7	1	100	2.4	-0.4	5.5	5.9	2.9	27	210
June	2015	58	35	6	1	100	2.3	-0.4	5.2	5.6	2.9	28	220
July	2015	59	33	7	1	100	2.7	-0.1	5.2	5.3	3.1	28	211
August	2015	60	33	6	1	100	2.9	-0.1	5.6	5.7	3.7	27	233
September	2015	58	37	5	0	100	2.1	-0.3	5.4	5.7	3.3	28	243
October	2015	57	38	4	1	100	1.7	-0.7	5.4	6.1	3.1	28	254
November	2015	57	37	4	1	100	1.8	-0.8	5.1	5.9	2.8	25	244
December	2015	57	36	6	1	100	1.8	-0.6	5.1	5.7	2.8	21	238
January	2016	55	38	7	0	100	1.3	-0.7	5.1	5.8	2.6	25	217
February	2016	50	42	8	0	100	0.7	-0.6	4.8	5.5	2.4	26	228
March	2016	56	39	5	0	100	1.6	-0.6	5.0	5.5	3.1	31	257
April	2016	59	35	6	0	100	2.2	-0.1	5.1	5.2	3.4	35	280
May	2016	61	32	7	0	100	2.4	-0.4	5.1	5.5	3.3	31	273
June	2016	57	34	9	0	100	2.2	-0.5	5.2	5.7	3.1	31	233
July	2016	57	34	9	0	100	1.9	-0.6	5.3	6.0	2.9	30	226
August	2016	55	34	10	0	100	1.9	-0.7	5.5	6.2	2.9	33	224
September	2016	55	35	8	2	100	1.9	-0.6	5.5	6.1	2.9	31	254
October	2016	53	38	7	2	100	1.9	-0.5	5.1	5.6	2.7	30	267
November	2016	53	38	7	2	100	1.7	-0.3	4.8	5.1	2.6	28	274
December	2016	57	37	6	1	100	2.5	-0.2	5.5	5.7	3.2	30	257
January	2017	60	33	6	1	100	3.4	0.0	7.1	7.1	3.9	29	259
February	2017	60	35	5	0	100	3.3	-0.3	7.2	7.4	4.0	33	259
March	2017	60	34	6	0	100	2.7	-0.4	6.7	7.1	3.6	32	272
April	2017	62	33	5	1	100	2.2	-0.4	5.3	5.7	3.5	33	270
May	2017	63	32	4	1	100	2.6	0.0	5.5	5.5	3.8	34	286
June	2017	63	32	4	1	100	2.8	0.1	6.1	6.0	4.3	39	293
July	2017	61	34	5	1	100	2.9	0.0	6.5	6.5	4.2	34	314
August	2017	61	34	4	1	100	3.0	0.0	6.5	6.5	4.3	32	312
September	2017	62	33	4	1	100	2.8	0.1	5.8	5.7	3.8	30	312
October	2017	65	31	4	0	100	3.2	0.1	6.1	5.9	4.0	29	282
November	2017	68	28	4	0	100	3.5	0.2	6.7	6.5	4.6	46	277
December	2017	69	28	3	0	100	3.8	0.2	7.5	7.3	4.9	45	273