REGION WEST
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 25th	Percentiles 75th	Percentiles Rng	Mean	Variance	Cases
May	2007	72	23	4	1	100	4.3	0.5	5.9	5.4	4.6	39	239
June	2007	70	23	7	0	100	3.8	0.4	5.9	5.6	4.0	44	224
July	2007	65	27	8	1	100	3.1	0.2	5.5	5.4	3.9	52	211
August	2007	65	24	10	1	100	3.1	0.1	5.4	5.3	3.5	55	222
September	2007	65	24	9	2	100	3.2	0.2	5.7	5.5	4.3	68	230
October	2007	68	24	7	1	100	3.9	0.1	6.3	6.2	4.5	61	248
November	2007	65	27	7	1	100	3.4	0.1	6.3	6.3	4.4	49	234
December	2007	65	28	6	1	100	3.3	-0.2	6.0	6.2	3.6	32	228
January	2008	63	27	9	1	100	2.7	-0.2	5.2	5.4	3.0	39	212
February	2008	68	23	8	1	100	3.5	0.3	5.6	5.3	3.7	55	226
March	2008	67	25	7	0	100	3.4	0.3	5.5	5.2	3.8	57	240
April	2008	65	28	7	0	100	3.4	0.3	5.7	5.4	3.9	52	257
May	2008	62	30	8	0	100	2.6	-0.2	5.2	5.5	2.8	31	259
June	2008	63	27	9	0	100	2.7	-0.2	5.4	5.5	3.1	36	251
July	2008	66	24	9	1	100	2.8	-0.1	5.5	5.6	3.5	39	236
August	2008	67	24	9	0	100	3.1	-0.1	5.6	5.6	3.9	49	242
September	2008	67	24	8	0	100	2.9	0.0	5.4	5.4	3.9	40	244
October	2008	65	28	7	0	100	2.4	-0.1	5.1	5.2	3.1	37	252
November	2008	67	27	5	0	100	2.8	0.2	5.0	4.8	3.3	27	248
December	2008	69	24	6	1	100	2.9	0.3	5.1	4.8	3.2	29	254
January	2009	70	21	7	2	100	3.3	0.5	5.4	4.9	3.6	30	254
February	2009	68	22	9	2	100	2.9	0.2	5.6	5.4	3.1	52	251
March	2009	62	26	10	2	100	2.6	0.0	5.5	5.5	2.7	51	242
April	2009	62	28	9	1	100	2.3	-0.2	5.3	5.5	2.7	49	242
May	2009	66	25	8	1	100	2.8	0.4	5.1	4.7	3.0	37	233
June	2009	69	24	7	0	100	3.0	0.4	5.0	4.7	3.1	34	236
July	2009	68	22	9	0	100	3.0	0.5	5.1	4.5	2.8	41	230
August	2009	62	27	10	0	100	2.4	-0.2	5.0	5.1	2.3	35	239
September	2009	62	27	10	1	100	2.5	0.0	5.1	5.1	2.7	35	242
October	2009	69	23	7	1	100	3.3	0.3	5.5	5.2	3.5	35	252
November	2009	71	24	4	1	100	3.3	NA	5.4	NA	3.7	27	236
December	2009	69	24	5	1	100	3.2	NA	5.3	NA	3.3	25	223
January	2010	63	28	7	2	100	2.4	NA	4.9	NA	2.7	16	211
February	2010	62	26	9	3	100	2.3	-0.2	4.9	5.1	2.4	21	236
March	2010	64	23	9	4	100	2.5	-0.1	4.9	5.0	2.8	28	246
April	2010	66	22	9	3	100	2.9	0.0	5.1	5.1	2.9	38	264
May	2010	61	29	8	2	100	2.3	0.1	5.0	4.8	2.9	35	235
June	2010	62	31	7	0	100	2.2	0.1	4.9	4.8	2.7	27	222
July	2010	61	30	8	1	100	1.7	0.1	4.7	4.6	2.3	19	213
August	2010	68	21	10	1	100	2.4	0.2	4.9	4.7	2.7	20	228
September	2010	64	23	11	2	100	2.2	0.2	5.0	4.8	2.7	24	251
October	2010	59	27	12	2	100	1.7	-0.2	4.4	4.7	2.1	23	265
November	2010	60	28	10	2	100	1.8	-0.2	4.7	5.0	2.8	38	274
December	2010	59	30	10	1	100	1.7	-0.4	4.7	5.1	2.6	39	247

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Date of Survey		Increase	Same	Decrease	DK, NA	Total	Median	Percentiles 25th	Percentiles 75th	Percentiles Rng	Mean	Variance	Cases
January	2011	62	30	6	2	100	2.1	-0.2	5.2	5.4	3.4	37	240
February	2011	62	31	5	2	100	2.1	-0.2	4.9	5.0	2.5	24	237
March	2011	64	31	4	1	100	2.0	0.0	4.8	4.7	2.5	22	264
April	2011	63	28	8	0	100	1.8	0.0	4.2	4.2	2.0	19	261
May	2011	64	27	8	0	100	1.9	0.1	4.4	4.3	2.6	19	261
June	2011	62	29	9	0	100	1.8	-0.1	4.0	4.1	2.7	24	250
July	2011	64	29	7	1	100	2.4	-0.1	4.5	4.6	3.4	33	243
August	2011	56	33	9	2	100	1.6	-0.3	4.3	4.6	2.6	30	258
September	2011	56	33	8	3	100	1.6	-0.4	4.4	4.8	2.4	26	278
October	2011	56	33	9	3	100	1.2	-0.3	4.5	4.9	2.2	24	267
November	2011	57	32	9	2	100	1.2	-0.3	4.3	4.7	2.3	24	243
December	2011	58	30	10	1	100	1.6	-0.1	4.8	4.9	2.4	26	230
January	2012	58	31	9	1	100	1.3	-0.1	4.5	4.6	2.0	17	249
February	2012	60	28	9	3	100	1.8	0.0	4.8	4.8	1.7	33	271
March	2012	59	29	10	2	100	1.7	0.0	4.9	4.9	2.0	34	269
April	2012	64	24	9	2	100	2.4	0.3	5.2	4.9	2.4	42	252
May	2012	68	25	6	1	100	2.7	0.3	5.4	5.1	3.3	31	228
June	2012	68	24	6	2	100	2.9	0.2	5.3	5.0	3.3	26	233
July	2012	62	28	8	2	100	2.3	-0.2	5.0	5.2	2.9	23	246
August	2012	58	28	10	3	100	2.2	-0.1	4.8	5.0	2.5	26	247
September	2012	62	25	9	3	100	2.2	0.0	4.9	4.8	2.7	28	244
October	2012	66	25	5	4	100	2.6	NA	5.0	NA	3.2	27	240
November	2012	69	25	3	3	100	2.9	NA	5.3	NA	3.6	30	241
December	2012	69	25	3	3	100	2.9	NA	5.3	NA	3.9	35	246
January	2013	72	20	5	3	100	3.0	0.4	5.3	4.9	3.7	39	247
February	2013	75	17	5	2	100	2.9	0.7	5.2	4.5	3.7	32	242
March	2013	79	13	6	2	100	3.2	1.1	5.7	4.6	3.8	42	233
April	2013	76	18	6	1	100	3.3	0.8	5.8	5.0	4.0	42	222
May	2013	74	18	7	1	100	3.7	0.6	5.9	5.3	4.1	44	230
June	2013	73	20	6	1	100	3.8	0.4	5.7	5.3	4.2	32	227
July	2013	77	15	7	1	100	3.8	0.8	5.7	4.9	4.1	32	219
August	2013	76	19	5	1	100	3.4	0.7	6.1	5.4	4.1	31	215
September	2013	75	18	6	1	100	3.6	0.7	6.2	5.6	4.0	34	216
October	2013	71	21	7	1	100	3.6	0.4	6.2	5.8	3.9	35	232
November	2013	70	19	11	1	100	3.4	0.2	5.5	5.3	3.3	44	238
December	2013	70	21	8	1	100	3.2	0.4	5.2	4.7	3.6	45	237
January	2014	71	22	5	1	100	3.1	0.4	5.3	4.8	3.6	38	225
February	2014	70	26	2	2	100	3.0	0.6	5.5	4.8	4.0	35	212
March	2014	68	25	3	3	100	2.9	0.3	5.9	5.5	3.5	29	220
April	2014	69	24	4	3	100	3.0	0.4	5.8	5.4	3.8	32	228
May	2014	72	20	5	3	100	3.3	0.5	5.7	5.1	3.7	20	244
June	2014	73	20	6	1	100	3.3	0.5	5.2	4.7	3.5	15	241
July	2014	69	22	8	1	100	3.1	0.3	5.2	4.9	2.9	20	230
August	2014	69	21	8	1	100	3.0	0.3	5.0	4.7	2.7	18	227
September	2014	69	20	10	1	100	2.8	0.3	5.0	4.7	2.4	33	215
October	2014	74	18	8	0	100	3.5	0.4	5.0	4.6	3.0	26	220
November	2014	74	18	8	1	100	3.6	0.5	5.2	4.7	3.1	28	214
December	2014	72	21	6	1	100	3.5	0.4	5.1	4.7	3.5	24	210
January	2015	71	20	7	2	100	2.9	0.4	4.9	4.5	3.2	39	225
February	2015	73	19	7	1	100	3.2	0.7	5.0	4.3	3.6	44	223

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Date of Survey		Increase	Same	Decrease	DK, NA	Total	Median	Percentiles 25th	Percentiles 75th	Percentiles Rng	Mean	Variance	Cases
March	2015	74	17	8	1	100	3.5	0.7	5.2	4.5	3.4	41	217
April	2015	74	17	8	1	100	3.6	0.7	5.4	4.7	3.6	36	218
May	2015	71	19	8	1	100	3.2	0.3	5.3	5.0	3.3	34	210
June	2015	73	20	6	1	100	3.2	0.5	5.3	4.9	3.8	34	220
July	2015	76	20	3	1	100	3.3	0.9	5.2	4.3	3.9	24	211
August	2015	79	17	3	1	100	3.7	1.3	5.3	4.1	4.2	24	233
September	2015	77	18	5	1	100	3.6	1.1	5.2	4.0	3.7	17	243
October	2015	72	18	7	3	100	3.2	0.7	5.0	4.3	3.5	18	254
November	2015	70	19	7	3	100	2.9	0.4	5.0	4.6	3.1	16	244
December	2015	71	17	9	3	100	2.8	0.3	4.9	4.5	2.4	25	238
January	2016	70	20	9	1	100	2.7	0.2	4.7	4.6	2.1	23	217
February	2016	69	21	10	1	100	2.6	0.1	4.6	4.6	2.1	26	228
March	2016	73	19	7	0	100	2.8	0.4	4.8	4.4	3.1	20	257
April	2016	73	19	7	1	100	2.7	0.5	5.0	4.6	3.4	26	280
May	2016	75	17	7	1	100	2.6	0.6	5.0	4.4	3.3	24	273
June	2016	71	18	11	1	100	2.5	0.3	5.0	4.7	2.9	26	233
July	2016	73	14	13	1	100	2.7	0.4	5.0	4.6	2.5	28	226
August	2016	69	18	12	2	100	2.8	0.2	5.0	4.8	2.6	30	224
September	2016	70	18	10	2	100	2.9	0.3	4.9	4.6	2.5	25	254
October	2016	67	23	8	2	100	2.6	0.2	4.6	4.3	2.6	21	267
November	2016	68	20	11	1	100	2.7	0.2	4.6	4.4	2.5	28	274
December	2016	69	20	10	1	100	3.1	0.4	4.9	4.6	3.1	31	257
January	2017	70	17	11	2	100	3.6	0.5	5.4	5.0	3.7	33	259
February	2017	67	20	11	2	100	3.1	0.3	5.0	4.7	3.2	25	259
March	2017	65	22	11	2	100	2.5	0.1	4.7	4.6	2.9	27	272
April	2017	65	23	11	1	100	2.2	0.1	4.5	4.4	2.5	31	270
May	2017	65	24	10	1	100	2.2	0.2	4.9	4.8	2.8	30	286
June	2017	66	23	10	1	100	2.5	0.2	5.5	5.3	3.0	40	293
July	2017	67	23	9	1	100	2.5	0.2	5.7	5.5	3.1	35	314
August	2017	70	20	10	0	100	2.9	0.2	5.7	5.5	3.4	37	312
September	2017	69	20	10	0	100	2.8	0.2	5.3	5.1	3.2	24	312
October	2017	69	20	11	0	100	3.0	0.2	5.3	5.1	3.4	26	282
November	2017	72	19	9	0	100	3.4	0.3	5.4	5.1	3.8	33	277
December	2017	73	17	9	1	100	3.8	0.6	5.3	4.7	3.9	30	273
January	2018	72	19	8	1	100	3.7	0.6	5.4	4.8	3.8	27	277
February	2018	72	19	9	1	100	3.1	0.5	5.2	4.7	3.4	20	286
March	2018	71	18	9	2	100	2.8	0.3	5.6	5.3	3.4	24	296
April	2018	72	16	10	2	100	3.3	0.5	5.7	5.1	3.6	25	290
May	2018	72	17	9	2	100	3.5	0.5	5.7	5.2	3.7	25	278