

REGION WEST

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
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

REGION WEST
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			Mean	Variance	Cases
							25th	75th	Rng			
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
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

REGION WEST
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			Mean	Variance	Cases
							25th	75th	Rng			
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
January 2018	68	29	3	0	100	3.6	-0.1	7.8	7.8	5.0	48	277
February 2018	68	29	3	0	100	3.4	0.0	7.6	7.5	4.3	34	286
March 2018	67	29	4	0	100	3.6	-0.1	7.5	7.6	4.2	34	296
April 2018	68	26	5	0	100	4.1	0.2	7.9	7.7	4.3	34	290
May 2018	70	25	4	0	100	4.6	-0.2	7.9	8.1	4.6	29	278
June 2018	70	25	5	0	100	4.6	-0.2	8.2	8.4	5.0	41	259
July 2018	71	24	4	0	100	4.7	-0.2	8.4	8.6	5.1	51	264
August 2018	71	22	8	0	100	4.7	0.2	9.3	9.1	4.9	54	266
September 2018	69	23	8	0	100	4.1	0.1	8.1	8.0	4.1	43	287
October 2018	64	27	8	0	100	3.2	-0.2	6.7	6.9	3.5	35	285
November 2018	59	31	9	0	100	2.3	-0.4	5.4	5.8	2.9	34	290
December 2018	56	33	11	0	100	2.2	-0.4	5.4	5.9	3.0	38	274
January 2019	52	35	12	1	100	1.6	-0.3	4.9	5.2	2.6	38	284
February 2019	53	35	11	1	100	2.0	-0.1	5.0	5.1	2.8	36	289
March 2019	55	34	10	1	100	2.0	-0.1	4.8	4.9	2.7	29	310
April 2019	56	34	9	1	100	2.1	0.0	5.2	5.2	2.9	24	315
May 2019	58	34	8	0	100	2.1	0.0	5.1	5.1	3.1	24	310
June 2019	58	35	7	0	100	2.0	-0.1	5.2	5.2	2.9	28	314
July 2019	59	35	6	0	100	2.5	-0.2	5.2	5.4	3.2	31	308
August 2019	53	38	9	1	100	1.7	-0.5	5.1	5.6	2.7	32	300
September 2019	51	35	13	1	100	1.5	-0.6	5.3	5.9	2.5	34	276
October 2019	50	35	15	1	100	1.1	-0.7	5.2	5.8	2.1	31	272
November 2019	53	31	16	0	100	1.6	-0.5	5.1	5.6	2.3	32	297

REGION WEST

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			Mean	Variance	Cases
							25th	75th	Rng			
December 2019	56	32	12	0	100	1.8	-0.5	5.0	5.5	2.8	35	319
January 2020	58	32	10	0	100	1.9	-0.2	5.2	5.4	3.1	42	329
February 2020	58	33	9	0	100	2.4	-0.1	5.3	5.4	3.4	42	317
March 2020	54	35	11	0	100	1.8	-0.1	5.2	5.3	2.9	35	304
April 2020	43	36	22	0	100	1.2	-1.7	3.6	5.3	1.2	41	292
May 2020	32	39	28	1	100	0.1	-3.0	2.1	5.1	-0.1	43	295
June 2020	33	39	28	1	100	0.1	-3.0	2.2	5.2	-0.2	54	297
July 2020	36	42	20	2	100	0.3	-1.5	3.6	5.1	0.8	45	290
August 2020	47	37	15	1	100	1.0	-0.4	5.5	5.9	1.9	46	292
September 2020	47	39	14	1	100	1.0	-0.4	5.3	5.7	2.0	37	282
October 2020	54	35	11	0	100	1.6	-0.3	5.5	5.8	2.7	38	306
November 2020	55	34	11	0	100	1.7	-0.2	4.9	5.1	2.5	42	306
December 2020	59	31	10	0	100	2.5	-0.1	5.4	5.5	2.9	48	317
January 2021	59	30	11	0	100	2.5	-0.4	5.5	5.9	2.8	48	301
February 2021	61	29	9	1	100	2.7	-0.2	6.3	6.5	3.4	45	301
March 2021	62	30	7	1	100	2.9	-0.3	6.1	6.4	3.8	39	284
April 2021	65	26	7	2	100	3.7	0.0	7.7	7.7	4.5	44	303
May 2021	67	26	6	1	100	4.3	0.1	8.3	8.2	5.1	45	302
June 2021	72	20	8	0	100	5.0	0.6	10.1	9.5	5.4	78	315
July 2021	70	21	9	1	100	5.0	0.4	10.1	9.7	5.4	94	289
August 2021	68	23	9	1	100	4.8	-0.1	9.4	9.5	4.9	98	284
September 2021	63	26	10	1	100	4.2	-0.5	8.6	9.1	4.4	86	295
October 2021	65	23	10	1	100	3.7	-0.3	7.5	7.8	3.8	74	308
November 2021	63	24	13	1	100	3.4	0.0	8.2	8.2	3.9	82	307
December 2021	60	28	11	1	100	3.2	-0.3	7.2	7.4	4.1	75	290
January 2022	57	33	9	1	100	3.2	-0.6	7.9	8.5	4.2	75	274
February 2022	57	33	9	1	100	3.0	-0.7	6.8	7.4	3.8	73	267
March 2022	59	30	10	2	100	3.7	-0.3	8.3	8.6	4.2	64	282
April 2022	62	27	9	1	100	3.8	0.0	8.3	8.3	4.7	64	306
May 2022	60	31	8	1	100	3.7	-0.2	10.0	10.2	5.3	72	292
June 2022	56	33	12	0	100	2.4	-0.3	8.5	8.8	4.4	80	277
July 2022	45	32	22	1	100	1.2	-2.2	7.0	9.2	2.0	99	254
August 2022	37	33	29	1	100	0.2	-3.3	4.4	7.6	-0.2	96	267
September 2022	30	35	33	2	100	-0.1	-4.9	2.7	7.6	-1.6	95	272
October 2022	29	39	31	1	100	0.0	-4.5	2.5	7.0	-0.9	76	291
November 2022	29	37	33	1	100	0.1	-4.9	2.9	7.9	-0.4	83	283
December 2022	30	35	34	1	100	-0.1	-5.4	3.5	8.9	-0.4	81	272
January 2023	27	37	36	1	100	-0.3	-5.6	2.5	8.1	-1.0	72	256
February 2023	28	37	35	0	100	-0.2	-5.4	2.1	7.5	-1.1	54	263
March 2023	29	36	34	2	100	0.0	-4.8	2.1	6.9	-0.9	55	277
April 2023	33	36	29	2	100	0.1	-3.4	2.9	6.2	-0.3	63	310
May 2023	33	39	26	2	100	0.1	-2.3	3.0	5.3	-0.1	65	312
June 2023	38	41	21	0	100	0.2	-0.7	4.0	4.7	0.5	64	307
July 2023	42	38	19	0	100	0.3	-0.7	4.6	5.2	0.8	54	265
August 2023	47	37	15	1	100	0.6	-0.2	5.2	5.4	1.8	54	268
September 2023	47	36	16	1	100	0.6	-0.2	5.2	5.4	2.0	43	283
October 2023	44	40	16	0	100	0.5	-0.4	4.6	5.0	2.2	46	290
November 2023	42	40	17	0	100	0.4	-0.5	4.4	5.0	1.7	45	301
December 2023	43	43	14	0	100	0.4	-0.5	4.4	4.9	1.9	45	291
January 2024	46	43	11	0	100	0.5	-0.3	5.0	5.3	2.2	39	299
February 2024	47	41	12	0	100	0.6	-0.2	5.1	5.2	2.0	31	278