

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

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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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							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
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

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Date of Survey	Increase	Same	Decrease	DK, NA	Total	Median	Percentiles			Mean	Variance	Cases
							25th	75th	Rng			
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
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

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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			
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
March 2024	50	38	12	0	100	1.0	-0.1	5.1	5.2	2.2	31	278
April 2024	50	36	13	1	100	1.5	-0.3	5.0	5.4	2.4	40	313
May 2024	53	36	11	0	100	1.9	-0.4	4.9	5.4	2.8	51	396
June 2024	50	39	11	0	100	1.4	-0.4	4.7	5.1	2.4	50	458
July 2024	50	39	10	0	100	1.3	-0.3	4.6	4.9	2.5	49	483
August 2024	51	40	9	1	100	1.3	-0.1	4.6	4.8	2.3	36	505
September 2024	53	39	7	1	100	1.4	-0.1	4.9	5.0	2.7	39	496
October 2024	52	40	7	1	100	1.0	-0.1	4.9	4.9	2.3	33	502
November 2024	47	43	8	1	100	0.3	-0.4	4.8	5.2	2.3	33	446
December 2024	48	43	8	1	100	0.7	-0.7	4.9	5.6	2.5	37	448
January 2025	47	43	9	1	100	0.5	-0.8	5.0	5.8	2.6	43	480
February 2025	48	41	10	1	100	0.6	-0.6	4.8	5.4	2.4	47	514
March 2025	44	44	12	1	100	0.0	-0.4	4.3	4.8	2.0	43	605
April 2025	42	41	16	2	100	0.0	-0.4	4.2	4.6	1.3	49	617
May 2025	40	41	17	2	100	0.1	-0.2	4.4	4.6	1.3	65	656
June 2025	39	39	19	3	100	0.1	-0.1	4.1	4.2	1.2	67	601
July 2025	38	43	16	3	100	0.0	-0.2	3.6	3.7	1.3	57	650
August 2025	39	42	17	2	100	0.0	-0.3	3.6	3.8	1.5	49	635
September 2025	41	42	16	1	100	0.0	-0.3	3.8	4.1	1.5	49	654
October 2025	41	43	16	0	100	0.0	-0.2	3.9	4.1	1.5	47	610
November 2025	36	48	16	0	100	0.0	-0.2	3.0	3.2	1.0	33	614
December 2025	33	48	18	1	100	0.0	-0.3	2.8	3.1	0.5	33	607
January 2026	32	48	19	1	100	0.0	-0.3	2.4	2.7	0.3	31	643
February 2026	35	44	20	2	100	0.1	-0.2	3.1	3.3	0.4	33	674