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?"

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

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 25th	Percentiles 75th	Rng	Mean	Variance	Cases
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

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 25th	Percentiles 75th	Rng	Mean	Variance	Cases
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

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 25th	Percentiles 75th	Rng	Mean	Variance	Cases
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

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 25th	Percentiles 75th	Rng	Mean	Variance	Cases
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
March	2026	37	44	17	2	100	0.1	-0.1	3.0	3.1	1.0	39	759
April	2026	39	44	15	2	100	0.1	-0.1	3.4	3.5	1.3	41	744
May	2026	37	48	14	1	100	-0.1	-0.2	2.3	2.5	0.9	57	732
June	2026	36	48	15	1	100	0.0	-0.2	2.3	2.5	0.7	49	684