TABLE 46

EXPECTED CHANGE IN HOME VALUE IN THE NEXT YEAR

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 25th	Percentiles 75th	Rng	Mean	Variance	Cases
Jan.-Mar.	2007	39	50	10	1	100	0.3	-0.2	4.8	5.0	2.3	48	1245
Apr.-June	2007	35	50	14	1	100	0.2	-0.3	4.6	4.9	1.5	48	1230
Jul.-Sep.	2007	33	50	17	0	100	0.2	-0.3	3.4	3.7	1.0	49	1238
Oct.-Dec.	2007	25	53	22	0	100	0.0	-0.4	0.5	0.9	0.2	52	1252
Jan.-Mar.	2008	20	57	23	0	100	0.0	-0.5	0.4	0.9	-0.5	49	1229
Apr.-June	2008	18	55	26	1	100	-0.1	-1.9	0.4	2.3	-0.9	52	1259
Jul.-Sep.	2008	20	58	22	0	100	0.0	-0.5	0.4	0.9	-0.2	37	1241
Oct.-Dec.	2008	16	57	26	1	100	-0.1	-2.0	0.3	2.4	-1.1	45	1227
Jan.-Mar.	2009	10	62	26	2	100	-0.1	-2.3	0.3	2.5	-1.9	46	1246
Apr.-June	2009	16	61	22	1	100	0.0	-0.5	0.4	0.8	-0.8	38	1262
Jul.-Sep.	2009	22	60	17	1	100	0.0	-0.4	0.5	0.8	0.0	41	1275
Oct.-Dec.	2009	22	61	16	1	100	0.0	-0.4	0.4	0.8	0.1	38	1258
Jan.-Mar.	2010	22	62	15	1	100	0.1	-0.3	0.5	0.8	-0.1	32	1252
Apr.-June	2010	23	61	15	1	100	0.1	-0.3	0.5	0.8	-0.1	33	1257
Jul.-Sep.	2010	20	62	17	1	100	0.0	-0.4	0.4	0.8	-0.6	32	1264
Oct.-Dec.	2010	20	62	17	1	100	0.0	-0.4	0.4	0.8	-0.4	41	1279
Jan.-Mar.	2011	16	65	18	1	100	0.0	-0.4	0.4	0.8	-0.3	27	1250
Apr.-June	2011	17	65	17	1	100	0.0	-0.4	0.4	0.8	0.0	26	1257
Jul.-Sep.	2011	14	65	21	0	100	-0.1	-0.4	0.3	0.8	-0.7	34	1226
Oct.-Dec.	2011	16	63	21	0	100	0.0	-0.4	0.4	0.8	-0.6	34	1270
Jan.-Mar.	2012	17	64	18	1	100	0.0	-0.4	0.4	0.8	-0.5	30	1254
Apr.-June	2012	22	62	15	1	100	0.1	-0.3	0.5	0.8	0.0	35	1241
Jul.-Sep.	2012	22	64	13	1	100	0.1	-0.3	0.5	0.8	0.3	29	1242
Oct.-Dec.	2012	28	60	11	1	100	0.1	-0.3	1.9	2.2	0.8	29	1212
Jan.-Mar.	2013	34	55	10	1	100	0.2	-0.2	2.9	3.1	1.2	34	1172
Apr.-June	2013	41	49	9	1	100	0.3	-0.2	4.6	4.7	1.7	40	1188
Jul.-Sep.	2013	40	50	10	0	100	0.3	-0.2	4.5	4.7	1.6	30	1167
Oct.-Dec.	2013	40	50	9	1	100	0.3	-0.2	4.5	4.7	1.5	32	1192
Jan.-Mar.	2014	38	53	8	1	100	0.3	-0.2	3.6	3.8	1.4	31	1178
Apr.-June	2014	41	50	9	0	100	0.3	-0.2	4.6	4.8	1.8	39	1147
Jul.-Sep.	2014	40	50	9	1	100	0.3	-0.2	4.4	4.5	1.6	31	1135
Oct.-Dec.	2014	38	53	8	1	100	0.3	-0.2	3.3	3.5	1.5	22	1113
Jan.-Mar.	2015	42	50	8	0	100	0.3	-0.2	4.2	4.4	1.9	32	1092
Apr.-June	2015	44	48	8	0	100	0.4	-0.1	4.4	4.6	2.0	29	1035
Jul.-Sep.	2015	44	48	8	0	100	0.4	-0.1	4.6	4.7	2.2	30	1085
Oct.-Dec.	2015	42	49	8	1	100	0.3	-0.2	3.6	3.8	1.7	30	1045
Jan.-Mar.	2016	42	50	8	0	100	0.3	-0.2	4.5	4.7	2.0	30	1105
Apr.-June	2016	46	45	9	0	100	0.4	-0.1	4.6	4.8	2.0	33	1119
Jul.-Sep.	2016	45	44	10	1	100	0.4	-0.2	4.6	4.8	1.8	30	1206
Oct.-Dec.	2016	46	45	9	0	100	0.4	-0.1	4.6	4.8	2.0	28	1242

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Date of Survey		Increase	Same	Decrease	DK, NA	Total	Median	Percentiles 25th	Percentiles 75th	Rng	Mean	Variance	Cases
Jan.-Mar.	2017	50	42	7	1	100	0.5	-0.1	4.8	4.9	2.4	29	1254
Apr.-June	2017	55	38	6	1	100	1.5	0.0	4.9	4.9	2.9	30	1263
Jul.-Sep.	2017	52	41	7	0	100	1.0	-0.1	5.0	5.1	2.8	30	1305
Oct.-Dec.	2017	52	40	7	1	100	1.1	-0.1	4.9	5.0	2.6	31	1286