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	Percentiles 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.-Jun.	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.-Jun.	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.-Jun.	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.-Jun.	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.-Jun.	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.-Jun.	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.-Jun.	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.-Jun.	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.-Jun.	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.-Jun.	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.-Jun.	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
Jan.-Mar.	2018	54	39	7	0	100	1.5	0.0	4.9	5.0	2.8	35	1332
Apr.-Jun.	2018	56	38	6	0	100	1.8	0.0	5.1	5.1	3.2	35	1271
Jul.-Sep.	2018	53	38	8	1	100	1.4	-0.1	5.0	5.1	2.7	37	1305
Oct.-Dec.	2018	50	41	9	0	100	0.5	-0.1	4.8	4.9	2.3	32	1301
Jan.-Mar.	2019	48	42	9	1	100	0.5	-0.1	4.6	4.7	2.2	34	1333
Apr.-Jun.	2019	52	41	7	0	100	1.0	-0.1	4.7	4.8	2.4	35	1318
Jul.-Sep.	2019	52	39	9	0	100	0.9	-0.1	4.8	4.9	2.5	30	1304
Oct.-Dec.	2019	51	39	10	0	100	0.7	-0.1	4.7	4.8	2.4	34	1356
Jan.-Mar.	2020	49	43	8	0	100	0.5	-0.1	4.8	4.9	2.4	35	1438
Apr.-Jun.	2020	32	46	21	1	100	0.1	-0.4	2.8	3.2	0.2	54	1287
Jul.-Sep.	2020	45	44	10	1	100	0.4	-0.2	4.7	4.9	1.8	32	1348
Oct.-Dec.	2020	51	38	11	0	100	0.8	-0.1	4.9	5.0	2.2	41	1279
Jan.-Mar.	2021	54	38	8	0	100	1.9	0.0	5.3	5.3	3.0	40	1265
Apr.-Jun.	2021	62	29	8	1	100	4.0	0.1	8.2	8.1	4.2	67	1284
Jul.-Sep.	2021	56	31	12	1	100	2.8	-0.1	7.4	7.5	3.7	75	1319
Oct.-Dec.	2021	54	33	12	1	100	2.4	-0.1	6.3	6.4	3.3	67	1305
Jan.-Mar.	2022	54	35	10	1	100	2.6	-0.1	7.8	7.9	3.8	65	1315
Apr.-Jun.	2022	49	36	14	1	100	0.5	-0.2	5.5	5.7	2.8	82	1306
Jul.-Sep.	2022	33	40	26	1	100	0.1	-2.1	4.6	6.7	0.0	87	1295
Oct.-Dec.	2022	33	37	29	1	100	0.1	-4.0	3.2	7.2	-0.1	73	1285
Jan.-Mar.	2023	32	42	25	1	100	0.1	-0.8	2.8	3.6	0.1	58	1258
Apr.-Jun.	2023	40	43	16	1	100	0.3	-0.3	4.6	4.9	1.3	52	1294
Jul.-Sep.	2023	44	42	13	1	100	0.4	-0.2	5.0	5.2	2.0	49	1303
Oct.-Dec.	2023	42	44	13	1	100	0.3	-0.2	4.7	5.0	2.0	45	1328
Jan.-Mar.	2024	48	42	10	0	100	0.5	-0.1	5.0	5.1	2.5	46	1302
Apr.-Jun.	2024	50	40	9	1	100	0.5	-0.1	4.9	5.0	2.7	50	2098
Jul.-Sep.	2024	50	39	10	1	100	0.6	-0.1	5.0	5.0	2.5	49	2410
Oct.-Dec.	2024	47	42	10	1	100	0.1	-0.1	4.8	4.9	2.5	46	2100
Jan.-Mar.	2025	46	41	12	1	100	0.2	-0.1	5.0	5.1	2.2	55	2830
Apr.-Jun.	2025	43	40	15	2	100	0.0	0.0	4.8	4.9	1.7	65	2752
Jul.-Sep.	2025	43	41	15	2	100	0.0	-0.2	4.4	4.5	1.7	59	2949
Oct.-Dec.	2025	40	43	16	1	100	0.0	-0.2	3.4	3.6	1.5	44	2755
Jan.-Mar.	2026	41	43	15	1	100	0.0	0.0	3.6	3.6	1.5	44	3356
Apr.-Jun.	2026	43	44	12	2	100	0.0	-0.1	3.7	3.8	1.8	48	3033