

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?"

<u>Date of Survey</u>		<u>Increase</u>	<u>Same</u>	<u>Decrease</u>	<u>DK, NA</u>	<u>Total</u>	<u>Median</u>	<u>Percentiles</u>			<u>Mean</u>	<u>Variance</u>	<u>Cases</u>
								<u>25th</u>	<u>75th</u>	<u>Rng</u>			
January	2007	41	49	9	1	100	0.3	-0.2	4.7	4.9	2.3	50	415
February	2007	35	55	8	2	100	0.0	-0.9	4.7	5.6	2.2	51	417
March	2007	41	46	12	1	100	0.3	-0.2	4.9	5.1	2.5	43	413
April	2007	34	52	13	1	100	0.2	-0.3	3.8	4.1	1.5	41	418
May	2007	37	50	13	0	100	0.2	-0.3	4.7	5.0	1.5	46	403
June	2007	34	49	17	0	100	0.2	-0.3	4.7	5.0	1.5	57	409
July	2007	37	49	14	0	100	0.2	-0.3	4.7	5.0	1.8	53	418
August	2007	31	52	17	0	100	0.1	-0.3	2.7	3.0	0.7	46	407
September	2007	30	50	20	0	100	0.1	-0.4	3.2	3.6	0.5	47	413
October	2007	27	50	22	1	100	0.1	-0.4	2.7	3.1	0.7	70	420
November	2007	26	54	20	0	100	0.1	-0.4	1.0	1.4	0.1	52	411
December	2007	21	55	23	1	100	0.0	-0.5	0.4	0.9	-0.2	35	421
January	2008	21	57	21	1	100	0.0	-0.4	0.4	0.9	-0.3	33	400
February	2008	20	54	26	0	100	-0.1	-2.5	0.4	2.9	-1.0	68	408
March	2008	19	59	22	0	100	0.0	-0.4	0.4	0.8	-0.4	44	421
April	2008	17	56	26	1	100	-0.1	-1.8	0.4	2.2	-1.0	49	426
May	2008	19	53	27	1	100	-0.1	-2.9	0.4	3.3	-0.7	49	416
June	2008	20	55	25	0	100	0.0	-0.5	0.4	0.9	-1.0	57	417
July	2008	19	54	26	1	100	-0.1	-1.8	0.4	2.2	-0.4	44	409
August	2008	21	56	22	1	100	0.0	-0.5	0.4	0.9	-0.3	41	427
September	2008	20	62	18	0	100	0.0	-0.4	0.4	0.8	0.0	28	405
October	2008	16	56	27	1	100	-0.1	-2.1	0.3	2.4	-1.0	53	405
November	2008	17	55	27	1	100	-0.1	-2.8	0.4	3.2	-1.1	38	401
December	2008	15	60	25	0	100	-0.4	-1.0	0.3	1.3	-1.2	43	421
January	2009	11	63	24	2	100	-0.1	-0.5	0.3	0.8	-1.9	61	411
February	2009	8	62	28	2	100	-0.2	-2.3	0.2	2.5	-1.9	34	417
March	2009	11	61	27	1	100	-0.1	-3.0	0.3	3.3	-1.9	42	418
April	2009	14	60	25	1	100	-0.1	-1.6	0.3	1.9	-1.5	42	412
May	2009	17	61	21	1	100	0.0	-0.4	0.4	0.8	-0.5	37	418
June	2009	19	62	19	0	100	0.0	-0.4	0.4	0.8	-0.5	35	432
July	2009	20	58	20	2	100	0.0	-0.4	0.4	0.8	-0.8	46	413
August	2009	22	59	18	1	100	0.0	-0.4	0.4	0.8	0.2	41	432
September	2009	25	61	14	0	100	0.1	-0.3	0.8	1.1	0.6	36	430
October	2009	23	61	15	1	100	0.1	-0.3	0.5	0.8	0.3	41	424
November	2009	22	60	17	1	100	0.0	-0.4	0.4	0.8	-0.2	37	415
December	2009	20	62	17	1	100	0.0	-0.4	0.4	0.8	0.2	37	419
January	2010	24	60	15	1	100	0.1	-0.3	0.5	0.8	0.0	33	412
February	2010	20	64	15	1	100	0.0	-0.4	0.4	0.8	-0.4	33	420
March	2010	22	63	14	1	100	0.1	-0.3	0.5	0.8	0.0	30	420
April	2010	21	62	17	0	100	0.0	-0.4	0.4	0.8	-0.3	36	425
May	2010	26	57	16	1	100	0.1	-0.4	1.5	1.9	0.0	35	415
June	2010	21	66	12	1	100	0.1	-0.3	0.4	0.8	0.0	28	417
July	2010	21	60	18	1	100	0.0	-0.4	0.4	0.8	-0.4	30	411
August	2010	20	65	14	1	100	0.0	-0.3	0.4	0.8	-0.6	34	431
September	2010	18	61	20	1	100	0.0	-0.4	0.4	0.8	-0.9	33	422
October	2010	17	62	20	1	100	0.0	-0.4	0.4	0.8	-0.7	30	435
November	2010	20	62	17	1	100	0.0	-0.4	0.4	0.8	-0.3	43	432
December	2010	22	63	15	0	100	0.1	-0.3	0.4	0.8	-0.1	50	412
January	2011	15	64	20	1	100	0.0	-0.4	0.3	0.8	-0.6	27	413

TABLE 46

EXPECTED CHANGE IN HOME VALUE IN THE NEXT YEAR

Date of Survey		Increase	Same	Decrease	DK, NA	Total	Median	Percentiles			Mean	Variance	Cases
								25th	75th	Rng			
February 2011		18	66	15	1	100	0.0	-0.4	0.4	0.8	-0.2	30	422
March 2011		16	64	19	1	100	0.0	-0.4	0.4	0.8	-0.1	25	415
April 2011		16	65	19	0	100	0.0	-0.4	0.4	0.8	-0.2	22	425
May 2011		23	63	13	1	100	0.1	-0.3	0.5	0.8	0.5	32	416
June 2011		14	66	19	1	100	0.0	-0.4	0.3	0.7	-0.5	26	416
July 2011		17	65	17	1	100	0.0	-0.4	0.4	0.8	0.1	42	391
August 2011		14	63	22	1	100	-0.1	-0.5	0.3	0.8	-0.8	31	425
September 2011		10	67	23	0	100	-0.1	-0.5	0.3	0.7	-1.2	28	410
October 2011		15	64	21	0	100	0.0	-0.4	0.3	0.8	-0.8	33	423
November 2011		15	64	20	1	100	0.0	-0.4	0.4	0.8	-0.3	24	431
December 2011		17	60	22	1	100	0.0	-0.5	0.4	0.8	-0.6	44	416
January 2012		13	68	18	1	100	0.0	-0.4	0.3	0.7	-0.5	30	421
February 2012		20	63	16	1	100	0.0	-0.4	0.4	0.8	-0.1	28	418
March 2012		19	62	18	1	100	0.0	-0.4	0.4	0.8	-0.8	33	415
April 2012		21	65	13	1	100	0.1	-0.3	0.4	0.8	0.2	37	417
May 2012		22	62	15	1	100	0.1	-0.3	0.5	0.8	0.1	34	420
June 2012		22	60	16	2	100	0.0	-0.4	0.5	0.8	-0.2	34	404
July 2012		20	64	15	1	100	0.0	-0.3	0.4	0.8	0.0	28	416
August 2012		22	62	15	1	100	0.1	-0.3	0.5	0.8	0.1	30	415
September 2012		25	64	10	1	100	0.1	-0.3	0.6	0.9	0.7	29	411
October 2012		30	58	10	2	100	0.2	-0.3	2.1	2.4	0.7	32	427
November 2012		27	61	11	1	100	0.1	-0.3	1.9	2.2	0.7	30	387
December 2012		27	61	11	1	100	0.1	-0.3	1.7	2.0	0.9	26	398
January 2013		28	61	10	1	100	0.2	-0.3	1.7	1.9	0.8	34	390
February 2013		35	54	10	1	100	0.2	-0.2	3.2	3.5	1.2	39	387
March 2013		39	50	9	2	100	0.2	-0.5	3.3	3.8	1.5	29	395
April 2013		38	52	8	2	100	0.3	-0.2	3.6	3.8	1.3	34	405
May 2013		41	48	10	1	100	0.3	-0.2	4.6	4.8	1.8	48	386
June 2013		42	48	10	0	100	0.3	-0.2	4.7	4.9	2.0	37	397
July 2013		41	50	9	0	100	0.3	-0.2	4.6	4.8	1.6	29	396
August 2013		40	47	13	0	100	0.3	-0.2	4.0	4.2	1.3	33	389
September 2013		39	53	8	0	100	0.3	-0.2	4.6	4.8	1.9	29	382
October 2013		41	50	9	0	100	0.3	-0.2	4.5	4.7	1.7	28	394
November 2013		37	52	11	0	100	0.3	-0.2	3.0	3.3	0.8	36	393
December 2013		41	49	9	1	100	0.3	-0.2	4.8	5.0	2.2	31	405
January 2014		41	52	7	0	100	0.3	-0.2	4.5	4.7	1.8	27	389
February 2014		39	51	9	1	100	0.3	-0.2	3.3	3.5	1.2	37	393
March 2014		35	55	10	0	100	0.2	-0.2	3.4	3.7	1.2	30	396
April 2014		40	50	9	1	100	0.3	-0.2	4.2	4.4	2.0	43	380
May 2014		42	49	8	1	100	0.3	-0.2	4.6	4.8	1.8	40	372
June 2014		39	52	9	0	100	0.3	-0.2	4.7	4.8	1.7	35	395
July 2014		43	46	9	2	100	0.4	-0.2	4.7	4.9	1.7	46	374
August 2014		42	52	6	0	100	0.3	-0.1	4.0	4.2	1.7	20	384
September 2014		37	51	12	0	100	0.3	-0.2	3.3	3.6	1.3	27	377
October 2014		35	55	9	1	100	0.2	-0.2	3.0	3.2	1.2	19	371
November 2014		40	51	8	1	100	0.3	-0.2	3.3	3.5	1.5	24	369
December 2014		40	54	6	0	100	0.3	-0.1	3.6	3.7	1.8	22	373
January 2015		41	48	10	1	100	0.3	-0.2	3.9	4.1	1.3	41	372
February 2015		43	50	7	0	100	0.4	-0.1	4.6	4.7	2.4	32	367
March 2015		41	53	6	0	100	0.3	-0.1	4.3	4.4	2.0	21	353
April 2015		44	48	8	0	100	0.4	-0.1	4.7	4.8	1.9	39	361
May 2015		43	47	9	1	100	0.4	-0.2	3.4	3.6	1.9	27	330
June 2015		45	48	7	0	100	0.4	-0.1	4.5	4.6	2.2	21	344
July 2015		43	50	7	0	100	0.4	-0.1	4.5	4.7	2.0	21	353
August 2015		48	44	8	0	100	0.5	-0.1	4.9	5.0	2.7	34	383
September 2015		41	50	9	0	100	0.3	-0.2	3.6	3.8	1.7	35	349

TABLE 46

EXPECTED CHANGE IN HOME VALUE IN THE NEXT YEAR

Date of Survey		Increase	Same	Decrease	DK, NA	Total	Median	Percentiles			Mean	Variance	Cases
								25th	75th	Rng			
October	2015	39	53	7	1	100	0.2	-0.5	3.3	3.8	1.5	26	356
November	2015	44	47	9	0	100	0.3	-0.5	3.5	4.0	1.9	29	340
December	2015	44	48	8	0	100	0.4	-0.1	4.5	4.6	1.7	34	349
January	2016	42	51	7	0	100	0.3	-0.5	3.9	4.4	2.0	32	349
February	2016	40	54	6	0	100	0.3	-0.2	4.2	4.4	2.0	27	361
March	2016	45	46	9	0	100	0.4	-0.2	4.6	4.8	2.0	30	395
April	2016	46	45	9	0	100	0.4	-0.1	4.6	4.7	1.8	41	369
May	2016	49	43	7	1	100	0.5	-0.4	4.7	5.1	2.3	31	380
June	2016	44	47	9	0	100	0.4	-0.2	4.7	4.8	2.0	29	370
July	2016	47	42	11	0	100	0.4	-0.2	4.8	5.0	2.3	32	380
August	2016	46	45	8	1	100	0.4	-0.1	4.6	4.7	1.9	25	397
September	2016	42	46	11	1	100	0.3	-0.2	4.5	4.7	1.4	31	429
October	2016	50	42	8	0	100	0.5	-0.1	4.6	4.7	2.1	29	410
November	2016	42	48	10	0	100	0.3	-0.5	4.2	4.7	1.7	31	416
December	2016	47	45	8	0	100	0.4	-0.1	4.8	4.9	2.3	24	416
January	2017	51	41	8	0	100	0.9	-0.1	5.0	5.1	2.6	30	428
February	2017	48	46	6	0	100	0.4	-0.1	4.6	4.7	2.4	26	402
March	2017	51	41	7	1	100	0.8	-0.4	4.8	5.2	2.2	29	424
April	2017	58	35	6	1	100	1.8	0.0	5.0	4.9	2.9	33	417
May	2017	54	41	4	1	100	1.6	0.0	4.9	4.9	2.9	27	431
June	2017	54	39	7	0	100	1.1	0.0	4.8	4.8	2.8	29	415
July	2017	50	43	7	0	100	0.5	-0.1	5.1	5.1	2.9	33	442
August	2017	53	40	7	0	100	1.4	0.0	4.9	4.9	2.6	30	428
September	2017	54	39	7	0	100	1.3	0.0	5.1	5.1	2.8	28	435
October	2017	54	39	7	0	100	1.6	0.0	5.1	5.1	2.8	25	410
November	2017	52	41	6	1	100	1.1	0.0	5.0	5.0	2.9	37	429
December	2017	51	41	8	0	100	0.7	-0.1	4.7	4.8	2.1	32	447
January	2018	53	38	9	0	100	1.0	-0.1	4.8	4.9	2.7	34	435
February	2018	56	38	6	0	100	1.8	0.0	4.9	5.0	3.0	36	439
March	2018	54	39	7	0	100	1.4	0.0	5.0	5.0	2.7	34	458
April	2018	55	38	7	0	100	1.5	0.0	4.9	4.9	2.9	31	416
May	2018	57	35	7	1	100	2.5	0.0	5.2	5.1	2.9	27	425
June	2018	54	40	6	0	100	1.5	0.0	5.3	5.3	3.7	46	430
July	2018	54	38	7	1	100	1.7	0.0	5.2	5.3	3.1	40	433
August	2018	58	33	9	0	100	2.1	0.0	5.2	5.3	3.0	40	416
September	2018	49	41	9	1	100	0.5	-0.1	4.7	4.8	2.0	31	456
October	2018	50	42	8	0	100	0.6	-0.1	4.8	4.9	2.5	27	433
November	2018	51	38	10	1	100	0.8	-0.1	4.7	4.8	2.1	25	444
December	2018	49	41	10	0	100	0.5	-0.1	4.8	5.0	2.3	43	424
January	2019	43	47	9	1	100	0.4	-0.2	3.9	4.1	2.2	34	440
February	2019	50	39	10	1	100	0.6	-0.1	4.7	4.8	2.0	36	450
March	2019	51	42	6	1	100	0.9	-0.1	4.7	4.7	2.5	31	443
April	2019	51	42	7	0	100	0.7	-0.1	4.7	4.7	2.5	31	430
May	2019	52	42	6	0	100	1.0	-0.1	4.8	4.8	2.3	38	426
June	2019	53	39	8	0	100	1.1	-0.1	4.7	4.8	2.2	36	462
July	2019	51	41	7	1	100	1.0	-0.1	4.9	5.0	2.5	26	426
August	2019	55	36	9	0	100	1.1	0.0	4.8	4.9	2.6	29	434
September	2019	49	39	12	0	100	0.5	-0.2	4.9	5.1	2.3	34	444
October	2019	50	39	11	0	100	0.6	-0.1	4.8	4.9	2.2	31	451
November	2019	48	40	12	0	100	0.4	-0.2	4.5	4.7	2.1	34	449
December	2019	54	39	7	0	100	1.2	0.0	4.8	4.8	2.8	36	456
January	2020	52	42	6	0	100	0.8	-0.1	4.9	5.0	2.8	39	465
February	2020	51	42	7	0	100	0.7	-0.1	4.8	4.8	2.5	26	464
March	2020	44	46	10	0	100	0.4	-0.2	4.6	4.8	1.8	40	509
April	2020	29	46	25	0	100	0.0	-0.7	1.6	2.3	-0.4	56	415

TABLE 46

EXPECTED CHANGE IN HOME VALUE IN THE NEXT YEAR

Date of Survey		Increase	Same	Decrease	DK, NA	Total	Median	Percentiles			Mean	Variance	Cases
								25th	75th	Rng			
May	2020	28	47	24	1	100	0.0	-0.5	1.6	2.1	-0.6	54	434
June	2020	41	45	14	0	100	0.3	-0.3	4.6	4.9	1.4	49	438
July	2020	40	48	11	1	100	0.3	-0.2	4.1	4.3	1.2	40	426
August	2020	45	44	10	1	100	0.4	-0.2	4.8	5.0	1.8	29	488
September	2020	52	40	8	0	100	1.3	-0.1	4.9	4.9	2.3	28	434
October	2020	52	41	7	0	100	1.0	-0.1	4.9	5.0	2.3	41	424
November	2020	50	37	13	0	100	0.5	-0.2	4.8	4.9	2.1	35	435
December	2020	51	37	11	1	100	1.1	-0.1	5.0	5.2	2.1	45	420
January	2021	50	41	9	0	100	0.5	-0.4	5.0	5.5	2.4	35	404
February	2021	57	34	8	1	100	2.5	0.0	5.4	5.4	3.2	42	438
March	2021	54	39	6	1	100	2.2	0.0	5.3	5.3	3.4	42	423
April	2021	62	31	7	0	100	3.2	0.1	7.1	7.0	4.0	53	412
May	2021	65	27	7	1	100	4.8	0.2	9.6	9.4	5.2	67	438
June	2021	61	28	10	1	100	3.3	0.0	6.8	6.8	3.3	80	434
July	2021	57	33	9	1	100	3.1	-0.3	9.7	10.0	4.6	78	422
August	2021	56	29	13	2	100	2.7	-0.1	6.6	6.7	3.6	77	449
September	2021	55	31	13	1	100	2.6	-0.1	5.6	5.7	3.0	69	448
October	2021	56	32	12	0	100	2.5	-0.1	5.4	5.5	3.1	60	428
November	2021	52	34	13	1	100	1.7	-0.1	6.9	7.1	3.5	68	443
December	2021	53	33	13	1	100	2.7	-0.1	6.8	6.9	3.3	74	434
January	2022	53	36	9	2	100	2.4	-0.6	7.8	8.5	3.7	57	434
February	2022	53	34	11	2	100	2.4	-0.1	7.1	7.1	3.7	64	442
March	2022	55	34	9	2	100	2.8	-0.1	8.5	8.5	3.9	73	439
April	2022	57	34	9	0	100	2.9	0.0	7.5	7.6	3.9	66	434
May	2022	47	38	14	1	100	0.4	-0.2	6.1	6.3	2.9	99	432
June	2022	41	38	19	2	100	0.3	-0.3	5.2	5.5	1.6	80	440
July	2022	35	37	27	1	100	0.1	-2.5	4.8	7.3	0.0	97	430
August	2022	31	43	25	1	100	0.1	-0.9	3.5	4.4	0.1	80	438
September	2022	34	39	26	1	100	0.1	-2.8	4.6	7.3	0.0	85	427
October	2022	38	37	24	1	100	0.2	-0.5	4.6	5.1	0.5	65	425
November	2022	31	38	30	1	100	0.0	-4.7	3.2	7.9	-0.2	95	418
December	2022	30	39	31	0	100	0.0	-4.6	2.6	7.2	-0.7	60	442
January	2023	27	42	31	0	100	0.0	-4.7	1.6	6.2	-1.0	52	412
February	2023	34	43	22	1	100	0.1	-0.4	3.4	3.8	1.1	58	440