

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

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

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

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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			
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
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	38	32	0	100	0.0	-4.6	2.5	7.1	-0.7	61	442
January 2023	27	43	30	0	100	0.0	-4.6	1.6	6.3	-0.9	52	412
February 2023	34	43	22	1	100	0.1	-0.4	3.4	3.9	1.1	58	440
March 2023	36	40	23	1	100	0.2	-0.5	3.1	3.6	0.3	64	406
April 2023	38	44	17	1	100	0.2	-0.3	4.1	4.4	1.0	60	439
May 2023	38	44	17	1	100	0.2	-0.3	4.5	4.8	1.0	54	426
June 2023	43	42	15	0	100	0.3	-0.3	4.9	5.1	1.9	42	429
July 2023	43	42	14	1	100	0.3	-0.2	4.9	5.2	1.4	51	419
August 2023	46	42	12	0	100	0.4	-0.2	4.9	5.1	2.4	54	461
September 2023	44	42	13	1	100	0.4	-0.2	5.1	5.3	2.0	41	423
October 2023	42	46	11	1	100	0.3	-0.2	4.7	4.9	2.2	40	439
November 2023	43	42	14	1	100	0.4	-0.2	4.8	5.1	2.2	57	442
December 2023	40	43	15	2	100	0.3	-0.3	4.7	5.0	1.5	38	447

TABLE 46

EXPECTED CHANGE IN HOME VALUE IN THE NEXT YEAR

<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 2024	47	44	9	0	100	0.4	-0.1	4.9	5.0	2.5	46	432
February 2024	48	40	12	0	100	0.5	-0.2	5.0	5.2	2.3	49	438
March 2024	48	42	9	1	100	0.5	-0.1	5.0	5.2	2.6	42	432
April 2024	49	45	6	0	100	0.5	-0.1	4.8	4.9	3.1	47	607
May 2024	48	39	11	2	100	0.5	-0.2	5.0	5.1	2.6	51	741
June 2024	52	37	10	1	100	0.5	-0.1	5.0	5.1	2.3	51	750
July 2024	51	39	9	1	100	0.9	0.0	5.0	5.0	3.0	51	695
August 2024	50	38	11	1	100	0.6	-0.1	4.9	5.0	2.2	48	947
September 2024	50	39	10	1	100	0.3	-0.1	5.0	5.0	2.3	47	768
October 2024	50	39	10	1	100	0.1	0.0	4.8	4.9	2.5	44	760
November 2024	44	43	12	1	100	0.1	0.0	4.8	4.8	2.3	45	658
December 2024	47	43	9	1	100	0.2	-0.2	4.9	5.1	2.6	50	682
January 2025	52	37	10	1	100	0.7	-0.1	5.1	5.2	2.8	57	831
February 2025	43	44	12	1	100	0.0	0.0	4.8	4.8	2.0	56	803
March 2025	43	42	14	1	100	0.0	-0.1	5.0	5.2	1.9	53	1196
April 2025	41	40	17	2	100	0.0	0.0	4.8	4.9	1.2	72	912
May 2025	45	40	13	2	100	0.0	0.0	4.8	4.8	2.2	67	953
June 2025	43	41	15	1	100	0.0	-0.1	4.8	4.9	1.8	55	887
July 2025	44	41	13	2	100	0.0	-0.2	4.8	5.0	1.8	63	1044
August 2025	42	42	14	2	100	0.0	-0.1	3.5	3.6	1.6	55	864
September 2025	43	39	17	1	100	0.0	-0.2	4.8	5.0	1.7	60	1041
October 2025	40	43	16	1	100	0.0	-0.1	4.2	4.3	1.8	50	963
November 2025	41	45	13	1	100	0.0	-0.3	3.0	3.4	1.5	41	905
December 2025	38	42	18	2	100	0.0	-0.2	2.9	3.1	1.1	41	887
January 2026	40	43	16	1	100	0.0	-0.1	3.0	3.1	1.2	46	1052
February 2026	41	44	14	1	100	0.1	0.0	4.0	4.0	1.6	40	1078