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
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

TABLE 46

EXPECTED CHANGE IN HOME VALUE IN THE NEXT YEAR

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

TABLE 46

EXPECTED CHANGE IN HOME VALUE IN THE NEXT YEAR

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

TABLE 46

EXPECTED CHANGE IN HOME VALUE IN THE NEXT YEAR

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

Date of Survey		Increase	Same	Decrease	DK, NA	Total	Median	Percentiles 25th	Percentiles 75th	Percentiles Rng	Mean	Variance	Cases
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
March	2026	42	43	14	1	100	0.0	0.0	3.8	3.8	1.6	46	1226
April	2026	44	42	12	2	100	0.0	-0.1	3.9	4.0	1.5	38	1012
May	2026	40	46	12	2	100	0.0	-0.1	3.2	3.3	1.7	58	918
June	2026	44	43	11	2	100	0.0	-0.2	4.0	4.1	2.1	48	1103
July	2026	46	44	9	1	100	0.0	0.0	5.0	5.0	2.4	44	1068