

TABLE 46

EXPECTED CHANGE IN HOME VALUES DURING THE NEXT YEAR

	Dec 2016	Jan 2017	Feb 2017	Mar 2017	Apr 2017	May 2017	Jun 2017	Jul 2017	Aug 2017	Sep 2017	Oct 2017	Nov 2017	Dec 2017
INCREASE	47%	51%	48%	51%	58%	54%	54%	50%	53%	54%	54%	52%	51%
REMAIN THE SAME	45	41	46	41	35	41	39	43	40	39	39	41	41
DECREASE	8	8	6	7	6	4	7	7	7	7	7	6	8
DK, NA	*	*	*	1	1	1	*	*	*	*	*	1	*
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
CASES	416	428	402	424	417	431	415	442	428	435	410	429	447
MEDIAN INCREASE	0.4	0.9	0.4	0.8	1.8	1.6	1.1	0.5	1.4	1.3	1.6	1.1	0.7
25th PERCENTILE	-0.1	-0.1	-0.1	-0.4	0.0	0.0	0.0	-0.1	0.0	0.0	0.0	0.0	-0.1
75th PERCENTILE	4.8	5.0	4.6	4.8	5.0	4.9	4.8	5.1	4.9	5.1	5.1	5.0	4.7
INTERQUARTILE RANGE (75th-25th)	4.9	5.1	4.7	5.2	4.9	4.9	4.8	5.1	4.9	5.1	5.1	5.0	4.8
MEAN INCREASE	2.3	2.6	2.4	2.2	2.9	2.9	2.8	2.9	2.6	2.8	2.8	2.9	2.1
VARIANCE	24	30	26	29	33	27	29	33	30	28	25	37	32

**EXPECTED CHANGE IN HOME VALUES DURING THE NEXT YEAR - MEDIAN INCREASE
THREE MONTH MOVING AVERAGES**

All	0.4	0.5	0.6	0.7	1.0	1.4	1.5	1.1	1.0	1.1	1.4	1.3	1.1
Age 18 to 44	0.9	0.7	0.9	1.0	0.9	1.3	1.2	1.0	1.1	1.5	1.9	1.5	1.4
Age 45 to 64	0.4	0.4	0.5	0.4	0.8	1.0	1.4	1.0	1.2	0.9	0.9	1.0	0.9
Age 65+	0.3	0.4	0.4	1.1	1.8	2.2	1.9	1.2	0.8	0.7	1.3	1.7	1.8
Income Bottom Third	0.1	0.2	0.3	0.2	0.2	0.4	0.6	0.5	0.5	0.5	0.4	0.3	0.2
Income Middle Third	0.4	0.4	0.5	0.7	1.1	1.3	1.3	0.9	1.5	1.3	2.0	1.3	1.6
Income Top Third	1.5	1.1	0.9	1.2	1.7	2.2	2.0	1.8	1.6	2.1	2.2	2.5	2.0
Home Value Bottom Third	0.1	0.1	0.3	0.2	0.3	0.3	0.4	0.3	0.3	0.2	0.2	0.2	0.2
Home Value Middle Third	1.2	0.9	0.7	1.0	1.5	2.0	2.2	1.5	1.7	1.6	2.4	1.9	1.7
Home Value Top Third	2.0	1.9	2.1	1.9	2.2	2.6	2.7	2.9	3.0	3.2	3.0	3.0	2.8

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?"

CASES is the number of homeowners.

*: Less than half of one percent.