

TABLE 46**EXPECTED CHANGE IN HOME VALUES DURING THE NEXT YEAR**

	May 2017	Jun 2017	Jul 2017	Aug 2017	Sep 2017	Oct 2017	Nov 2017	Dec 2017	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018
INCREASE	54%	54%	50%	53%	54%	54%	52%	51%	53%	56%	54%	55%	57%
REMAIN THE SAME	41	39	43	40	39	39	41	41	38	38	39	38	35
DECREASE	4	7	7	7	7	7	6	8	9	6	7	7	7
DK, NA	1	*	*	*	*	*	1	*	*	*	*	*	1
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
CASES	431	415	442	428	435	410	429	447	435	439	458	416	425
MEDIAN INCREASE	1.6	1.1	0.5	1.4	1.3	1.6	1.1	0.7	1.0	1.8	1.4	1.5	2.5
25th PERCENTILE	0.0	0.0	-0.1	0.0	0.0	0.0	0.0	-0.1	-0.1	0.0	0.0	0.0	0.0
75th PERCENTILE	4.9	4.8	5.1	4.9	5.1	5.1	5.0	4.7	4.8	4.9	5.0	4.9	5.2
INTERQUARTILE RANGE (75th-25th)	4.9	4.8	5.1	4.9	5.1	5.1	5.0	4.8	4.9	5.0	5.0	4.9	5.1
MEAN INCREASE	2.9	2.8	2.9	2.6	2.8	2.8	2.9	2.1	2.7	3.0	2.7	2.9	2.9
VARIANCE	27	29	33	30	28	25	37	32	34	36	34	31	27

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

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