

REGION NORTH EAST

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TABLE 46
EXPECTED CHANGE IN HOME VALUE IN THE NEXT YEAR
(Three Month Moving Averages)

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			Mean	Variance	Cases
								25th	75th	Rng			
March	2007	30	56	12	1	100	0.0	-1.1	3.2	4.2	1.5	52	218
April	2007	29	57	13	1	100	0.2	-0.8	3.1	3.9	1.4	59	223
May	2007	31	54	15	0	100	0.2	-0.6	3.1	3.7	1.3	42	222
June	2007	30	54	16	0	100	0.2	-0.7	3.2	3.9	1.2	43	222
July	2007	31	48	21	0	100	0.2	-1.0	3.1	4.1	0.7	32	211
August	2007	33	47	20	0	100	0.2	-1.0	3.7	4.7	0.9	32	213
September	2007	30	50	19	0	100	0.0	-1.1	2.5	3.6	0.5	30	200
October	2007	28	54	18	1	100	0.0	-0.7	1.6	2.3	0.5	41	212
November	2007	27	51	22	0	100	-0.2	-1.3	1.6	2.9	-0.2	53	213
December	2007	25	48	26	1	100	0.0	-1.6	1.4	2.9	-0.4	60	227
January	2008	24	48	28	0	100	0.0	-2.1	1.4	3.5	-0.9	47	215
February	2008	19	52	29	0	100	-0.1	-2.4	0.9	3.3	-1.2	44	216
March	2008	17	55	27	0	100	-0.1	-1.9	0.7	2.6	-1.4	42	215
April	2008	16	56	28	0	100	-0.3	-2.7	0.7	3.4	-1.3	50	227
May	2008	17	54	29	0	100	-0.3	-3.4	0.5	3.9	-1.3	49	226
June	2008	17	52	32	0	100	-0.1	-4.7	0.9	5.5	-1.6	49	232
July	2008	17	52	31	0	100	0.1	-4.4	1.3	5.6	-1.4	43	234
August	2008	17	56	27	0	100	0.3	-2.9	1.6	4.4	-0.9	41	234
September	2008	18	61	21	0	100	0.3	-1.5	1.4	2.9	-0.4	36	241
October	2008	18	61	21	0	100	0.3	-1.9	1.1	3.0	-0.8	37	229
November	2008	18	57	25	0	100	0.2	-3.0	0.9	4.0	-1.0	35	226
December	2008	16	57	27	0	100	0.0	-3.3	0.7	4.0	-1.3	31	212
January	2009	14	60	26	0	100	-0.4	-3.2	0.3	3.6	-1.5	45	215
February	2009	10	65	24	1	100	-0.4	-2.2	0.4	2.5	-1.4	40	218
March	2009	10	61	28	1	100	-0.4	-3.4	0.4	3.8	-2.1	50	220
April	2009	11	59	29	1	100	-0.1	-3.5	0.7	4.2	-1.8	40	216
May	2009	10	62	28	0	100	-0.1	-3.3	0.5	3.8	-2.0	43	227
June	2009	12	66	22	1	100	-0.2	-2.2	0.5	2.7	-1.2	35	226
July	2009	12	66	20	1	100	-0.2	-1.0	0.3	1.3	-1.0	38	231
August	2009	21	60	18	2	100	0.1	-0.9	1.6	2.5	-0.2	38	225
September	2009	25	57	16	1	100	0.2	-1.0	2.9	3.9	0.3	41	239
October	2009	27	60	12	1	100	0.3	-0.9	3.2	4.1	0.7	32	224
November	2009	25	64	12	0	100	-0.1	-1.2	2.0	3.2	0.2	41	230
December	2009	22	64	13	0	100	0.0	-0.8	0.8	1.6	0.2	42	237
January	2010	25	60	13	1	100	-0.3	-1.1	1.2	2.3	0.2	41	241
February	2010	27	60	12	1	100	-0.2	-1.0	1.8	2.8	0.7	32	229
March	2010	27	57	15	1	100	-0.3	-1.2	1.8	3.0	0.1	30	218
April	2010	23	63	14	0	100	-0.1	-0.7	1.0	1.8	0.3	20	219
May	2010	23	62	14	1	100	-0.1	-0.7	1.1	1.8	0.2	20	233
June	2010	24	65	10	1	100	-0.1	-0.7	1.3	1.9	0.5	15	225
July	2010	26	63	11	1	100	0.0	-0.6	1.4	2.1	0.3	21	232
August	2010	24	65	10	1	100	0.2	-0.3	1.0	1.4	0.4	17	231
September	2010	20	66	13	2	100	0.3	-0.4	1.0	1.4	-0.1	19	233
October	2010	19	63	16	2	100	0.1	-0.8	1.0	1.7	-0.2	21	235
November	2010	18	62	18	1	100	0.0	-0.8	0.8	1.6	-0.6	26	239

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(Three Month Moving Averages)

Date of Survey		Increase	Same	Decrease	DK, NA	Total	Median	Percentiles			Mean	Variance	Cases
								25th	75th	Rng			
December	2010	25	60	15	1	100	-0.2	-1.2	1.2	2.5	0.0	37	225
January	2011	24	64	12	1	100	-0.2	-1.0	1.0	2.1	0.1	29	237
February	2011	25	62	13	0	100	-0.2	-1.0	1.1	2.1	0.4	28	237
March	2011	20	64	16	1	100	-0.1	-0.6	0.4	1.0	0.4	21	242
April	2011	22	60	17	1	100	0.0	-0.5	0.5	1.0	0.6	31	234
May	2011	22	63	14	1	100	-0.2	-1.0	0.5	1.4	0.8	32	223
June	2011	19	66	13	2	100	-0.4	-1.3	0.6	1.9	0.4	25	222
July	2011	18	70	10	2	100	-0.4	-1.3	0.5	1.9	0.4	17	220
August	2011	13	70	15	2	100	-0.3	-1.0	0.4	1.5	-0.2	22	228
September	2011	12	68	20	0	100	-0.1	-1.1	0.4	1.5	-0.8	29	233
October	2011	10	64	26	0	100	-0.1	-1.3	0.6	1.9	-1.7	53	241
November	2011	13	60	26	0	100	0.1	-1.2	0.7	1.9	-1.5	50	248
December	2011	16	57	26	1	100	0.0	-1.0	0.6	1.6	-1.0	48	246
January	2012	14	62	22	2	100	-0.2	-1.1	0.4	1.5	-0.6	27	239
February	2012	14	64	21	1	100	-0.2	-1.2	0.5	1.8	-0.4	25	235
March	2012	15	66	17	1	100	-0.1	-0.8	0.6	1.4	-0.7	33	246
April	2012	18	65	16	1	100	-0.1	-0.8	0.5	1.3	-0.5	32	254
May	2012	21	62	16	1	100	0.0	-0.6	1.0	1.5	-0.3	30	247
June	2012	19	65	16	1	100	-0.1	-0.8	0.9	1.6	-0.3	27	238
July	2012	20	63	16	0	100	0.0	-0.6	1.0	1.5	-0.2	28	227
August	2012	16	69	14	1	100	0.0	-0.6	0.7	1.2	-0.4	25	232
September	2012	18	69	11	1	100	0.2	-0.4	0.7	1.1	0.1	19	239
October	2012	19	70	10	1	100	0.2	-0.2	0.8	1.0	0.3	19	240
November	2012	20	68	11	1	100	0.1	-0.3	0.5	0.8	0.2	17	225
December	2012	24	63	12	1	100	0.2	-0.3	0.8	1.1	0.5	21	208
January	2013	25	60	13	2	100	0.2	-0.3	1.2	1.5	0.6	21	202
February	2013	31	56	11	1	100	0.4	-0.2	2.4	2.6	1.1	33	213
March	2013	36	55	7	2	100	0.3	-0.3	2.9	3.3	1.4	26	221
April	2013	40	52	6	2	100	0.4	-1.2	4.0	5.2	1.7	36	227
May	2013	42	52	5	1	100	0.2	-1.4	3.7	5.2	1.8	25	216
June	2013	44	49	6	1	100	0.3	-1.2	4.7	5.9	1.8	38	207
July	2013	43	49	7	0	100	0.3	-0.4	4.2	4.5	1.6	31	211
August	2013	42	47	10	0	100	0.2	-0.7	4.1	4.7	1.3	32	220
September	2013	38	53	9	0	100	-0.3	-1.7	3.1	4.8	0.9	26	219
October	2013	35	56	9	0	100	-0.3	-1.7	2.7	4.5	0.9	26	198
November	2013	33	59	8	0	100	-0.3	-1.4	2.5	3.9	0.7	32	200
December	2013	34	54	12	0	100	0.2	-0.4	2.7	3.1	0.7	27	215
January	2014	33	56	11	1	100	0.2	-0.4	2.9	3.3	0.6	27	230
February	2014	34	56	9	0	100	0.2	-0.5	3.2	3.6	0.8	24	221
March	2014	33	57	9	1	100	0.3	-0.5	3.2	3.7	0.6	32	200
April	2014	35	51	13	1	100	0.1	-0.7	3.0	3.8	0.3	35	188
May	2014	38	49	12	1	100	0.2	-0.7	3.8	4.5	1.0	40	191
June	2014	37	52	11	0	100	0.1	-0.7	3.6	4.3	1.2	53	210
July	2014	39	52	8	0	100	0.2	-0.5	4.3	4.8	1.6	49	207
August	2014	38	55	8	0	100	0.1	-0.7	3.5	4.2	1.2	37	202
September	2014	40	56	5	0	100	0.0	-1.1	3.4	4.4	1.4	18	185
October	2014	35	58	6	0	100	-0.3	-1.6	2.3	3.8	1.2	19	172
November	2014	34	59	7	0	100	-0.2	-1.4	2.4	3.7	1.2	21	162
December	2014	33	60	7	0	100	0.0	-0.9	2.5	3.4	1.2	19	179

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(Three Month Moving Averages)

Date of Survey		Increase	Same	Decrease	DK, NA	Total	Median	Percentiles			Mean	Variance	Cases
								25th	75th	Rng			
January	2015	36	58	6	0	100	0.3	-0.6	3.2	3.7	1.5	14	195
February	2015	37	57	6	0	100	0.4	-0.3	3.3	3.6	1.7	19	189
March	2015	41	53	6	0	100	0.3	-0.7	3.9	4.6	2.1	24	172
April	2015	44	50	6	0	100	0.5	-0.5	4.8	5.2	2.5	25	161
May	2015	45	49	5	1	100	0.4	-0.5	4.7	5.2	2.5	20	161
June	2015	44	48	7	1	100	0.4	-0.2	4.4	4.7	2.3	24	168
July	2015	38	54	7	1	100	0.2	-0.4	3.3	3.7	1.9	22	174
August	2015	36	54	11	0	100	0.1	-0.6	3.5	4.1	2.0	35	169
September	2015	34	56	10	0	100	0.3	-0.4	3.2	3.7	2.0	37	146
October	2015	33	56	11	0	100	0.3	-0.4	3.3	3.7	1.8	42	144
November	2015	38	53	9	0	100	0.4	-0.6	3.5	4.1	1.8	33	151
December	2015	43	47	10	0	100	0.5	-0.9	4.0	4.8	1.9	33	166
January	2016	50	43	8	0	100	0.7	-1.0	4.1	5.1	2.4	33	162
February	2016	47	48	4	0	100	NA	NA	4.6	NA	2.6	30	154
March	2016	42	55	3	0	100	NA	NA	3.7	NA	2.2	18	155
April	2016	40	57	3	0	100	NA	NA	3.7	NA	2.2	17	165
May	2016	41	53	6	0	100	0.3	-0.4	3.4	3.7	1.7	16	181
June	2016	42	49	9	0	100	0.3	-0.4	4.0	4.4	1.5	27	183
July	2016	41	48	11	0	100	0.3	-0.3	4.3	4.6	1.5	32	175
August	2016	42	49	9	0	100	0.2	-1.0	4.3	5.3	1.8	32	156
September	2016	40	54	5	1	100	0.2	-1.1	4.2	5.3	2.1	24	163
October	2016	42	52	5	1	100	0.2	-1.2	3.9	5.1	1.8	17	158
November	2016	38	55	7	1	100	0.2	-0.6	3.3	3.9	1.3	16	196
December	2016	41	50	9	0	100	0.3	-0.7	3.6	4.3	1.4	19	189
January	2017	41	52	7	0	100	0.3	-0.7	3.7	4.4	1.6	17	199
February	2017	44	50	6	0	100	0.3	-0.9	3.8	4.7	1.9	17	171
March	2017	44	51	4	1	100	0.1	-1.4	3.3	4.7	1.5	19	173
April	2017	42	48	9	1	100	0.1	-1.3	3.3	4.6	1.3	22	170
May	2017	43	47	8	3	100	0.1	-1.7	3.8	5.5	1.5	22	165
June	2017	43	46	9	2	100	0.2	-1.0	3.8	4.9	1.6	17	162
July	2017	45	46	7	2	100	0.3	-1.2	4.4	5.6	2.3	23	178
August	2017	48	42	10	0	100	0.6	-0.3	4.5	4.8	2.1	30	196
September	2017	50	40	10	0	100	0.6	-0.3	5.0	5.3	2.5	32	207
October	2017	51	39	10	0	100	1.1	-0.1	4.8	4.9	2.4	29	199
November	2017	49	42	8	1	100	1.1	-0.4	4.4	4.8	2.4	21	187
December	2017	47	47	6	1	100	1.0	-0.4	4.1	4.5	2.0	16	187
January	2018	44	48	8	1	100	0.5	-0.5	4.0	4.4	1.7	17	189
February	2018	48	43	9	0	100	1.0	-0.1	4.3	4.4	2.1	26	190
March	2018	54	37	9	0	100	1.7	-0.1	4.7	4.8	2.5	29	189
April	2018	56	36	8	0	100	2.3	0.0	4.9	4.9	2.7	26	188
May	2018	58	34	6	2	100	2.4	0.0	5.0	4.9	2.6	21	190
June	2018	57	34	7	2	100	2.1	-0.1	5.0	5.1	2.9	37	180
July	2018	51	37	8	4	100	1.4	-0.2	4.4	4.6	2.4	36	177
August	2018	46	42	10	3	100	0.7	-0.3	3.9	4.2	2.0	35	174
September	2018	39	46	13	2	100	0.3	-0.2	3.0	3.2	1.0	20	178
October	2018	41	49	10	0	100	0.3	-0.4	3.5	3.9	1.8	30	177
November	2018	40	50	9	1	100	0.3	-0.5	3.5	4.0	1.8	27	185
December	2018	45	46	8	1	100	0.3	-0.4	4.0	4.5	2.2	25	186
January	2019	42	48	9	1	100	0.2	-0.5	3.3	3.8	1.8	19	188
February	2019	40	47	13	0	100	0.2	-0.5	3.1	3.6	1.3	20	178

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Date of Survey		Increase	Same	Decrease	DK, NA	Total	Median	Percentiles			Mean	Variance	Cases
								25th	75th	Rng			
March	2019	41	50	10	0	100	0.3	-0.4	3.4	3.8	1.5	19	177
April	2019	44	49	8	0	100	0.4	-0.6	3.8	4.3	1.6	14	170
May	2019	39	57	5	0	100	0.1	-1.1	3.3	4.4	1.6	14	164
June	2019	38	53	8	0	100	0.1	-1.2	3.3	4.5	1.2	17	155
July	2019	39	51	9	1	100	0.2	-1.0	3.7	4.6	1.2	17	170
August	2019	44	45	9	1	100	0.5	-0.5	4.4	4.9	1.8	22	178
September	2019	44	44	10	1	100	0.3	-0.5	4.0	4.5	1.8	23	182
October	2019	46	40	14	1	100	0.4	-0.5	3.9	4.4	1.7	24	176
November	2019	43	43	14	0	100	0.3	-0.5	3.4	3.9	1.1	17	181
December	2019	40	49	11	0	100	0.3	-0.3	3.3	3.6	1.3	16	186
January	2020	39	51	10	0	100	0.3	-0.3	3.6	3.8	1.7	24	186
February	2020	44	49	7	0	100	0.4	-0.3	4.2	4.4	2.1	24	191
March	2020	42	48	9	1	100	0.3	-0.4	4.0	4.3	1.6	35	210
April	2020	34	49	16	1	100	-0.3	-2.5	2.4	4.9	-0.3	46	200
May	2020	25	49	25	1	100	-0.5	-4.2	1.0	5.2	-1.4	60	201
June	2020	25	48	26	1	100	-0.4	-4.1	1.3	5.3	-1.2	57	174
July	2020	35	44	20	1	100	0.6	-2.3	2.8	5.0	0.2	53	184
August	2020	42	45	12	1	100	0.8	-0.7	4.3	4.9	1.3	45	200
September	2020	51	37	11	0	100	1.5	-0.7	5.1	5.7	1.9	41	203
October	2020	47	44	10	0	100	1.1	-0.3	4.9	5.1	1.9	33	202
November	2020	50	40	10	0	100	1.2	-0.4	4.9	5.3	2.3	34	188
December	2020	48	41	10	1	100	1.1	-0.3	5.0	5.3	2.5	33	191
January	2021	50	37	12	1	100	1.0	-0.4	5.2	5.6	2.7	33	182
February	2021	54	36	10	1	100	1.9	-0.5	5.5	6.0	3.2	37	187
March	2021	51	39	9	1	100	1.5	-0.6	5.4	6.0	3.1	41	185
April	2021	55	38	6	1	100	2.1	-0.7	5.5	6.1	3.4	35	196
May	2021	53	37	9	1	100	2.5	-0.4	6.7	7.1	3.1	51	191
June	2021	54	35	10	1	100	2.5	-0.3	7.1	7.4	2.9	67	198
July	2021	52	34	13	1	100	2.4	-0.6	7.3	7.9	2.8	95	197
August	2021	52	33	13	1	100	1.8	-0.9	6.1	7.0	2.6	85	204
September	2021	51	33	15	2	100	1.7	-1.0	5.7	6.8	2.4	69	194
October	2021	48	37	13	2	100	1.3	-0.6	5.5	6.1	2.0	45	182
November	2021	46	42	11	1	100	0.6	-0.5	6.6	7.1	2.2	47	169
December	2021	46	42	12	0	100	0.7	-0.8	7.2	8.0	2.6	53	180
January	2022	47	41	12	0	100	0.7	-1.1	7.2	8.4	2.7	54	197
February	2022	46	38	16	0	100	0.4	-1.3	6.1	7.5	2.0	63	195
March	2022	48	36	15	0	100	0.7	-1.0	5.5	6.5	2.0	60	186
April	2022	51	34	15	0	100	1.5	-0.8	5.7	6.5	2.5	58	173
May	2022	49	36	14	1	100	1.5	-0.5	5.4	5.9	2.7	52	188
June	2022	43	41	14	1	100	1.0	-0.7	5.3	5.9	1.9	49	182
July	2022	33	46	20	1	100	0.0	-0.9	4.1	5.0	0.6	65	189
August	2022	30	48	21	0	100	-0.1	-1.2	3.8	5.0	0.0	68	182
September	2022	34	41	25	0	100	0.2	-1.9	3.8	5.7	0.0	75	179
October	2022	38	38	24	0	100	0.5	-1.5	4.6	6.1	0.3	73	178
November	2022	37	31	31	0	100	0.4	-3.6	3.3	6.9	-0.8	64	182
December	2022	28	39	33	0	100	0.2	-4.0	2.1	6.1	-1.3	57	179
January	2023	21	43	36	0	100	-0.1	-5.4	0.8	6.3	-1.7	45	177
February	2023	28	47	25	0	100	0.1	-3.1	2.4	5.4	0.2	44	175
March	2023	34	45	21	0	100	0.0	-2.2	3.3	5.5	0.8	44	185
April	2023	38	44	17	1	100	0.1	-0.8	3.6	4.4	1.4	38	183

TABLE 46

EXPECTED CHANGE IN HOME VALUE IN THE NEXT YEAR
(Three Month Moving Averages)

<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>			
May 2023	38	44	16	2	100	0.2	-0.6	3.4	4.1	1.0	31	186
June 2023	41	45	13	2	100	0.3	-0.3	3.9	4.2	1.8	33	183
July 2023	40	46	13	1	100	0.3	-0.4	4.8	5.2	1.6	51	199
August 2023	43	43	14	0	100	0.4	-0.6	5.2	5.8	2.0	62	195
September 2023	43	45	13	0	100	0.5	-0.6	5.1	5.7	1.8	54	201
October 2023	49	40	10	1	100	0.8	-0.4	5.2	5.6	2.3	37	197
November 2023	46	44	9	1	100	0.5	-0.6	4.8	5.4	2.1	35	202
December 2023	42	45	12	1	100	0.4	-0.6	4.4	5.0	1.7	46	203
January 2024	39	49	11	0	100	0.3	-0.9	4.3	5.2	1.8	55	211
February 2024	39	48	12	0	100	0.4	-0.4	4.6	5.1	1.7	57	205
March 2024	43	47	10	0	100	0.3	-0.5	4.9	5.4	1.9	50	213