

# AGE 35 TO 54

## TABLE 47

### EXPECTED CHANGE IN HOME VALUE DURING THE NEXT 5 YEARS (Three Month Moving Averages)

The questions were: "What about the outlook for prices of homes like yours in your community over the next 5 years or so? Do you expect them to increase, remain about the same, or decrease?"

"By about what percent do you expect prices of homes like yours in your community to go (up/down), on average, over the next 5 years or so?"

| Date of Survey |      | Increase | Same | Decrease | DK, NA | Total | Median | Percentiles |      |     | Mean | Variance | Cases |
|----------------|------|----------|------|----------|--------|-------|--------|-------------|------|-----|------|----------|-------|
|                |      |          |      |          |        |       |        | 25th        | 75th | Rng |      |          |       |
| May            | 2007 | 73       | 20   | 6        | 0      | 100   | 3.5    | 0.5         | 5.4  | 4.9 | 4.2  | 41       | 478   |
| June           | 2007 | 72       | 20   | 7        | 1      | 100   | 3.3    | 0.5         | 5.4  | 4.9 | 3.8  | 32       | 493   |
| July           | 2007 | 73       | 18   | 8        | 1      | 100   | 3.3    | 0.5         | 5.4  | 4.9 | 4.0  | 35       | 507   |
| August         | 2007 | 69       | 21   | 9        | 1      | 100   | 3.0    | 0.2         | 5.2  | 5.0 | 3.4  | 40       | 500   |
| September      | 2007 | 70       | 22   | 8        | 0      | 100   | 2.9    | 0.2         | 5.2  | 5.0 | 3.5  | 43       | 489   |
| October        | 2007 | 68       | 26   | 6        | 0      | 100   | 3.0    | 0.1         | 5.2  | 5.0 | 3.7  | 41       | 476   |
| November       | 2007 | 69       | 24   | 7        | 0      | 100   | 3.1    | 0.2         | 5.4  | 5.1 | 4.1  | 39       | 476   |
| December       | 2007 | 69       | 23   | 8        | 1      | 100   | 3.1    | 0.2         | 5.3  | 5.0 | 3.7  | 33       | 468   |
| January        | 2008 | 68       | 22   | 9        | 1      | 100   | 2.9    | 0.2         | 5.1  | 4.9 | 3.3  | 30       | 459   |
| February       | 2008 | 66       | 25   | 8        | 1      | 100   | 2.8    | 0.2         | 5.2  | 5.0 | 3.4  | 34       | 478   |
| March          | 2008 | 65       | 26   | 8        | 1      | 100   | 2.7    | 0.1         | 5.1  | 5.0 | 3.4  | 36       | 487   |
| April          | 2008 | 64       | 27   | 9        | 1      | 100   | 2.7    | 0.1         | 5.1  | 5.0 | 3.4  | 35       | 501   |
| May            | 2008 | 64       | 26   | 9        | 1      | 100   | 2.6    | 0.1         | 4.9  | 4.8 | 3.0  | 28       | 483   |
| June           | 2008 | 61       | 28   | 10       | 1      | 100   | 2.3    | 0.0         | 4.9  | 4.9 | 2.9  | 29       | 479   |
| July           | 2008 | 63       | 27   | 10       | 1      | 100   | 2.3    | 0.0         | 4.9  | 4.9 | 2.9  | 28       | 457   |
| August         | 2008 | 64       | 26   | 9        | 0      | 100   | 2.4    | 0.0         | 5.0  | 5.0 | 3.2  | 31       | 484   |
| September      | 2008 | 67       | 25   | 8        | 0      | 100   | 2.5    | 0.1         | 5.0  | 4.9 | 3.2  | 32       | 487   |
| October        | 2008 | 65       | 28   | 7        | 0      | 100   | 2.3    | 0.1         | 4.8  | 4.7 | 2.9  | 27       | 504   |
| November       | 2008 | 64       | 28   | 8        | 0      | 100   | 2.3    | 0.1         | 4.7  | 4.6 | 2.5  | 22       | 479   |
| December       | 2008 | 63       | 29   | 8        | 0      | 100   | 2.3    | 0.0         | 4.6  | 4.7 | 2.3  | 21       | 494   |
| January        | 2009 | 63       | 28   | 8        | 1      | 100   | 2.4    | 0.0         | 4.8  | 4.8 | 2.5  | 29       | 486   |
| February       | 2009 | 61       | 29   | 9        | 1      | 100   | 2.3    | 0.0         | 4.8  | 4.8 | 2.5  | 32       | 499   |
| March          | 2009 | 61       | 29   | 9        | 1      | 100   | 2.4    | 0.0         | 4.9  | 4.9 | 2.7  | 31       | 471   |
| April          | 2009 | 61       | 30   | 8        | 1      | 100   | 2.4    | 0.1         | 4.9  | 4.8 | 2.7  | 27       | 476   |
| May            | 2009 | 63       | 31   | 6        | 1      | 100   | 2.3    | 0.1         | 4.9  | 4.8 | 2.8  | 22       | 469   |
| June           | 2009 | 66       | 28   | 6        | 1      | 100   | 2.3    | 0.2         | 4.8  | 4.6 | 2.8  | 20       | 488   |
| July           | 2009 | 65       | 26   | 8        | 0      | 100   | 2.3    | 0.1         | 4.8  | 4.8 | 2.7  | 31       | 496   |
| August         | 2009 | 66       | 25   | 9        | 0      | 100   | 2.3    | 0.1         | 4.8  | 4.8 | 2.7  | 33       | 487   |
| September      | 2009 | 63       | 27   | 10       | 0      | 100   | 2.1    | 0.0         | 4.8  | 4.9 | 2.7  | 36       | 482   |
| October        | 2009 | 67       | 25   | 8        | 0      | 100   | 2.5    | 0.2         | 4.9  | 4.7 | 3.0  | 27       | 456   |
| November       | 2009 | 66       | 24   | 9        | 1      | 100   | 2.4    | 0.2         | 5.0  | 4.8 | 2.7  | 29       | 465   |
| December       | 2009 | 66       | 25   | 9        | 1      | 100   | 2.3    | 0.2         | 4.9  | 4.8 | 2.5  | 28       | 440   |
| January        | 2010 | 62       | 28   | 9        | 1      | 100   | 2.0    | 0.0         | 4.9  | 4.8 | 2.3  | 30       | 441   |
| February       | 2010 | 61       | 29   | 9        | 1      | 100   | 2.0    | 0.0         | 4.8  | 4.7 | 2.4  | 32       | 419   |
| March          | 2010 | 62       | 28   | 9        | 1      | 100   | 2.0    | 0.1         | 4.5  | 4.4 | 2.3  | 29       | 431   |
| April          | 2010 | 63       | 26   | 9        | 1      | 100   | 2.2    | 0.1         | 4.5  | 4.4 | 2.3  | 22       | 433   |
| May            | 2010 | 60       | 30   | 10       | 1      | 100   | 2.0    | 0.0         | 4.0  | 4.0 | 2.0  | 21       | 437   |
| June           | 2010 | 59       | 31   | 10       | 0      | 100   | 1.9    | -0.1        | 3.8  | 3.9 | 1.7  | 28       | 436   |
| July           | 2010 | 56       | 32   | 12       | 0      | 100   | 1.5    | -0.2        | 3.4  | 3.6 | 1.5  | 36       | 433   |
| August         | 2010 | 60       | 28   | 11       | 1      | 100   | 1.6    | -0.1        | 3.5  | 3.6 | 1.7  | 32       | 431   |
| September      | 2010 | 60       | 27   | 11       | 2      | 100   | 1.7    | 0.0         | 3.8  | 3.8 | 1.9  | 24       | 422   |
| October        | 2010 | 57       | 30   | 11       | 2      | 100   | 1.4    | 0.0         | 3.6  | 3.7 | 1.8  | 16       | 439   |
| November       | 2010 | 57       | 33   | 9        | 1      | 100   | 1.4    | 0.0         | 4.0  | 4.0 | 2.0  | 22       | 444   |
| December       | 2010 | 56       | 33   | 10       | 1      | 100   | 1.3    | 0.0         | 4.0  | 4.0 | 1.9  | 30       | 440   |

**AGE 35 TO 54**

**TABLE 47**

**EXPECTED CHANGE IN HOME VALUE DURING THE NEXT 5 YEARS  
(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> |             |                 |              |
| January 2011          | 60              | 31          | 7               | 2             | 100          | 1.7           | 0.0                | 4.5         | 4.5        | 2.2         | 30              | 410          |
| February 2011         | 60              | 30          | 8               | 2             | 100          | 1.8           | 0.0                | 4.3         | 4.3        | 2.1         | 23              | 400          |
| March 2011            | 61              | 32          | 6               | 1             | 100          | 1.7           | 0.0                | 4.1         | 4.1        | 2.2         | 15              | 386          |
| April 2011            | 60              | 31          | 9               | 1             | 100          | 1.5           | 0.0                | 3.7         | 3.7        | 2.0         | 16              | 416          |
| May 2011              | 59              | 31          | 10              | 0             | 100          | 1.4           | 0.0                | 3.9         | 3.9        | 2.1         | 20              | 409          |
| June 2011             | 57              | 32          | 11              | 0             | 100          | 1.2           | -0.2               | 3.8         | 3.9        | 1.8         | 26              | 419          |
| July 2011             | 56              | 34          | 10              | 0             | 100          | 1.4           | -0.2               | 4.3         | 4.5        | 2.1         | 28              | 384          |
| August 2011           | 54              | 35          | 10              | 1             | 100          | 1.3           | -0.2               | 4.3         | 4.4        | 1.9         | 25              | 387          |
| September 2011        | 55              | 36          | 8               | 1             | 100          | 1.4           | -0.1               | 4.5         | 4.6        | 2.2         | 21              | 372          |
| October 2011          | 55              | 36          | 8               | 1             | 100          | 1.3           | -0.1               | 4.4         | 4.5        | 2.1         | 23              | 391          |
| November 2011         | 56              | 35          | 8               | 1             | 100          | 1.4           | -0.1               | 4.0         | 4.2        | 2.0         | 25              | 378          |
| December 2011         | 55              | 33          | 11              | 0             | 100          | 1.3           | -0.2               | 3.6         | 3.8        | 1.5         | 28              | 378          |
| January 2012          | 57              | 33          | 11              | 0             | 100          | 1.4           | -0.1               | 3.3         | 3.4        | 1.3         | 21              | 372          |
| February 2012         | 55              | 34          | 10              | 1             | 100          | 1.3           | -0.1               | 3.6         | 3.6        | 1.4         | 19              | 391          |
| March 2012            | 58              | 31          | 9               | 1             | 100          | 1.6           | 0.0                | 4.1         | 4.1        | 1.9         | 15              | 397          |
| April 2012            | 61              | 29          | 9               | 1             | 100          | 1.7           | 0.0                | 4.5         | 4.4        | 2.1         | 21              | 407          |
| May 2012              | 63              | 28          | 8               | 1             | 100          | 1.9           | 0.0                | 4.6         | 4.5        | 2.4         | 19              | 397          |
| June 2012             | 61              | 29          | 9               | 1             | 100          | 1.7           | 0.0                | 4.3         | 4.4        | 2.0         | 25              | 393          |
| July 2012             | 58              | 29          | 10              | 2             | 100          | 1.4           | -0.1               | 4.0         | 4.1        | 1.7         | 29              | 376          |
| August 2012           | 56              | 29          | 13              | 2             | 100          | 1.3           | -0.1               | 3.7         | 3.9        | 1.5         | 35              | 371          |
| September 2012        | 60              | 26          | 13              | 2             | 100          | 1.7           | 0.0                | 4.0         | 4.0        | 1.7         | 30              | 370          |
| October 2012          | 63              | 26          | 11              | 1             | 100          | 2.0           | 0.0                | 4.3         | 4.3        | 2.1         | 24              | 384          |
| November 2012         | 66              | 26          | 8               | 0             | 100          | 2.1           | 0.1                | 4.4         | 4.2        | 2.2         | 22              | 385          |
| December 2012         | 64              | 28          | 7               | 1             | 100          | 1.8           | 0.1                | 4.0         | 3.8        | 2.3         | 24              | 370          |
| January 2013          | 63              | 29          | 8               | 1             | 100          | 1.8           | 0.0                | 3.9         | 3.8        | 2.2         | 25              | 344          |
| February 2013         | 60              | 30          | 8               | 1             | 100          | 1.8           | -0.1               | 3.9         | 4.0        | 2.0         | 24              | 334          |
| March 2013            | 61              | 29          | 9               | 1             | 100          | 2.0           | -0.1               | 4.4         | 4.5        | 2.1         | 30              | 366          |
| April 2013            | 59              | 30          | 10              | 1             | 100          | 2.0           | -0.2               | 4.5         | 4.7        | 2.3         | 34              | 369          |
| May 2013              | 61              | 28          | 10              | 1             | 100          | 2.0           | -0.1               | 4.4         | 4.5        | 2.7         | 45              | 370          |
| June 2013             | 61              | 25          | 12              | 2             | 100          | 1.9           | -0.2               | 4.2         | 4.4        | 2.4         | 40              | 340          |
| July 2013             | 63              | 24          | 11              | 2             | 100          | 1.9           | -0.2               | 4.1         | 4.2        | 2.3         | 36              | 356          |
| August 2013           | 63              | 22          | 13              | 2             | 100          | 2.0           | -0.2               | 4.1         | 4.3        | 2.0         | 22              | 358          |
| September 2013        | 64              | 24          | 11              | 1             | 100          | 2.3           | 0.0                | 4.3         | 4.4        | 2.2         | 20              | 363          |
| October 2013          | 67              | 20          | 12              | 1             | 100          | 2.5           | 0.2                | 4.5         | 4.4        | 2.4         | 20              | 332          |
| November 2013         | 67              | 22          | 10              | 0             | 100          | 2.3           | 0.2                | 4.8         | 4.6        | 2.5         | 29              | 327          |
| December 2013         | 67              | 23          | 9               | 0             | 100          | 2.2           | 0.2                | 4.7         | 4.5        | 2.5         | 31              | 322          |
| January 2014          | 63              | 28          | 10              | 0             | 100          | 1.8           | 0.0                | 4.3         | 4.2        | 2.1         | 35              | 325          |
| February 2014         | 63              | 28          | 9               | 0             | 100          | 2.1           | 0.1                | 4.4         | 4.3        | 2.3         | 32              | 318          |
| March 2014            | 62              | 29          | 9               | 0             | 100          | 1.8           | -0.1               | 4.3         | 4.4        | 2.0         | 37              | 314          |
| April 2014            | 65              | 28          | 6               | 1             | 100          | 2.0           | 0.0                | 4.6         | 4.6        | 2.4         | 31              | 313          |
| May 2014              | 65              | 28          | 5               | 2             | 100          | 2.1           | 0.0                | 4.5         | 4.5        | 2.4         | 25              | 303          |
| June 2014             | 66              | 25          | 7               | 2             | 100          | 2.5           | 0.1                | 4.6         | 4.6        | 2.5         | 24              | 309          |
| July 2014             | 66              | 24          | 9               | 1             | 100          | 2.4           | 0.1                | 4.8         | 4.7        | 2.4         | 33              | 301          |
| August 2014           | 64              | 25          | 9               | 1             | 100          | 2.2           | 0.1                | 4.4         | 4.3        | 2.1         | 32              | 306          |
| September 2014        | 65              | 25          | 9               | 1             | 100          | 1.9           | 0.2                | 4.4         | 4.3        | 2.4         | 23              | 303          |
| October 2014          | 64              | 25          | 8               | 2             | 100          | 1.8           | 0.2                | 4.3         | 4.1        | 2.3         | 14              | 311          |
| November 2014         | 67              | 23          | 8               | 1             | 100          | 2.0           | 0.2                | 4.7         | 4.5        | 2.5         | 16              | 318          |
| December 2014         | 66              | 25          | 8               | 1             | 100          | 2.1           | 0.1                | 4.3         | 4.2        | 2.4         | 15              | 318          |
| January 2015          | 67              | 25          | 8               | 0             | 100          | 2.3           | 0.1                | 4.3         | 4.1        | 2.5         | 19              | 338          |
| February 2015         | 66              | 26          | 8               | 0             | 100          | 2.0           | 0.1                | 4.1         | 4.0        | 2.6         | 27              | 338          |

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TABLE 47

EXPECTED CHANGE IN HOME VALUE DURING THE NEXT 5 YEARS  
(Three Month Moving Averages)

| Date of Survey | Increase | Same | Decrease | DK, NA | Total | Median | Percentiles |      |     | Mean | Variance | Cases |
|----------------|----------|------|----------|--------|-------|--------|-------------|------|-----|------|----------|-------|
|                |          |      |          |        |       |        | 25th        | 75th | Rng |      |          |       |
| March 2015     | 65       | 26   | 9        | 0      | 100   | 2.0    | 0.0         | 4.2  | 4.2 | 2.7  | 31       | 346   |
| April 2015     | 65       | 25   | 10       | 1      | 100   | 2.0    | 0.0         | 4.3  | 4.3 | 2.6  | 40       | 333   |
| May 2015       | 67       | 21   | 10       | 1      | 100   | 2.4    | 0.2         | 4.5  | 4.4 | 2.6  | 30       | 335   |
| June 2015      | 68       | 22   | 9        | 1      | 100   | 2.6    | 0.2         | 4.6  | 4.4 | 2.6  | 30       | 324   |
| July 2015      | 69       | 22   | 8        | 1      | 100   | 2.6    | 0.2         | 4.6  | 4.3 | 3.0  | 21       | 326   |
| August 2015    | 70       | 23   | 6        | 1      | 100   | 2.5    | 0.3         | 4.7  | 4.3 | 3.3  | 25       | 329   |
| September 2015 | 71       | 22   | 6        | 1      | 100   | 2.4    | 0.3         | 4.6  | 4.2 | 3.4  | 27       | 338   |
| October 2015   | 71       | 23   | 6        | 1      | 100   | 2.2    | 0.4         | 4.3  | 3.9 | 3.1  | 25       | 344   |
| November 2015  | 66       | 27   | 6        | 1      | 100   | 1.9    | 0.1         | 3.7  | 3.6 | 2.6  | 19       | 348   |
| December 2015  | 63       | 29   | 6        | 2      | 100   | 2.0    | 0.1         | 4.0  | 4.0 | 2.4  | 16       | 356   |
| January 2016   | 62       | 30   | 7        | 2      | 100   | 2.1    | 0.0         | 4.3  | 4.3 | 2.2  | 18       | 345   |
| February 2016  | 62       | 28   | 8        | 2      | 100   | 2.0    | 0.0         | 4.3  | 4.4 | 2.1  | 20       | 340   |
| March 2016     | 65       | 26   | 8        | 1      | 100   | 2.0    | 0.0         | 4.2  | 4.2 | 2.4  | 22       | 343   |
| April 2016     | 67       | 24   | 8        | 0      | 100   | 2.1    | 0.0         | 4.1  | 4.0 | 2.5  | 19       | 343   |
| May 2016       | 72       | 21   | 6        | 0      | 100   | 2.4    | 0.3         | 4.6  | 4.2 | 2.8  | 19       | 327   |
| June 2016      | 68       | 24   | 7        | 0      | 100   | 2.2    | 0.1         | 4.6  | 4.5 | 2.4  | 16       | 325   |
| July 2016      | 68       | 25   | 7        | 0      | 100   | 2.2    | 0.1         | 4.9  | 4.8 | 2.6  | 14       | 329   |
| August 2016    | 63       | 28   | 8        | 1      | 100   | 2.1    | 0.0         | 4.7  | 4.8 | 2.5  | 13       | 371   |
| September 2016 | 67       | 25   | 8        | 1      | 100   | 2.4    | 0.1         | 4.7  | 4.6 | 2.5  | 16       | 388   |
| October 2016   | 67       | 23   | 8        | 2      | 100   | 2.5    | 0.2         | 4.4  | 4.2 | 2.3  | 19       | 396   |
| November 2016  | 68       | 22   | 9        | 2      | 100   | 2.5    | 0.2         | 4.5  | 4.4 | 2.3  | 30       | 395   |
| December 2016  | 66       | 24   | 9        | 1      | 100   | 2.4    | 0.1         | 4.5  | 4.4 | 2.3  | 29       | 398   |
| January 2017   | 66       | 23   | 10       | 1      | 100   | 2.3    | 0.1         | 4.7  | 4.6 | 2.2  | 28       | 421   |
| February 2017  | 67       | 22   | 10       | 1      | 100   | 2.4    | 0.2         | 4.6  | 4.5 | 2.2  | 18       | 416   |
| March 2017     | 68       | 21   | 10       | 1      | 100   | 2.3    | 0.2         | 4.7  | 4.4 | 2.4  | 26       | 414   |
| April 2017     | 67       | 21   | 11       | 1      | 100   | 2.4    | 0.2         | 4.4  | 4.2 | 2.3  | 32       | 393   |
| May 2017       | 69       | 21   | 9        | 1      | 100   | 2.5    | 0.2         | 4.5  | 4.2 | 2.6  | 31       | 396   |
| June 2017      | 70       | 20   | 9        | 2      | 100   | 2.4    | 0.3         | 4.5  | 4.2 | 2.7  | 31       | 391   |
| July 2017      | 72       | 21   | 6        | 1      | 100   | 2.4    | 0.4         | 4.9  | 4.5 | 3.2  | 30       | 414   |
| August 2017    | 69       | 20   | 10       | 1      | 100   | 2.2    | 0.2         | 4.6  | 4.4 | 2.8  | 38       | 420   |
| September 2017 | 67       | 23   | 9        | 0      | 100   | 2.4    | 0.2         | 4.7  | 4.5 | 2.8  | 29       | 434   |
| October 2017   | 68       | 22   | 9        | 0      | 100   | 2.4    | 0.2         | 4.7  | 4.5 | 2.5  | 22       | 414   |
| November 2017  | 69       | 23   | 8        | 0      | 100   | 2.6    | 0.2         | 5.0  | 4.8 | 2.9  | 17       | 392   |
| December 2017  | 69       | 22   | 9        | 0      | 100   | 2.5    | 0.2         | 4.9  | 4.7 | 2.4  | 18       | 393   |
| January 2018   | 65       | 26   | 9        | 0      | 100   | 2.2    | 0.1         | 4.8  | 4.7 | 2.4  | 20       | 393   |
| February 2018  | 65       | 25   | 9        | 0      | 100   | 2.0    | 0.1         | 4.6  | 4.4 | 2.5  | 24       | 402   |
| March 2018     | 67       | 25   | 8        | 0      | 100   | 2.0    | 0.2         | 4.7  | 4.4 | 2.9  | 25       | 389   |
| April 2018     | 69       | 20   | 11       | 0      | 100   | 2.4    | 0.2         | 4.7  | 4.5 | 2.8  | 25       | 396   |
| May 2018       | 69       | 20   | 10       | 1      | 100   | 2.4    | 0.2         | 4.8  | 4.6 | 2.6  | 20       | 391   |
| June 2018      | 69       | 20   | 10       | 1      | 100   | 2.3    | 0.3         | 4.8  | 4.5 | 2.7  | 22       | 412   |
| July 2018      | 69       | 21   | 9        | 1      | 100   | 2.5    | 0.3         | 4.8  | 4.6 | 2.9  | 24       | 413   |
| August 2018    | 69       | 21   | 9        | 1      | 100   | 2.5    | 0.3         | 4.9  | 4.7 | 3.1  | 28       | 410   |
| September 2018 | 67       | 24   | 8        | 1      | 100   | 2.6    | 0.2         | 4.9  | 4.7 | 3.0  | 23       | 397   |
| October 2018   | 67       | 24   | 9        | 1      | 100   | 2.4    | 0.2         | 4.5  | 4.4 | 2.6  | 24       | 414   |
| November 2018  | 69       | 21   | 9        | 1      | 100   | 2.6    | 0.2         | 4.6  | 4.3 | 2.7  | 24       | 426   |
| December 2018  | 67       | 21   | 10       | 1      | 100   | 2.3    | 0.2         | 4.6  | 4.4 | 2.7  | 28       | 419   |
| January 2019   | 66       | 22   | 10       | 2      | 100   | 2.5    | 0.2         | 5.0  | 4.8 | 3.1  | 30       | 412   |
| February 2019  | 63       | 24   | 11       | 1      | 100   | 2.2    | 0.0         | 4.9  | 4.8 | 2.9  | 29       | 418   |
| March 2019     | 63       | 24   | 12       | 1      | 100   | 2.2    | 0.0         | 4.5  | 4.5 | 2.5  | 28       | 456   |
| April 2019     | 62       | 26   | 12       | 0      | 100   | 1.8    | 0.0         | 4.4  | 4.4 | 2.2  | 24       | 463   |

**AGE 35 TO 54**

**TABLE 47**

**EXPECTED CHANGE IN HOME VALUE DURING THE NEXT 5 YEARS  
(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 2019              | 61              | 26          | 12              | 1             | 100          | 1.9           | 0.0                | 4.4         | 4.4        | 2.0         | 24              | 470          |
| June 2019             | 63              | 24          | 12              | 1             | 100          | 2.0           | -0.1               | 4.7         | 4.8        | 2.1         | 36              | 431          |
| July 2019             | 65              | 22          | 12              | 1             | 100          | 2.2           | 0.0                | 4.7         | 4.7        | 2.1         | 34              | 425          |
| August 2019           | 68              | 20          | 11              | 1             | 100          | 2.3           | 0.1                | 4.8         | 4.6        | 2.3         | 33              | 423          |
| September 2019        | 69              | 19          | 12              | 0             | 100          | 2.5           | 0.2                | 4.6         | 4.4        | 2.5         | 19              | 439          |
| October 2019          | 66              | 21          | 13              | 1             | 100          | 2.3           | 0.1                | 4.7         | 4.6        | 2.3         | 22              | 435          |
| November 2019         | 63              | 23          | 14              | 1             | 100          | 2.1           | -0.1               | 4.6         | 4.7        | 2.1         | 26              | 424          |
| December 2019         | 65              | 22          | 12              | 2             | 100          | 2.1           | 0.1                | 4.6         | 4.6        | 2.3         | 27              | 408          |
| January 2020          | 68              | 20          | 10              | 2             | 100          | 2.2           | 0.1                | 4.7         | 4.6        | 2.8         | 26              | 402          |
| February 2020         | 69              | 20          | 8               | 2             | 100          | 2.4           | 0.3                | 4.7         | 4.5        | 2.9         | 24              | 426          |
| March 2020            | 70              | 20          | 8               | 1             | 100          | 2.4           | 0.4                | 4.8         | 4.5        | 3.2         | 28              | 452          |
| April 2020            | 70              | 21          | 7               | 2             | 100          | 2.6           | 0.4                | 4.9         | 4.6        | 3.3         | 27              | 431          |
| May 2020              | 70              | 21          | 8               | 1             | 100          | 2.6           | 0.4                | 4.8         | 4.4        | 3.2         | 24              | 415          |
| June 2020             | 67              | 23          | 8               | 1             | 100          | 2.5           | 0.2                | 4.7         | 4.5        | 2.9         | 22              | 394          |
| July 2020             | 66              | 24          | 10              | 1             | 100          | 2.3           | 0.1                | 4.5         | 4.4        | 2.4         | 24              | 411          |
| August 2020           | 69              | 21          | 9               | 1             | 100          | 2.6           | 0.3                | 4.8         | 4.5        | 2.7         | 24              | 454          |
| September 2020        | 70              | 20          | 9               | 0             | 100          | 2.5           | 0.4                | 4.9         | 4.5        | 2.6         | 20              | 453          |
| October 2020          | 75              | 18          | 7               | 0             | 100          | 2.8           | 0.6                | 5.0         | 4.4        | 3.3         | 19              | 444          |
| November 2020         | 72              | 18          | 8               | 1             | 100          | 2.4           | 0.4                | 4.8         | 4.4        | 2.8         | 24              | 402          |
| December 2020         | 70              | 19          | 10              | 2             | 100          | 2.3           | 0.3                | 4.8         | 4.5        | 2.7         | 30              | 392          |
| January 2021          | 66              | 19          | 13              | 2             | 100          | 2.1           | 0.1                | 4.7         | 4.7        | 2.2         | 32              | 403          |
| February 2021         | 67              | 19          | 14              | 1             | 100          | 2.4           | 0.1                | 5.0         | 4.9        | 2.6         | 37              | 397          |
| March 2021            | 65              | 21          | 14              | 0             | 100          | 2.4           | 0.0                | 5.0         | 4.9        | 2.7         | 35              | 408          |
| April 2021            | 65              | 21          | 14              | 0             | 100          | 2.5           | 0.0                | 5.0         | 4.9        | 2.6         | 32              | 406          |
| May 2021              | 61              | 23          | 16              | 0             | 100          | 2.4           | -0.1               | 5.0         | 5.1        | 2.6         | 35              | 422          |
| June 2021             | 60              | 22          | 17              | 0             | 100          | 2.6           | -0.1               | 5.0         | 5.2        | 2.5         | 36              | 415          |
| July 2021             | 60              | 22          | 18              | 0             | 100          | 2.6           | -0.2               | 5.1         | 5.4        | 2.7         | 40              | 431          |
| August 2021           | 62              | 21          | 16              | 1             | 100          | 2.5           | -0.1               | 5.0         | 5.1        | 2.5         | 32              | 428          |
| September 2021        | 62              | 22          | 15              | 1             | 100          | 2.4           | -0.1               | 5.0         | 5.2        | 2.3         | 38              | 463          |
| October 2021          | 60              | 22          | 16              | 1             | 100          | 2.1           | -0.1               | 4.8         | 4.9        | 2.0         | 35              | 475          |
| November 2021         | 58              | 21          | 19              | 1             | 100          | 2.0           | -0.2               | 4.9         | 5.2        | 1.9         | 42              | 473          |
| December 2021         | 60              | 20          | 19              | 1             | 100          | 2.3           | -0.3               | 5.1         | 5.4        | 2.4         | 44              | 426          |
| January 2022          | 60              | 20          | 19              | 1             | 100          | 2.6           | -0.3               | 5.2         | 5.5        | 2.6         | 50              | 434          |
| February 2022         | 58              | 23          | 17              | 1             | 100          | 2.5           | -0.3               | 5.0         | 5.3        | 2.6         | 42              | 445          |
| March 2022            | 56              | 25          | 17              | 2             | 100          | 2.2           | -0.2               | 5.0         | 5.2        | 2.5         | 38              | 478          |
| April 2022            | 57              | 25          | 17              | 2             | 100          | 2.1           | -0.2               | 5.0         | 5.2        | 2.6         | 36              | 448          |
| May 2022              | 56              | 23          | 20              | 2             | 100          | 1.9           | -0.5               | 5.1         | 5.6        | 2.4         | 52              | 435          |
| June 2022             | 53              | 24          | 20              | 2             | 100          | 1.6           | -0.5               | 5.0         | 5.5        | 1.9         | 52              | 409          |
| July 2022             | 50              | 26          | 21              | 2             | 100          | 0.9           | -0.6               | 4.9         | 5.5        | 1.5         | 59              | 422          |
| August 2022           | 52              | 29          | 16              | 3             | 100          | 1.2           | -0.2               | 4.8         | 5.1        | 1.7         | 44              | 426          |
| September 2022        | 54              | 27          | 17              | 2             | 100          | 1.6           | -0.2               | 4.9         | 5.1        | 2.1         | 47              | 440          |
| October 2022          | 57              | 26          | 15              | 1             | 100          | 2.1           | -0.3               | 4.9         | 5.2        | 2.7         | 43              | 415          |
| November 2022         | 57              | 25          | 17              | 2             | 100          | 2.0           | -0.3               | 5.0         | 5.3        | 2.8         | 45              | 411          |
| December 2022         | 58              | 25          | 14              | 3             | 100          | 2.1           | -0.2               | 5.1         | 5.3        | 2.7         | 41              | 387          |
| January 2023          | 58              | 23          | 15              | 4             | 100          | 2.2           | -0.2               | 5.1         | 5.3        | 2.4         | 40              | 387          |
| February 2023         | 61              | 23          | 14              | 2             | 100          | 2.3           | -0.1               | 5.1         | 5.2        | 2.4         | 40              | 379          |
| March 2023            | 58              | 24          | 16              | 3             | 100          | 1.8           | -0.2               | 4.9         | 5.1        | 2.1         | 33              | 392          |
| April 2023            | 60              | 23          | 13              | 3             | 100          | 1.9           | -0.1               | 4.9         | 5.0        | 2.5         | 33              | 403          |
| May 2023              | 58              | 24          | 15              | 3             | 100          | 1.7           | -0.3               | 4.8         | 5.0        | 2.0         | 33              | 393          |
| June 2023             | 63              | 22          | 13              | 2             | 100          | 2.4           | -0.2               | 5.0         | 5.2        | 2.9         | 43              | 387          |

TABLE 47

EXPECTED CHANGE IN HOME VALUE DURING THE NEXT 5 YEARS  
(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> |             |                 |              |
| July 2023             | 61              | 22          | 15              | 1             | 100          | 2.5           | -0.4               | 5.2         | 5.5        | 2.8         | 40              | 354          |
| August 2023           | 65              | 20          | 13              | 1             | 100          | 2.9           | -0.1               | 5.2         | 5.3        | 3.3         | 43              | 357          |
| September 2023        | 63              | 21          | 15              | 1             | 100          | 2.6           | -0.1               | 5.2         | 5.3        | 2.7         | 39              | 382          |
| October 2023          | 64              | 22          | 13              | 1             | 100          | 2.6           | 0.0                | 5.0         | 5.0        | 2.7         | 41              | 388          |
| November 2023         | 62              | 23          | 12              | 2             | 100          | 2.5           | -0.1               | 5.0         | 5.1        | 2.7         | 38              | 396          |
| December 2023         | 63              | 24          | 11              | 3             | 100          | 2.7           | -0.1               | 5.0         | 5.0        | 3.0         | 31              | 392          |
| January 2024          | 64              | 21          | 13              | 3             | 100          | 2.6           | 0.0                | 5.0         | 5.0        | 2.9         | 28              | 393          |
| February 2024         | 68              | 18          | 12              | 1             | 100          | 3.0           | 0.2                | 5.6         | 5.3        | 3.1         | 32              | 379          |
| March 2024            | 72              | 15          | 11              | 1             | 100          | 3.1           | 0.5                | 5.6         | 5.1        | 3.4         | 35              | 363          |
| April 2024            | 74              | 15          | 9               | 2             | 100          | 3.4           | 0.6                | 5.7         | 5.1        | 3.7         | 44              | 418          |
| May 2024              | 71              | 17          | 10              | 2             | 100          | 3.1           | 0.4                | 5.4         | 5.0        | 3.6         | 48              | 504          |