

AGE 35 TO 54

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	39	52	9	1	100	0.1	-0.7	4.4	5.0	2.4	45	504
April 2007	39	50	11	0	100	0.2	-0.6	4.7	5.2	2.2	43	481
May 2007	40	46	13	0	100	0.3	-0.4	4.7	5.1	1.9	46	478
June 2007	39	46	15	1	100	0.3	-0.3	4.7	5.0	1.4	47	493
July 2007	37	47	15	1	100	0.2	-0.3	4.6	4.9	1.4	45	507
August 2007	34	48	18	0	100	0.2	-0.3	3.8	4.2	1.0	49	500
September 2007	33	50	17	0	100	0.2	-0.4	3.8	4.2	1.2	49	489
October 2007	30	50	19	0	100	0.2	-0.5	3.2	3.6	1.0	61	476
November 2007	29	52	18	0	100	0.0	-0.8	2.9	3.6	0.9	55	476
December 2007	24	54	21	0	100	-0.1	-0.7	1.4	2.1	0.2	47	468
January 2008	24	54	22	0	100	-0.1	-0.7	0.9	1.6	-0.2	34	459
February 2008	20	55	25	0	100	0.0	-1.2	0.4	1.6	-0.6	33	478
March 2008	17	58	24	0	100	-0.1	-1.2	0.4	1.6	-0.8	40	487
April 2008	14	58	27	0	100	-0.2	-2.0	0.3	2.3	-1.2	40	501
May 2008	15	56	29	0	100	-0.2	-2.4	0.3	2.6	-1.1	42	483
June 2008	17	53	29	0	100	-0.2	-2.4	0.3	2.7	-1.1	42	479
July 2008	19	54	27	0	100	-0.1	-1.9	0.4	2.3	-0.6	41	457
August 2008	20	54	25	0	100	-0.1	-1.3	0.4	1.7	-0.5	41	484
September 2008	20	56	23	0	100	-0.1	-1.2	0.4	1.6	-0.2	35	487
October 2008	18	58	23	0	100	-0.1	-1.3	0.4	1.6	-0.5	37	504
November 2008	17	58	25	0	100	-0.1	-2.1	0.4	2.5	-0.8	32	479
December 2008	15	56	29	0	100	-0.2	-3.1	0.3	3.4	-1.2	40	494
January 2009	15	56	29	0	100	-0.3	-3.5	0.3	3.8	-1.4	50	486
February 2009	11	61	28	0	100	-0.2	-3.1	0.4	3.6	-1.8	49	499
March 2009	10	61	28	1	100	-0.1	-3.3	0.5	3.7	-2.0	43	471
April 2009	10	61	28	1	100	0.0	-2.4	0.5	2.9	-1.9	31	476
May 2009	12	62	25	1	100	-0.1	-1.6	0.3	1.9	-1.5	32	469
June 2009	13	64	23	0	100	-0.1	-0.5	0.3	0.8	-1.2	31	488
July 2009	16	61	23	1	100	-0.1	-0.5	0.4	0.9	-1.1	36	496
August 2009	18	59	22	1	100	0.0	-0.5	0.4	0.9	-0.9	34	487
September 2009	23	54	21	1	100	0.0	-0.5	1.2	1.7	-0.4	39	482
October 2009	22	59	18	1	100	0.0	-0.4	1.2	1.6	-0.3	36	456
November 2009	23	58	18	1	100	0.1	-0.4	1.3	1.7	-0.1	38	465
December 2009	20	62	18	0	100	0.1	-0.4	0.6	0.9	-0.2	32	440
January 2010	21	61	18	0	100	0.1	-0.3	0.6	0.9	0.0	33	441
February 2010	20	62	18	0	100	0.1	-0.4	0.6	0.9	-0.3	34	419
March 2010	19	64	17	0	100	0.1	-0.4	0.6	0.9	-0.6	31	431
April 2010	18	64	18	0	100	0.1	-0.4	0.5	0.9	-0.6	28	433
May 2010	20	62	18	0	100	0.0	-0.4	0.4	0.8	-0.5	34	437
June 2010	21	62	17	0	100	0.0	-0.5	0.4	0.9	-0.6	40	436
July 2010	21	61	18	0	100	0.0	-0.5	0.4	0.9	-0.8	43	433
August 2010	19	64	16	0	100	-0.1	-0.6	0.4	1.0	-0.7	37	431
September 2010	19	62	18	1	100	0.0	-0.5	0.5	1.0	-0.7	32	422
October 2010	17	63	19	1	100	0.0	-0.5	0.5	1.0	-0.8	29	439
November 2010	16	64	20	1	100	-0.1	-0.7	0.5	1.2	-0.6	25	444

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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	19	61	20	0	100	-0.1	-0.7	0.8	1.5	-0.3	36	440
January 2011	19	62	19	0	100	-0.2	-0.8	0.8	1.6	-0.3	31	410
February 2011	19	62	18	1	100	-0.1	-0.5	0.8	1.4	-0.4	29	400
March 2011	14	67	18	1	100	-0.2	-0.5	0.3	0.9	-0.5	16	386
April 2011	17	65	17	1	100	0.0	-0.4	0.4	0.8	-0.1	17	416
May 2011	20	63	17	0	100	0.0	-0.4	0.4	0.8	0.2	17	409
June 2011	20	62	17	0	100	0.0	-0.4	0.4	0.8	0.1	18	419
July 2011	18	63	18	1	100	0.0	-0.4	0.4	0.8	-0.2	29	384
August 2011	14	67	19	1	100	-0.1	-0.5	0.3	0.9	-0.5	27	387
September 2011	12	69	18	0	100	-0.1	-0.5	0.3	0.8	-0.7	28	372
October 2011	13	68	19	0	100	-0.1	-0.5	0.3	0.8	-0.6	18	391
November 2011	13	67	19	0	100	0.0	-0.4	0.3	0.7	-0.6	21	378
December 2011	16	65	19	0	100	0.0	-0.4	0.4	0.8	-0.5	28	378
January 2012	14	67	19	0	100	0.1	-0.4	0.5	0.8	-0.4	23	372
February 2012	16	65	18	1	100	0.1	-0.4	0.5	0.9	-0.5	23	391
March 2012	15	66	18	1	100	0.1	-0.4	0.5	0.9	-0.5	13	397
April 2012	18	66	16	1	100	0.0	-0.4	0.4	0.8	-0.3	19	407
May 2012	19	66	15	0	100	0.0	-0.3	0.4	0.8	-0.2	21	397
June 2012	21	63	15	0	100	0.0	-0.3	0.5	0.8	-0.3	33	393
July 2012	19	62	18	0	100	0.0	-0.4	0.4	0.8	-0.8	35	376
August 2012	19	60	21	0	100	0.0	-0.4	0.4	0.9	-0.8	38	371
September 2012	19	62	18	1	100	0.0	-0.4	0.4	0.8	-0.5	29	370
October 2012	27	57	15	1	100	0.1	-0.3	1.2	1.5	0.1	29	384
November 2012	26	61	11	1	100	0.1	-0.3	1.2	1.4	0.3	28	385
December 2012	25	63	10	2	100	0.1	-0.3	1.1	1.4	0.7	29	370
January 2013	23	65	11	1	100	0.1	-0.3	0.9	1.2	0.7	26	344
February 2013	28	58	12	1	100	0.1	-0.4	1.8	2.2	0.5	32	334
March 2013	35	51	13	1	100	0.1	-0.5	2.8	3.3	0.7	33	366
April 2013	39	48	12	1	100	0.2	-0.5	3.5	4.0	1.0	38	369
May 2013	41	47	11	1	100	0.3	-0.3	3.7	4.0	1.6	46	370
June 2013	42	47	11	1	100	0.3	-0.2	4.0	4.1	1.6	51	340
July 2013	41	49	9	0	100	0.3	-0.2	4.1	4.3	1.7	52	356
August 2013	40	48	12	0	100	0.3	-0.2	4.2	4.5	1.5	35	358
September 2013	40	49	11	0	100	0.3	-0.2	4.1	4.4	1.4	32	363
October 2013	44	44	12	0	100	0.4	-0.2	4.2	4.5	1.8	30	332
November 2013	43	48	9	0	100	0.4	-0.2	3.9	4.0	1.6	36	327
December 2013	43	48	9	1	100	0.4	-0.2	4.2	4.3	1.7	34	322
January 2014	39	51	9	1	100	0.3	-0.2	3.8	4.0	1.2	35	325
February 2014	41	50	8	1	100	0.3	-0.3	4.4	4.7	1.6	40	318
March 2014	40	51	9	1	100	0.3	-0.3	4.1	4.4	1.5	41	314
April 2014	39	52	8	1	100	0.3	-0.3	3.8	4.0	1.5	40	313
May 2014	38	55	7	0	100	0.2	-0.4	3.5	3.9	1.5	28	303
June 2014	39	54	7	1	100	0.2	-0.4	3.8	4.2	1.5	24	309
July 2014	42	50	7	1	100	0.3	-0.7	4.4	5.1	1.8	32	301
August 2014	44	47	8	1	100	0.4	-0.4	4.6	5.0	1.8	32	306
September 2014	45	48	7	1	100	0.3	-0.5	4.1	4.6	2.1	33	303
October 2014	40	54	6	0	100	0.3	-0.3	3.0	3.3	1.6	21	311
November 2014	38	56	6	0	100	0.2	-0.5	2.7	3.2	1.6	18	318
December 2014	38	58	4	0	100	0.2	-0.6	2.8	3.3	1.6	15	318

AGE 35 TO 54

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

Date of Survey	Increase	Same	Decrease	DK, NA	Total	Median	Percentiles			Mean	Variance	Cases
							25th	75th	Rng			
January 2015	40	55	5	0	100	0.2	-0.6	3.4	3.9	1.6	27	338
February 2015	42	52	6	1	100	0.3	-0.3	3.5	3.8	1.8	35	338
March 2015	42	50	7	1	100	0.4	-0.1	3.8	4.0	1.9	35	346
April 2015	44	48	7	1	100	0.4	-0.1	4.3	4.4	2.1	31	333
May 2015	44	47	8	0	100	0.4	-0.2	4.3	4.4	2.1	26	335
June 2015	46	45	9	0	100	0.4	-0.2	4.1	4.2	2.0	26	324
July 2015	46	46	8	0	100	0.4	-0.3	3.7	4.0	2.2	21	326
August 2015	49	44	7	0	100	0.9	-0.3	4.2	4.5	2.6	25	329
September 2015	47	46	7	0	100	0.8	-0.3	4.0	4.3	2.5	34	338
October 2015	45	48	7	0	100	0.7	-0.3	3.9	4.2	2.3	35	344
November 2015	43	49	8	0	100	0.3	-0.5	3.7	4.1	2.0	35	348
December 2015	43	51	6	0	100	0.3	-0.5	4.1	4.6	2.1	25	356
January 2016	43	50	7	0	100	0.3	-0.4	4.1	4.5	2.1	25	345
February 2016	40	55	5	0	100	0.3	-0.4	3.7	4.1	1.8	19	340
March 2016	41	52	7	0	100	0.3	-0.4	3.8	4.2	1.8	21	343
April 2016	45	47	8	0	100	0.4	-0.3	4.2	4.6	1.9	35	343
May 2016	50	41	9	0	100	0.7	-0.3	4.7	5.1	2.1	38	327
June 2016	49	42	9	0	100	0.7	-0.3	4.7	5.0	2.0	40	325
July 2016	46	44	10	0	100	0.6	-0.3	4.7	5.0	2.0	25	329
August 2016	44	46	10	0	100	0.4	-0.3	4.7	5.0	1.9	20	371
September 2016	47	43	9	0	100	0.6	-0.2	4.7	5.0	1.9	23	388
October 2016	50	41	8	0	100	0.7	-0.2	4.7	4.9	1.9	22	396
November 2016	48	43	9	0	100	0.6	-0.2	4.3	4.5	1.9	27	395
December 2016	46	45	9	0	100	0.4	-0.2	4.2	4.5	1.9	23	398
January 2017	45	46	9	0	100	0.4	-0.3	4.3	4.6	2.0	26	421
February 2017	48	45	7	0	100	0.5	-0.2	4.4	4.6	2.2	21	416
March 2017	50	44	6	0	100	0.7	-0.4	4.4	4.8	2.1	23	414
April 2017	53	40	7	0	100	1.2	-0.2	4.4	4.6	2.3	31	393
May 2017	56	38	6	0	100	1.6	-0.3	4.8	5.1	2.6	34	396
June 2017	55	39	6	0	100	1.5	-0.1	4.8	4.9	2.8	34	391
July 2017	52	43	5	0	100	1.0	-0.2	4.7	4.9	2.9	30	414
August 2017	50	43	7	0	100	0.6	-0.2	4.6	4.8	2.6	32	420
September 2017	50	43	7	0	100	0.8	-0.3	4.8	5.0	2.6	30	434
October 2017	52	41	7	0	100	1.1	-0.2	4.9	5.2	2.5	27	414
November 2017	56	39	6	0	100	1.8	-0.1	5.1	5.2	3.0	27	392
December 2017	54	40	6	0	100	1.5	0.0	4.8	4.9	2.6	29	393
January 2018	52	41	6	0	100	1.2	0.0	4.7	4.8	2.6	34	393
February 2018	54	40	6	0	100	1.2	0.0	4.7	4.7	2.7	40	402
March 2018	57	36	7	0	100	1.5	-0.1	5.0	5.1	2.9	41	389
April 2018	59	35	7	0	100	1.8	-0.1	5.0	5.0	2.8	35	396
May 2018	60	33	7	0	100	1.9	0.0	4.9	5.0	2.5	26	391
June 2018	58	35	6	0	100	1.9	0.1	4.9	4.9	2.9	29	412
July 2018	57	36	7	0	100	1.7	-0.1	5.0	5.0	2.9	31	413
August 2018	54	38	8	0	100	1.4	-0.2	5.0	5.1	2.8	35	410
September 2018	52	39	9	0	100	1.1	-0.2	4.8	5.0	2.4	34	397
October 2018	51	40	9	0	100	1.1	-0.1	4.7	4.8	2.2	29	414
November 2018	51	41	7	0	100	1.0	-0.1	4.7	4.8	2.2	25	426
December 2018	50	41	9	0	100	1.0	-0.2	4.7	4.9	2.0	29	419
January 2019	46	43	10	1	100	0.8	-0.2	4.3	4.5	2.1	38	412
February 2019	41	46	12	1	100	0.3	-0.2	3.7	3.9	1.8	40	418

AGE 35 TO 54

TABLE 46

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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			
March 2019	43	47	9	1	100	0.3	-0.2	3.6	3.8	2.1	32	456
April 2019	47	44	9	1	100	0.6	-0.1	4.1	4.2	2.1	24	463
May 2019	50	43	7	0	100	0.9	-0.1	4.5	4.6	2.4	26	470
June 2019	54	38	8	0	100	1.2	-0.2	4.9	5.0	2.4	35	431
July 2019	55	37	8	0	100	1.5	-0.2	4.9	5.0	2.4	36	425
August 2019	56	36	8	0	100	1.4	-0.3	4.8	5.1	2.5	38	423
September 2019	52	38	10	0	100	1.1	-0.2	4.6	4.9	2.5	33	439
October 2019	49	40	11	0	100	0.6	-0.4	4.4	4.8	2.1	33	435
November 2019	48	40	13	0	100	0.5	-0.3	4.4	4.7	1.9	31	424
December 2019	51	39	10	0	100	0.8	-0.3	4.6	4.9	2.2	32	408
January 2020	53	40	7	0	100	0.9	-0.3	4.9	5.2	2.7	36	402
February 2020	53	41	6	0	100	1.0	-0.3	4.9	5.3	3.0	36	426
March 2020	47	44	9	0	100	0.6	-0.3	4.3	4.6	2.4	44	452
April 2020	38	44	17	0	100	0.4	-1.5	2.8	4.2	0.9	49	431
May 2020	29	47	24	0	100	0.0	-2.6	1.3	3.9	-0.7	61	415
June 2020	29	46	24	1	100	0.0	-2.6	1.8	4.4	-0.7	59	394
July 2020	31	48	20	1	100	0.1	-1.4	2.5	3.8	-0.2	60	411
August 2020	40	44	15	1	100	0.3	-0.3	4.0	4.3	1.1	49	454
September 2020	42	44	13	1	100	0.4	-0.2	4.0	4.2	1.1	42	453
October 2020	49	41	10	1	100	0.6	-0.5	4.6	5.1	1.9	33	444
November 2020	49	41	11	0	100	0.6	-0.6	4.5	5.2	1.8	33	402
December 2020	48	40	11	0	100	0.6	-0.6	4.2	4.8	1.6	33	392
January 2021	45	42	13	0	100	0.3	-0.7	4.4	5.1	1.5	36	403
February 2021	50	39	10	1	100	1.0	-0.5	4.6	5.1	2.2	41	397
March 2021	51	40	9	0	100	1.0	-0.5	5.0	5.5	2.5	41	408
April 2021	57	34	9	0	100	1.9	0.0	5.2	5.2	3.0	41	406
May 2021	57	34	9	0	100	2.6	0.1	6.5	6.5	3.5	57	422
June 2021	59	27	12	1	100	3.1	0.1	6.7	6.7	3.3	70	415
July 2021	54	31	13	2	100	2.4	-0.1	7.8	7.9	3.3	78	431
August 2021	53	32	14	1	100	1.8	-0.4	6.9	7.4	3.0	68	428
September 2021	52	35	12	1	100	1.4	-0.5	6.9	7.4	3.2	65	463
October 2021	52	34	14	0	100	1.4	-0.5	5.6	6.1	2.5	62	475
November 2021	48	36	16	1	100	0.5	-0.4	5.3	5.6	2.1	63	473
December 2021	48	36	15	1	100	1.2	-0.6	5.3	5.9	2.3	63	426
January 2022	48	36	14	1	100	1.2	-0.8	6.0	6.8	2.7	69	434
February 2022	50	35	14	1	100	1.4	-0.8	5.9	6.6	2.9	62	445
March 2022	51	35	13	1	100	1.3	-0.4	6.3	6.7	3.1	64	478
April 2022	54	35	11	0	100	1.8	-0.3	5.8	6.1	3.3	56	448
May 2022	51	37	12	0	100	1.6	-0.3	5.8	6.2	2.8	67	435
June 2022	43	39	16	1	100	0.8	-0.4	5.2	5.7	1.9	72	409
July 2022	35	40	24	2	100	0.1	-1.5	4.2	5.8	0.5	94	422
August 2022	30	42	26	2	100	0.1	-2.0	3.0	5.1	0.1	85	426
September 2022	29	41	29	1	100	0.0	-3.5	2.3	5.9	-0.7	85	440
October 2022	33	38	29	0	100	0.0	-3.6	3.0	6.7	0.0	74	415
November 2022	33	36	31	0	100	-0.1	-4.7	2.6	7.3	-0.7	74	411
December 2022	32	36	31	1	100	0.0	-4.0	2.6	6.6	-0.4	62	387
January 2023	29	37	34	1	100	-0.2	-4.2	1.8	6.0	-1.1	66	387
February 2023	31	37	31	1	100	-0.1	-3.0	2.7	5.7	-0.1	67	379
March 2023	31	38	30	1	100	-0.1	-3.1	2.6	5.7	-0.3	74	392
April 2023	34	41	24	1	100	0.1	-1.6	2.9	4.5	0.4	60	403

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**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	33	46	20	1	100	0.2	-1.4	2.7	4.1	0.1	55	393
June 2023	37	46	16	1	100	0.3	-0.3	3.7	3.9	1.1	47	387
July 2023	41	43	16	0	100	0.5	-0.4	4.3	4.7	1.3	46	354
August 2023	47	37	17	0	100	0.5	-0.4	4.9	5.3	1.7	53	357
September 2023	46	36	18	0	100	0.4	-0.4	5.0	5.4	1.5	53	382
October 2023	43	40	17	0	100	0.3	-0.3	4.5	4.8	1.7	52	388
November 2023	41	43	15	0	100	0.3	-0.3	4.2	4.5	1.7	46	396
December 2023	40	45	14	1	100	0.3	-0.3	4.1	4.3	1.7	35	392
January 2024	41	46	12	1	100	0.3	-0.3	4.4	4.7	1.7	33	393
February 2024	43	44	12	1	100	0.4	-0.2	4.8	5.0	1.8	40	379
March 2024	45	42	12	1	100	0.4	-0.2	4.8	5.0	2.1	45	363
April 2024	46	41	12	1	100	0.4	-0.2	5.0	5.2	2.4	56	418
May 2024	45	42	12	2	100	0.4	-0.2	4.9	5.1	2.5	51	504