

REGION NORTH CENTRAL

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	62	27	10	1	100	2.5	0.0	5.1	5.1	2.9	38	340
June	2007	61	28	9	1	100	2.6	0.0	5.1	5.1	2.9	36	358
July	2007	64	26	10	1	100	2.7	0.0	5.0	5.0	2.9	29	346
August	2007	64	26	9	1	100	2.5	0.1	4.5	4.4	2.9	31	337
September	2007	64	26	10	0	100	2.4	0.0	4.4	4.3	2.6	31	340
October	2007	61	31	8	1	100	2.3	0.0	4.5	4.5	2.8	37	346
November	2007	57	33	9	1	100	1.8	-0.1	4.4	4.5	2.6	40	372
December	2007	53	34	11	2	100	1.6	-0.1	4.5	4.5	2.2	34	372
January	2008	53	33	12	2	100	1.4	-0.3	4.0	4.2	1.9	30	357
February	2008	54	33	12	2	100	1.4	-0.3	4.5	4.8	2.1	29	342
March	2008	58	33	9	1	100	1.6	-0.2	4.4	4.7	2.2	26	326
April	2008	57	32	10	1	100	1.6	-0.1	4.6	4.8	2.2	23	337
May	2008	59	31	9	1	100	2.1	0.0	4.6	4.7	2.2	21	335
June	2008	54	32	12	2	100	1.4	-0.2	4.6	4.8	2.0	24	341
July	2008	55	32	12	1	100	1.5	-0.3	4.8	5.1	2.1	25	337
August	2008	56	32	11	1	100	1.6	-0.3	4.8	5.1	2.1	30	340
September	2008	58	32	9	0	100	1.8	-0.1	4.7	4.9	2.4	32	324
October	2008	56	33	10	1	100	1.5	-0.1	4.6	4.7	2.2	28	321
November	2008	56	30	12	2	100	1.4	-0.1	4.5	4.5	2.1	22	313
December	2008	55	30	13	2	100	1.4	-0.2	4.6	4.7	1.8	27	323
January	2009	55	32	11	2	100	1.5	-1.0	4.6	5.6	1.6	37	322
February	2009	51	38	9	2	100	1.1	-1.0	4.5	5.6	1.6	36	335
March	2009	53	38	8	2	100	1.3	-0.9	4.5	5.4	1.6	32	348
April	2009	51	39	8	2	100	0.9	-0.3	4.0	4.3	1.7	22	357
May	2009	51	38	9	2	100	0.9	-0.3	3.7	4.0	1.5	21	354
June	2009	53	34	11	2	100	1.1	-0.3	3.7	4.0	1.7	25	353
July	2009	59	29	12	1	100	1.6	-0.2	4.3	4.5	2.2	35	366
August	2009	60	30	10	0	100	1.8	-0.2	4.4	4.6	2.4	35	370
September	2009	56	35	8	0	100	1.3	-0.3	4.0	4.2	2.1	27	362
October	2009	54	35	11	1	100	1.1	-0.2	3.9	4.1	1.7	22	366
November	2009	56	31	11	2	100	1.3	-0.2	4.3	4.4	1.9	21	353
December	2009	55	31	12	2	100	1.3	-0.2	4.5	4.7	1.8	23	350
January	2010	55	33	9	2	100	1.5	-0.2	4.5	4.6	2.1	20	346
February	2010	57	32	10	1	100	1.6	-0.1	4.5	4.7	2.2	26	356
March	2010	57	33	8	2	100	1.8	0.0	4.3	4.3	2.5	25	357
April	2010	58	32	9	2	100	1.7	0.0	4.3	4.3	2.3	23	352
May	2010	55	34	9	1	100	1.5	-0.1	4.2	4.2	2.1	19	357
June	2010	58	32	9	1	100	1.6	-0.1	4.4	4.5	2.0	24	382
July	2010	57	31	11	1	100	1.5	-0.2	4.2	4.3	1.8	36	375
August	2010	58	30	11	2	100	1.7	-0.1	4.2	4.3	1.8	35	374
September	2010	55	30	14	2	100	1.4	-0.1	4.3	4.4	1.7	33	364
October	2010	52	34	13	1	100	1.1	-0.3	4.2	4.4	1.7	20	366
November	2010	50	35	14	1	100	0.7	-0.3	3.6	3.9	1.3	23	364
December	2010	51	37	11	1	100	0.8	-0.4	3.5	3.9	1.4	18	381

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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 2011	55	34	10	1	100	1.5	-0.2	4.0	4.3	1.8	23	363
February 2011	54	34	10	2	100	1.4	-0.2	4.5	4.8	1.9	27	356
March 2011	53	33	13	1	100	1.2	-0.1	4.3	4.4	1.8	26	334
April 2011	52	33	14	1	100	0.7	-0.2	3.4	3.6	1.4	22	352
May 2011	51	33	14	1	100	0.7	-0.3	3.1	3.4	1.3	19	346
June 2011	50	36	13	1	100	0.6	-0.4	3.1	3.5	1.2	23	351
July 2011	47	39	12	1	100	0.4	-0.4	3.8	4.2	1.7	34	320
August 2011	47	41	10	2	100	0.5	-0.3	3.6	3.9	1.9	31	329
September 2011	52	37	10	1	100	0.8	-0.1	3.7	3.7	2.2	30	301
October 2011	52	37	10	1	100	0.8	-0.1	3.2	3.2	1.7	19	347
November 2011	53	34	13	0	100	0.8	-0.3	3.5	3.8	1.4	26	348
December 2011	50	36	14	1	100	0.6	-0.3	3.4	3.8	1.2	23	370
January 2012	52	35	12	1	100	0.8	-0.3	4.0	4.3	1.5	24	341
February 2012	51	38	9	1	100	0.8	-0.2	4.1	4.4	2.0	20	326
March 2012	52	37	10	1	100	0.9	-0.2	4.6	4.8	2.1	23	318
April 2012	51	35	13	1	100	0.7	-0.3	4.4	4.7	1.7	29	338
May 2012	53	33	13	1	100	1.0	-0.2	4.4	4.6	1.8	29	347
June 2012	52	35	12	1	100	0.8	-0.2	4.1	4.2	1.4	29	348
July 2012	51	37	10	1	100	0.8	-0.1	3.8	3.9	1.5	24	336
August 2012	51	36	11	1	100	0.8	-0.1	3.9	4.0	1.6	23	332
September 2012	56	32	11	1	100	1.3	0.0	4.2	4.3	2.0	19	326
October 2012	58	32	9	1	100	1.5	0.0	4.5	4.6	2.3	20	337
November 2012	59	32	7	2	100	1.7	0.1	4.4	4.3	2.3	18	337
December 2012	57	34	7	2	100	1.4	-0.1	3.9	4.0	2.0	19	341
January 2013	55	35	9	1	100	1.2	-0.1	3.4	3.6	1.7	18	324
February 2013	51	36	12	0	100	0.7	-0.4	3.1	3.4	1.2	19	323
March 2013	54	34	12	0	100	1.0	-0.2	3.5	3.7	1.5	19	307
April 2013	55	32	12	1	100	1.2	-0.2	3.8	3.9	1.7	19	317
May 2013	53	34	11	2	100	1.1	-0.2	3.8	4.0	1.8	18	322
June 2013	48	38	12	2	100	0.6	-0.3	3.4	3.7	1.5	18	351
July 2013	49	37	12	3	100	0.6	-0.5	3.6	4.1	1.4	14	348
August 2013	53	32	13	3	100	1.1	-0.3	3.6	3.9	1.5	13	339
September 2013	56	29	13	2	100	1.5	-0.3	4.0	4.3	1.8	14	324
October 2013	56	30	13	1	100	1.6	-0.2	3.8	4.0	1.8	18	318
November 2013	54	35	11	0	100	1.2	-0.2	3.7	3.9	1.8	21	323
December 2013	55	34	10	1	100	1.3	-0.1	3.8	4.0	1.7	23	339
January 2014	58	31	8	2	100	1.4	0.1	4.0	4.0	1.7	21	333
February 2014	60	28	10	2	100	1.5	-0.1	3.9	4.0	1.4	22	333
March 2014	59	28	12	1	100	1.3	-0.1	3.6	3.8	1.4	33	326
April 2014	56	31	12	1	100	1.1	-0.3	3.3	3.6	1.2	36	340
May 2014	56	33	10	1	100	1.3	-0.2	3.8	4.0	1.6	33	333
June 2014	57	33	8	3	100	1.4	-0.2	4.0	4.2	1.7	26	314
July 2014	57	31	9	3	100	1.8	-0.2	4.3	4.5	2.1	25	301
August 2014	54	34	8	4	100	1.5	-0.2	3.6	3.8	1.7	22	313
September 2014	55	32	10	3	100	1.4	-0.2	3.3	3.5	1.6	19	331
October 2014	53	34	10	3	100	1.0	-0.2	3.1	3.3	1.4	14	348
November 2014	58	30	10	3	100	1.5	-0.2	3.7	3.9	1.8	14	341
December 2014	57	31	10	2	100	1.5	-0.2	3.5	3.7	1.8	14	312
January 2015	59	31	10	0	100	1.8	-0.1	3.8	3.9	2.0	13	278
February 2015	59	30	11	0	100	1.7	0.0	3.5	3.6	1.8	22	277

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Date of Survey	Increase	Same	Decrease	DK, NA	Total	Median	Percentiles			Mean	Variance	Cases
							25th	75th	Rng			
March 2015	57	32	11	0	100	1.4	-0.1	3.5	3.6	1.5	21	293
April 2015	53	36	9	1	100	0.9	-0.5	3.4	3.9	1.5	22	296
May 2015	53	36	10	1	100	0.9	-0.5	3.4	3.9	1.8	15	287
June 2015	55	33	10	2	100	1.2	-0.4	3.4	3.9	1.8	17	268
July 2015	59	26	13	1	100	1.5	-0.1	3.8	3.9	1.8	17	269
August 2015	57	29	13	2	100	1.4	-0.1	3.7	3.8	1.6	15	280
September 2015	58	29	13	1	100	1.4	-0.1	3.9	4.0	1.6	13	282
October 2015	55	29	14	1	100	1.3	-0.1	3.7	3.9	1.4	15	269
November 2015	55	31	14	0	100	1.2	-0.2	4.0	4.3	1.6	18	251
December 2015	53	34	12	1	100	1.1	-0.3	3.9	4.1	1.6	20	263
January 2016	55	33	11	1	100	1.3	-0.2	3.9	4.1	1.6	31	288
February 2016	55	33	11	1	100	1.3	-0.1	3.6	3.7	1.3	33	299
March 2016	59	28	11	1	100	1.6	-0.1	3.9	4.0	1.6	36	297
April 2016	59	28	11	1	100	1.6	-0.1	3.5	3.6	1.5	25	296
May 2016	60	26	13	1	100	1.7	-0.1	3.8	3.9	1.7	22	310
June 2016	59	27	12	2	100	1.7	-0.1	3.9	4.0	1.7	15	310
July 2016	60	28	11	1	100	1.6	0.0	4.1	4.1	1.9	13	307
August 2016	62	27	10	1	100	1.7	0.0	3.9	3.9	1.8	19	312
September 2016	61	27	11	1	100	1.5	0.0	3.6	3.6	1.5	23	330
October 2016	60	28	11	1	100	1.7	0.0	3.9	3.9	1.7	25	349
November 2016	58	29	10	2	100	1.8	0.0	3.9	3.9	2.0	19	338
December 2016	60	29	8	3	100	2.0	0.0	4.4	4.3	2.3	15	332
January 2017	63	26	8	3	100	2.1	0.0	4.4	4.3	2.4	13	310
February 2017	66	24	8	2	100	2.0	0.1	4.3	4.2	2.3	12	311
March 2017	66	24	9	1	100	2.0	0.1	4.3	4.2	2.5	19	311
April 2017	66	24	9	1	100	2.1	0.1	4.2	4.0	2.4	20	326
May 2017	64	27	9	1	100	2.1	0.1	4.4	4.4	2.4	19	347
June 2017	65	26	8	1	100	2.1	0.2	4.3	4.1	2.2	12	349
July 2017	65	26	8	1	100	2.1	0.2	4.4	4.2	2.3	11	364
August 2017	66	24	9	1	100	1.9	0.2	4.0	3.9	2.2	13	335
September 2017	65	26	8	1	100	1.7	0.1	3.7	3.6	2.2	15	341
October 2017	65	28	6	1	100	1.8	0.1	3.9	3.8	2.4	16	325
November 2017	63	29	7	1	100	1.9	0.1	4.1	4.0	2.5	17	344
December 2017	63	28	9	0	100	2.1	0.1	4.5	4.4	2.3	20	342
January 2018	60	30	10	1	100	1.6	0.0	3.8	3.8	1.9	18	362
February 2018	63	27	9	1	100	1.8	0.1	4.0	3.9	1.9	17	355
March 2018	62	27	10	1	100	1.7	0.1	3.8	3.8	1.8	19	370
April 2018	61	24	13	1	100	1.7	0.0	4.0	4.1	1.7	26	360
May 2018	58	26	14	1	100	1.5	-0.1	3.8	3.9	1.6	30	354
June 2018	60	27	12	1	100	1.8	-0.1	4.0	4.1	2.0	27	333
July 2018	60	28	11	1	100	2.0	0.0	4.3	4.3	2.3	28	334
August 2018	62	27	10	1	100	2.2	0.0	4.8	4.8	2.6	26	341
September 2018	58	28	13	1	100	1.8	-0.1	4.3	4.4	2.3	26	362
October 2018	57	29	13	1	100	1.7	-0.1	3.8	3.9	2.1	19	358
November 2018	59	26	13	2	100	1.7	0.0	3.8	3.8	2.0	17	363
December 2018	60	26	12	2	100	2.0	0.0	4.2	4.2	2.3	23	344
January 2019	60	26	11	2	100	1.9	0.0	4.3	4.2	2.4	27	344
February 2019	59	27	12	2	100	1.9	-0.1	4.2	4.2	2.2	39	336
March 2019	59	26	13	2	100	1.7	-0.1	3.8	3.9	1.6	39	343
April 2019	59	26	14	1	100	1.7	-0.2	3.8	4.0	1.5	37	342

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Date of Survey	Increase	Same	Decrease	DK, NA	Total	Median	Percentiles			Mean	Variance	Cases
							25th	75th	Rng			
May 2019	59	26	13	2	100	1.7	-0.1	3.6	3.8	1.6	25	351
June 2019	57	28	12	2	100	1.5	-0.2	3.7	3.8	1.6	27	354
July 2019	59	27	12	2	100	1.8	0.0	4.0	4.1	1.9	29	356
August 2019	62	27	11	1	100	1.7	0.0	3.8	3.8	2.0	28	366
September 2019	65	23	12	1	100	1.9	0.0	3.9	3.8	2.2	20	358
October 2019	64	22	14	1	100	1.7	0.0	3.9	3.9	1.9	17	362
November 2019	60	23	16	1	100	1.6	-0.2	3.9	4.1	1.7	23	343
December 2019	61	24	14	1	100	1.6	-0.2	3.7	3.9	1.8	21	340
January 2020	60	26	12	1	100	1.5	-0.2	3.3	3.5	1.7	22	345
February 2020	62	25	11	2	100	1.7	-0.1	3.2	3.3	1.8	16	379
March 2020	62	24	11	2	100	1.6	-0.1	3.3	3.4	1.9	17	402
April 2020	66	23	9	3	100	2.1	0.1	3.9	3.7	2.4	17	392
May 2020	62	28	7	2	100	2.0	0.0	4.1	4.1	2.5	16	340
June 2020	63	28	7	2	100	2.1	0.1	4.4	4.3	2.7	16	319
July 2020	63	27	8	1	100	1.8	0.1	4.3	4.2	2.3	13	317
August 2020	70	20	10	1	100	2.2	0.3	4.5	4.2	2.4	14	355
September 2020	69	22	8	1	100	2.2	0.3	4.2	3.9	2.3	15	360
October 2020	69	23	8	0	100	2.4	0.2	4.4	4.1	2.5	18	351
November 2020	65	24	10	1	100	2.1	0.1	4.1	4.0	2.4	24	320
December 2020	66	22	11	1	100	2.1	0.0	4.5	4.5	2.2	30	320
January 2021	68	19	11	2	100	2.3	0.2	4.6	4.4	2.3	28	333
February 2021	67	21	11	1	100	2.5	0.2	4.7	4.6	2.4	27	339
March 2021	68	20	11	1	100	2.7	0.2	4.8	4.6	2.7	23	344
April 2021	66	22	11	0	100	2.5	0.1	4.9	4.8	2.8	29	320
May 2021	65	24	10	1	100	2.3	0.1	5.1	5.0	3.0	28	321
June 2021	61	25	13	1	100	2.2	-0.1	5.0	5.0	2.2	37	328
July 2021	60	26	13	1	100	2.3	-0.1	5.1	5.1	2.2	40	350
August 2021	61	22	16	2	100	2.4	-0.1	5.0	5.1	1.9	43	354
September 2021	60	24	14	1	100	2.4	-0.1	4.9	4.9	2.2	33	351
October 2021	58	24	16	2	100	2.2	-0.1	4.7	4.9	2.0	28	349
November 2021	56	25	17	2	100	1.8	-0.2	4.8	5.0	1.9	29	354
December 2021	54	25	19	2	100	1.3	-0.3	4.9	5.3	2.0	39	341
January 2022	54	24	20	2	100	1.4	-0.3	4.9	5.2	2.0	40	356
February 2022	54	27	17	2	100	1.5	-0.2	4.8	5.1	2.3	35	361
March 2022	55	28	15	3	100	1.7	-0.2	4.9	5.0	2.5	30	360
April 2022	55	29	15	1	100	1.5	-0.2	4.9	5.0	2.3	40	350
May 2022	57	27	15	1	100	2.0	-0.2	5.0	5.1	2.5	43	342
June 2022	57	25	16	1	100	2.2	-0.2	5.0	5.2	2.3	41	342
July 2022	56	28	15	2	100	2.0	-0.2	5.0	5.1	2.2	32	346
August 2022	54	29	15	2	100	1.5	-0.2	5.0	5.1	2.0	31	336
September 2022	52	30	16	2	100	1.1	-0.2	4.8	5.0	1.9	29	340
October 2022	53	26	19	2	100	1.1	-0.3	4.7	5.0	1.8	27	339
November 2022	53	26	19	1	100	1.1	-0.3	4.7	4.9	1.7	27	335
December 2022	57	25	18	1	100	1.5	-0.2	4.7	4.8	1.7	24	331
January 2023	56	26	17	2	100	1.6	-0.2	4.7	4.9	1.6	29	331
February 2023	56	26	16	2	100	1.6	-0.2	4.6	4.7	1.7	26	329
March 2023	56	28	14	2	100	1.7	-0.1	4.7	4.8	2.1	28	312
April 2023	58	29	11	2	100	1.6	-0.1	4.6	4.7	2.4	21	301
May 2023	60	28	9	2	100	2.1	0.0	4.8	4.8	2.5	22	318
June 2023	57	29	11	2	100	1.6	-0.2	4.7	4.9	2.4	28	335

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<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	60	26	13	1	100	2.0	-0.1	5.0	5.1	2.4	29	335
August 2023	63	25	11	1	100	2.1	0.0	5.1	5.1	2.7	28	336
September 2023	66	20	12	2	100	2.9	0.0	5.2	5.2	2.7	27	322
October 2023	63	24	11	2	100	2.6	-0.1	5.0	5.1	2.6	27	330
November 2023	61	26	12	1	100	2.6	-0.2	5.0	5.2	2.6	31	333
December 2023	63	26	10	1	100	2.5	0.1	5.0	4.9	2.7	25	347
January 2024	66	22	10	1	100	2.7	0.2	5.0	4.9	2.9	24	335
February 2024	70	19	10	1	100	2.8	0.4	5.1	4.7	3.3	25	327
March 2024	74	17	8	1	100	3.0	0.6	5.1	4.6	3.6	30	315
April 2024	72	20	7	1	100	3.1	0.4	5.2	4.8	3.8	37	384
May 2024	69	22	8	1	100	3.0	0.2	5.2	5.0	3.6	39	477