

AGE 18 TO 34

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	42	46	11	1	100	0.9	-0.8	4.9	5.7	1.9	55	152
April 2007	43	47	9	1	100	0.6	-1.3	4.7	6.0	2.2	50	154
May 2007	44	46	10	1	100	0.7	-1.0	4.8	5.9	2.7	45	165
June 2007	40	49	11	0	100	0.2	-1.0	4.5	5.5	2.2	37	156
July 2007	40	46	14	0	100	0.3	-0.6	4.6	5.2	1.8	38	151
August 2007	38	50	12	0	100	0.2	-0.5	4.3	4.7	1.6	31	148
September 2007	43	46	11	0	100	1.0	-0.3	4.8	5.1	1.8	37	154
October 2007	42	48	10	1	100	1.0	-0.3	4.4	4.7	1.9	36	152
November 2007	39	48	12	1	100	0.9	-0.3	3.8	4.1	1.6	44	154
December 2007	31	52	16	1	100	0.1	-0.7	2.7	3.5	1.0	58	157
January 2008	25	55	19	1	100	0.0	-0.8	1.9	2.8	0.4	52	155
February 2008	27	52	20	1	100	0.2	-0.7	2.5	3.2	0.0	58	141
March 2008	27	53	19	1	100	0.4	-0.4	2.7	3.1	0.0	37	142
April 2008	32	56	12	0	100	0.3	-0.6	3.0	3.7	0.6	32	144
May 2008	30	60	10	0	100	0.0	-1.1	2.3	3.5	0.7	16	142
June 2008	25	61	14	0	100	-0.4	-1.9	1.5	3.4	0.0	23	146
July 2008	22	58	20	0	100	-0.3	-1.9	1.4	3.3	-0.3	28	148
August 2008	21	59	20	0	100	-0.2	-1.7	1.2	2.9	-0.2	26	147
September 2008	26	56	18	0	100	0.1	-1.1	1.7	2.7	0.5	17	147
October 2008	25	54	21	0	100	0.0	-1.6	1.6	3.2	0.1	23	144
November 2008	23	53	24	0	100	0.1	-1.3	1.4	2.6	0.0	28	139
December 2008	19	57	24	0	100	-0.2	-1.6	0.6	2.2	-0.3	28	126
January 2009	17	62	21	0	100	-0.4	-1.2	0.4	1.6	-0.6	29	119
February 2009	13	58	29	0	100	-0.4	-2.1	1.2	3.3	-1.4	39	121
March 2009	9	59	32	0	100	-0.4	-2.2	1.2	3.4	-2.0	48	135
April 2009	13	53	34	0	100	-0.6	-4.5	1.3	5.8	-2.2	71	139
May 2009	14	58	27	0	100	-0.5	-4.0	0.9	4.8	-1.9	61	134
June 2009	18	59	22	0	100	-0.3	-3.7	1.3	5.0	-0.9	51	112
July 2009	19	63	18	0	100	0.1	-0.9	1.2	2.1	-0.2	44	110
August 2009	20	58	22	0	100	0.0	-1.7	0.8	2.5	-0.6	54	120
September 2009	19	60	21	0	100	0.0	-1.9	1.0	3.0	-0.7	55	128
October 2009	20	57	23	0	100	0.0	-2.4	1.5	3.9	-0.5	34	133
November 2009	19	60	21	0	100	-0.1	-1.9	1.4	3.3	-0.7	35	123
December 2009	20	56	24	0	100	-0.4	-1.9	0.9	2.9	-0.6	40	125
January 2010	21	60	19	0	100	-0.4	-1.5	0.6	2.2	-0.5	43	120
February 2010	25	57	18	0	100	-0.3	-1.1	0.7	1.8	0.2	36	137
March 2010	22	61	18	0	100	0.1	-0.8	1.2	1.9	0.0	32	128
April 2010	15	61	24	0	100	0.1	-1.5	1.1	2.6	-0.8	28	130
May 2010	15	62	24	0	100	0.1	-1.5	1.2	2.7	-0.5	23	126
June 2010	17	63	20	0	100	0.0	-1.3	0.7	2.1	-0.4	17	137
July 2010	27	60	13	0	100	0.0	-0.9	1.2	2.1	0.6	14	129
August 2010	28	60	12	0	100	-0.1	-1.2	1.4	2.5	0.3	15	131
September 2010	29	57	14	0	100	-0.1	-1.3	1.5	2.8	0.0	17	117
October 2010	25	60	14	0	100	-0.2	-1.1	1.2	2.4	0.0	20	127
November 2010	26	62	12	0	100	-0.1	-0.8	1.2	2.0	0.6	19	123
December 2010	24	67	9	0	100	-0.9	-2.3	1.1	3.3	1.0	27	130
January 2011	21	66	12	1	100	-1.0	-2.4	0.7	3.0	0.8	34	126

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TABLE 46 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			
February 2011	18	68	12	1	100	-1.2	-2.8	0.4	3.2	0.8	38	118
March 2011	15	65	18	1	100	-0.2	-1.2	0.8	2.0	0.4	28	112
April 2011	16	69	15	0	100	0.3	-0.9	1.4	2.3	0.5	17	101
May 2011	16	69	15	0	100	0.7	-0.3	1.8	2.0	0.4	9	103
June 2011	16	72	12	0	100	0.6	-0.5	1.8	2.2	0.5	11	114
July 2011	21	67	12	0	100	0.3	-0.7	1.5	2.1	0.8	19	118
August 2011	21	60	19	0	100	-0.1	-1.4	1.1	2.5	0.3	19	112
September 2011	18	55	27	0	100	NA	-3.1	NA	NA	-1.0	34	100
October 2011	14	51	35	0	100	NA	-3.7	NA	NA	-2.2	43	99
November 2011	10	49	40	2	100	NA	-3.8	NA	NA	-2.4	43	103
December 2011	17	44	37	2	100	-0.1	-2.3	1.0	3.4	-1.4	33	116
January 2012	19	47	33	2	100	-0.1	-1.5	0.8	2.3	-0.9	19	115
February 2012	31	47	22	0	100	0.1	-0.9	2.3	3.2	0.4	26	116
March 2012	32	50	19	0	100	0.0	-1.1	2.3	3.4	0.0	43	107
April 2012	32	52	16	0	100	0.0	-1.0	2.8	3.7	0.8	50	108
May 2012	26	57	17	0	100	0.1	-1.0	1.7	2.7	0.7	60	101
June 2012	22	63	15	0	100	0.3	-0.6	1.7	2.4	1.5	35	90
July 2012	19	67	14	0	100	0.3	-0.8	1.5	2.3	1.0	27	87
August 2012	22	67	11	0	100	-0.1	-1.7	1.6	3.4	0.5	19	95
September 2012	22	68	10	0	100	-0.1	-1.6	1.5	3.1	0.7	20	103
October 2012	31	58	11	0	100	-0.3	-1.9	1.7	3.6	0.4	27	104
November 2012	34	55	10	0	100	0.2	-1.0	2.5	3.5	0.9	19	92
December 2012	42	48	10	0	100	0.4	-1.0	3.1	4.1	1.1	19	82
January 2013	37	56	7	0	100	0.5	-0.5	2.6	3.1	1.4	7	74
February 2013	33	61	6	0	100	0.3	-0.5	1.6	2.0	1.0	5	90
March 2013	35	57	8	0	100	0.2	-0.4	2.0	2.5	1.1	6	98
April 2013	41	51	8	0	100	0.2	-1.3	2.8	4.1	1.3	18	109
May 2013	45	43	12	0	100	0.3	-1.4	3.4	4.8	1.3	21	106
June 2013	46	45	9	0	100	0.4	-1.5	3.4	4.9	1.8	26	105
July 2013	43	47	10	0	100	0.4	-0.9	3.0	3.8	1.7	17	101
August 2013	41	49	10	0	100	0.5	-0.7	3.0	3.8	1.3	29	107
September 2013	39	51	11	0	100	0.2	-0.7	3.0	3.7	0.9	26	117
October 2013	37	52	11	0	100	0.1	-1.0	3.4	4.4	0.9	27	122
November 2013	37	51	12	0	100	-0.1	-1.2	3.0	4.2	0.9	15	109
December 2013	42	44	14	0	100	0.7	-1.0	3.9	4.9	1.5	26	104
January 2014	43	47	10	0	100	NA	NA	3.7	NA	1.8	24	98
February 2014	45	46	9	0	100	NA	NA	3.8	NA	1.9	23	100
March 2014	38	53	9	0	100	NA	NA	3.0	NA	1.6	17	97
April 2014	40	46	14	0	100	0.2	-0.6	3.4	4.0	1.7	27	100
May 2014	41	41	18	0	100	0.2	-0.6	3.7	4.4	1.6	40	93
June 2014	41	43	17	0	100	-1.1	-4.1	3.1	7.3	0.1	63	86
July 2014	43	41	16	0	100	-0.8	-4.1	3.9	8.0	0.4	66	84
August 2014	42	50	8	0	100	-1.0	-4.7	3.9	8.5	0.9	54	90
September 2014	44	43	12	1	100	0.3	-1.3	4.8	6.1	1.9	32	97
October 2014	36	48	15	1	100	0.0	-1.2	3.0	4.1	1.2	24	106
November 2014	38	44	17	1	100	0.2	-0.5	3.0	3.5	1.2	26	111
December 2014	36	50	15	0	100	0.2	-0.3	2.5	2.8	1.2	23	113
January 2015	42	46	12	0	100	0.3	-0.2	3.5	3.7	1.6	27	116
February 2015	40	48	12	0	100	0.4	-0.2	3.4	3.6	1.7	31	117
March 2015	43	46	11	0	100	0.4	-0.4	3.9	4.3	1.8	35	136
April 2015	41	49	10	0	100	0.6	-0.5	4.3	4.8	1.7	42	144
May 2015	43	48	9	0	100	0.5	-0.8	4.0	4.7	1.0	43	151
June 2015	44	47	8	0	100	0.5	-0.6	4.4	4.9	1.6	46	137

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Date of Survey	Increase	Same	Decrease	DK, NA	Total	Median	Percentiles			Mean	Variance	Cases
							25th	75th	Rng			
July 2015	46	46	7	1	100	0.4	-0.5	4.3	4.9	2.0	35	135
August 2015	50	40	9	1	100	1.1	-0.3	5.0	5.4	2.7	36	142
September 2015	49	40	10	1	100	1.1	-0.2	4.5	4.7	2.5	33	161
October 2015	47	43	9	1	100	1.0	-0.3	3.9	4.1	2.2	32	165
November 2015	45	47	8	1	100	0.4	-0.6	3.3	3.9	2.1	29	152
December 2015	50	41	9	1	100	0.8	-0.7	3.3	4.0	1.8	27	141
January 2016	54	37	9	0	100	1.0	-0.9	3.9	4.9	2.0	28	134
February 2016	49	41	10	0	100	1.1	-0.6	4.2	4.8	2.1	35	154
March 2016	43	47	10	0	100	0.5	-0.6	4.3	4.9	2.2	39	160
April 2016	44	46	10	0	100	0.7	-0.2	4.3	4.6	2.4	43	164
May 2016	48	43	10	0	100	0.7	-0.4	4.1	4.5	2.3	33	161
June 2016	49	41	9	0	100	0.7	-0.4	4.3	4.6	2.4	26	156
July 2016	47	43	9	1	100	0.4	-0.5	4.2	4.7	2.4	27	160
August 2016	46	43	9	2	100	0.4	-0.4	4.2	4.5	2.2	34	157
September 2016	48	41	9	2	100	0.6	-0.2	4.2	4.4	2.1	37	168
October 2016	52	39	7	1	100	1.2	-0.1	4.4	4.4	2.3	34	175
November 2016	50	43	7	0	100	1.0	-0.5	4.6	5.1	2.2	32	183
December 2016	47	47	6	0	100	0.7	-0.8	4.7	5.4	2.3	32	176
January 2017	50	42	7	0	100	1.0	-0.8	5.5	6.3	2.6	34	167
February 2017	55	38	7	0	100	1.3	-0.3	5.8	6.0	3.1	31	155
March 2017	57	35	8	0	100	1.4	-0.1	5.6	5.8	3.3	33	161
April 2017	54	38	7	0	100	0.8	-0.1	4.7	4.8	2.7	26	157
May 2017	54	39	7	0	100	0.8	-0.1	4.6	4.7	2.6	28	172
June 2017	54	38	8	0	100	0.8	0.0	4.1	4.2	2.3	21	189
July 2017	49	43	8	0	100	0.5	-0.1	4.2	4.3	2.3	24	201
August 2017	53	38	9	0	100	1.2	-0.1	4.3	4.3	2.4	27	192
September 2017	57	35	8	0	100	1.5	-0.1	5.0	5.0	2.6	35	175
October 2017	59	31	10	0	100	2.0	-0.1	5.2	5.3	2.6	35	163
November 2017	53	36	10	0	100	1.3	-0.2	4.5	4.6	2.1	36	169
December 2017	53	36	11	0	100	1.4	-0.2	4.4	4.6	1.9	34	181
January 2018	52	37	11	0	100	1.0	-0.2	3.9	4.0	1.9	38	196
February 2018	55	35	10	0	100	1.4	-0.2	4.6	4.7	2.3	30	188
March 2018	53	39	8	0	100	1.2	-0.1	4.4	4.4	2.6	28	179
April 2018	52	39	9	0	100	1.2	-0.1	4.5	4.6	2.4	24	172
May 2018	52	39	9	0	100	0.9	-0.2	4.3	4.5	2.2	21	168
June 2018	53	35	12	0	100	1.4	-0.2	5.4	5.6	2.9	36	158
July 2018	57	32	10	0	100	2.1	-0.2	5.9	6.0	3.3	45	164
August 2018	61	29	9	0	100	2.5	0.0	6.2	6.2	3.8	48	169
September 2018	65	25	10	0	100	2.4	0.0	5.3	5.3	2.7	38	181
October 2018	59	29	13	0	100	1.6	-0.1	5.1	5.2	2.4	34	168
November 2018	55	29	16	0	100	1.5	-0.3	5.0	5.3	2.2	41	164
December 2018	53	33	14	0	100	1.5	-0.3	5.1	5.4	2.9	40	163
January 2019	56	31	13	1	100	1.7	-0.5	4.8	5.2	2.6	38	163
February 2019	59	29	11	1	100	1.9	-0.2	4.7	5.0	2.6	32	170
March 2019	57	33	9	1	100	1.4	-0.3	4.5	4.8	2.3	29	157
April 2019	57	35	8	0	100	1.4	-0.2	5.4	5.6	2.9	50	165
May 2019	53	39	8	0	100	0.9	-0.3	4.9	5.2	2.5	57	162
June 2019	55	33	12	0	100	1.2	-0.3	4.7	5.1	1.8	61	173
July 2019	52	34	13	1	100	0.9	-0.6	4.0	4.7	1.1	48	154
August 2019	57	28	14	1	100	1.5	-0.6	4.8	5.4	1.8	43	150
September 2019	58	30	11	1	100	1.8	-0.4	5.4	5.8	2.8	42	138
October 2019	63	26	10	0	100	2.3	0.0	5.4	5.4	3.3	37	164
November 2019	57	32	11	0	100	1.7	-0.1	5.7	5.8	3.3	42	160

AGE 18 TO 34

**TABLE 46
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			
December 2019	56	29	15	0	100	1.4	-0.1	5.4	5.6	2.8	45	156
January 2020	53	31	16	0	100	1.0	-0.3	5.3	5.7	2.4	43	156
February 2020	58	29	13	0	100	1.4	-0.3	4.9	5.2	2.4	35	161
March 2020	53	35	12	0	100	0.8	-0.4	4.8	5.2	2.0	31	174
April 2020	45	40	15	0	100	0.7	-1.1	3.5	4.7	1.6	37	171
May 2020	36	41	22	1	100	0.2	-1.5	2.2	3.8	0.5	39	174
June 2020	32	43	24	1	100	0.1	-1.5	1.6	3.0	0.1	33	154
July 2020	41	36	21	1	100	0.7	-0.6	2.9	3.5	0.5	28	146
August 2020	43	41	16	0	100	0.7	-0.5	3.5	3.9	1.0	26	151
September 2020	49	38	13	0	100	1.2	-0.8	4.3	5.1	1.6	28	159
October 2020	48	42	10	0	100	0.7	-0.8	4.4	5.2	2.1	34	160
November 2020	55	35	10	0	100	1.4	-0.5	5.2	5.8	2.8	36	155
December 2020	56	33	11	0	100	1.6	-0.2	5.2	5.4	2.9	36	170
January 2021	56	31	12	0	100	1.9	-0.3	5.1	5.4	2.8	28	173
February 2021	53	34	13	1	100	1.6	-0.5	5.0	5.5	2.5	28	173
March 2021	53	37	10	1	100	1.6	-0.6	4.9	5.5	2.5	29	169
April 2021	60	30	9	1	100	2.8	-0.2	6.6	6.9	3.2	53	159
May 2021	60	31	9	0	100	2.6	0.0	6.7	6.8	3.5	59	160
June 2021	65	25	10	0	100	3.4	0.2	7.3	7.1	4.0	77	166
July 2021	63	28	10	0	100	3.0	-0.1	7.0	7.2	4.0	62	179
August 2021	70	19	10	1	100	4.1	0.1	7.6	7.6	4.4	73	176
September 2021	67	18	14	2	100	3.7	-0.1	7.4	7.6	3.6	58	163
October 2021	66	17	15	2	100	3.5	0.0	6.6	6.7	3.2	59	156
November 2021	64	20	15	1	100	2.9	-0.2	6.2	6.4	3.3	59	155
December 2021	64	21	15	0	100	3.5	0.0	7.7	7.8	4.4	86	168
January 2022	65	20	13	1	100	3.8	-0.1	8.4	8.5	4.9	86	159
February 2022	67	20	12	1	100	4.5	0.0	8.2	8.2	4.2	80	153
March 2022	69	21	9	1	100	4.6	0.0	8.0	8.0	3.7	70	138
April 2022	66	25	9	0	100	4.3	-0.1	6.7	6.8	3.1	68	150
May 2022	57	30	12	1	100	2.8	-0.5	8.2	8.7	3.4	97	152
June 2022	54	31	15	1	100	1.8	-0.8	7.6	8.3	3.2	95	153
July 2022	49	30	21	1	100	0.8	-1.7	8.4	10.1	2.5	122	139
August 2022	52	27	20	1	100	1.3	-1.6	6.8	8.4	2.0	100	134
September 2022	43	31	24	1	100	0.7	-1.9	5.2	7.0	1.3	108	128
October 2022	43	34	21	2	100	0.7	-1.1	3.7	4.7	1.3	77	151
November 2022	41	34	25	0	100	0.1	-1.9	4.5	6.3	1.0	92	160
December 2022	48	30	21	0	100	0.6	-1.4	5.1	6.5	1.4	85	170
January 2023	45	32	23	0	100	0.6	-1.3	5.3	6.6	1.4	82	148
February 2023	41	39	20	1	100	0.5	-0.9	4.0	4.8	1.4	55	142
March 2023	37	38	24	1	100	0.1	-1.8	4.1	5.8	1.2	53	122
April 2023	42	36	21	1	100	0.2	-1.9	4.4	6.4	2.0	62	139
May 2023	50	27	22	0	100	0.9	-1.7	5.3	7.0	2.1	78	151
June 2023	57	26	17	0	100	1.7	-1.0	5.5	6.4	2.4	65	169
July 2023	54	28	17	0	100	1.6	-0.8	5.4	6.1	2.0	69	160
August 2023	56	30	14	0	100	1.6	-0.5	5.1	5.7	2.5	57	165
September 2023	57	32	12	0	100	1.8	-0.1	5.0	5.2	3.0	58	153