

# 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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**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			
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

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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			
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	-1.8	4.5	6.2	1.1	92	160
December 2022	48	31	21	0	100	0.6	-1.3	5.2	6.4	1.5	86	170
January 2023	45	32	23	0	100	0.6	-1.2	5.5	6.7	1.5	83	148
February 2023	41	39	20	0	100	0.5	-0.9	4.1	5.0	1.5	57	142
March 2023	38	38	24	0	100	0.1	-1.8	4.2	6.0	1.3	53	122
April 2023	42	36	21	0	100	0.2	-2.0	4.4	6.4	2.0	63	139
May 2023	50	27	22	1	100	0.9	-1.7	5.3	7.0	2.1	78	151
June 2023	57	26	17	1	100	1.7	-1.0	5.4	6.4	2.3	65	169
July 2023	54	28	17	1	100	1.6	-0.8	5.3	6.1	2.0	67	160
August 2023	56	30	14	0	100	1.6	-0.6	5.1	5.7	2.5	56	165
September 2023	57	32	12	0	100	1.8	-0.1	5.0	5.2	3.0	57	153
October 2023	59	32	9	1	100	1.9	-0.1	5.1	5.2	3.3	43	167
November 2023	58	31	10	1	100	2.0	-0.1	5.2	5.3	3.3	42	160
December 2023	51	33	15	1	100	1.0	-0.5	5.2	5.7	2.6	40	167
January 2024	55	29	15	0	100	1.5	-0.6	5.5	6.1	3.1	52	158
February 2024	55	28	17	0	100	1.4	-0.6	5.8	6.4	2.8	48	154