

AGE 18 TO 34

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	74	20	6	0	100	4.3	0.6	8.1	7.6	6.0	75	165
June 2007	68	27	4	1	100	4.0	NA	7.6	NA	5.7	67	156
July 2007	65	26	8	1	100	3.5	NA	7.5	NA	5.2	58	151
August 2007	63	26	10	1	100	2.9	NA	5.6	NA	3.7	28	148
September 2007	67	20	12	0	100	3.6	0.5	7.0	6.5	4.5	46	154
October 2007	72	20	7	1	100	4.1	0.9	7.0	6.1	4.7	51	152
November 2007	73	20	5	1	100	4.0	0.9	6.9	6.0	4.6	48	154
December 2007	65	24	9	2	100	2.7	0.2	4.9	4.7	2.9	30	157
January 2008	59	30	9	2	100	1.4	-0.2	4.6	4.8	2.5	22	155
February 2008	54	31	12	2	100	1.2	-0.7	4.6	5.4	2.0	40	141
March 2008	67	25	6	1	100	2.0	0.1	4.8	4.7	2.5	29	142
April 2008	71	23	5	1	100	2.7	NA	5.0	NA	2.8	29	144
May 2008	75	23	1	1	100	3.1	NA	5.3	NA	3.4	8	142
June 2008	66	28	6	1	100	2.8	NA	5.5	NA	3.3	25	146
July 2008	65	26	8	0	100	2.9	NA	5.9	NA	3.4	34	148
August 2008	60	31	9	0	100	2.5	-0.7	5.3	6.0	3.2	39	147
September 2008	61	33	6	0	100	2.6	-0.4	4.9	5.3	2.9	22	147
October 2008	59	35	5	1	100	2.2	-0.8	4.3	5.1	2.7	21	144
November 2008	62	28	7	2	100	2.3	-0.3	4.6	4.9	2.9	26	139
December 2008	66	24	7	2	100	2.3	-0.2	4.6	4.7	3.0	27	126
January 2009	61	27	10	2	100	1.8	-0.4	4.8	5.2	2.5	27	119
February 2009	59	31	8	1	100	1.5	-0.3	4.6	4.9	2.2	19	121
March 2009	50	36	12	1	100	0.8	-0.6	4.6	5.2	1.5	23	135
April 2009	53	32	13	2	100	1.1	-0.4	4.9	5.3	1.6	41	139
May 2009	60	24	14	2	100	1.8	-0.1	NA	NA	1.3	48	134
June 2009	69	19	11	1	100	3.0	0.1	NA	NA	2.3	48	112
July 2009	71	18	11	0	100	3.3	0.1	NA	NA	1.9	37	110
August 2009	63	22	15	0	100	2.6	-0.4	5.0	5.5	1.5	38	120
September 2009	60	25	14	1	100	2.2	-0.5	4.5	5.0	1.1	34	128
October 2009	59	23	16	1	100	2.0	-0.4	4.6	5.1	1.6	28	133
November 2009	60	26	12	1	100	2.1	-0.3	4.2	4.5	2.2	20	123
December 2009	63	22	15	0	100	2.1	0.1	4.3	4.3	2.0	22	125
January 2010	60	28	12	0	100	1.6	0.0	3.8	3.8	1.9	15	120
February 2010	63	25	11	1	100	1.6	-0.1	3.8	3.9	2.0	21	137
March 2010	56	34	9	1	100	1.0	-0.7	3.3	4.1	1.9	21	128
April 2010	56	30	13	1	100	1.0	-0.7	3.8	4.6	1.9	33	130
May 2010	58	31	11	0	100	1.4	-0.6	4.3	4.9	2.0	27	126
June 2010	63	26	11	0	100	2.1	-0.2	5.1	5.3	3.0	39	137
July 2010	70	26	3	0	100	2.6	NA	5.3	NA	3.5	26	129
August 2010	70	25	5	0	100	2.3	NA	4.9	NA	3.1	26	131
September 2010	64	30	6	0	100	1.8	NA	4.7	NA	2.0	15	117
October 2010	61	32	8	0	100	1.9	-0.5	4.5	4.9	1.9	15	127
November 2010	63	31	7	0	100	1.8	-0.4	4.6	4.9	2.2	16	123
December 2010	67	27	6	0	100	2.0	-0.1	5.3	5.3	2.5	22	130

AGE 18 TO 34

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			
January 2011	62	32	6	0	100	1.3	-0.9	5.3	6.2	2.3	24	126
February 2011	62	33	5	0	100	1.6	-1.0	5.5	6.5	2.5	25	118
March 2011	63	35	3	0	100	1.6	NA	5.0	NA	2.5	14	112
April 2011	66	33	1	0	100	2.0	NA	5.1	NA	2.8	13	101
May 2011	65	33	2	0	100	1.9	NA	5.5	NA	2.8	14	103
June 2011	60	35	5	0	100	1.7	NA	5.4	NA	3.3	33	114
July 2011	57	36	7	0	100	1.5	-0.4	4.8	5.1	3.4	44	118
August 2011	52	34	12	2	100	1.1	-0.4	3.8	4.2	2.8	39	112
September 2011	50	35	12	3	100	0.7	-0.8	2.5	3.3	1.6	22	100
October 2011	57	21	18	3	100	1.2	-0.8	3.2	4.1	1.4	15	99
November 2011	55	21	23	1	100	0.9	-1.2	NA	NA	0.7	22	103
December 2011	54	20	25	1	100	0.9	-0.9	NA	NA	0.7	26	116
January 2012	43	37	18	1	100	0.2	-1.2	NA	NA	0.3	21	115
February 2012	50	38	11	1	100	0.9	-0.7	4.0	4.6	1.8	22	116
March 2012	55	33	12	0	100	1.1	-0.8	4.5	5.3	1.6	40	107
April 2012	70	18	12	0	100	2.6	0.5	5.8	5.3	2.9	48	108
May 2012	71	19	10	0	100	2.7	0.1	5.6	5.5	2.5	46	101
June 2012	72	20	8	0	100	3.6	0.4	6.1	5.8	3.4	23	90
July 2012	68	26	6	0	100	3.2	NA	NA	NA	2.6	14	87
August 2012	67	25	9	0	100	3.0	NA	NA	NA	2.3	30	95
September 2012	71	25	4	0	100	2.7	NA	NA	NA	2.5	31	103
October 2012	66	27	7	0	100	2.1	-0.1	4.9	4.9	2.4	40	104
November 2012	65	30	5	0	100	1.9	-0.3	4.7	4.9	2.8	21	92
December 2012	63	30	7	0	100	1.6	-0.5	4.0	4.4	2.2	17	82
January 2013	69	27	4	0	100	1.6	NA	3.3	NA	1.9	7	74
February 2013	68	26	6	0	100	1.6	NA	3.0	NA	1.9	20	90
March 2013	68	25	7	0	100	1.9	NA	3.6	NA	2.4	23	98
April 2013	65	27	8	0	100	2.0	0.1	4.4	4.3	2.8	27	109
May 2013	65	28	6	0	100	2.4	0.0	4.6	4.5	2.7	12	106
June 2013	64	31	5	0	100	2.1	-0.2	4.8	5.0	2.8	16	105
July 2013	66	25	8	0	100	2.3	-0.3	4.7	5.0	2.4	14	101
August 2013	62	25	13	0	100	1.4	-0.3	4.1	4.4	2.1	24	107
September 2013	62	24	15	0	100	1.5	-0.1	4.0	4.1	1.9	19	117
October 2013	57	26	16	0	100	1.5	-0.2	4.4	4.5	1.9	27	122
November 2013	62	23	15	0	100	1.8	-0.2	4.4	4.5	1.9	20	109
December 2013	60	25	16	0	100	1.6	-0.2	4.3	4.5	2.1	31	104
January 2014	63	26	11	0	100	1.9	-0.2	4.4	4.6	2.4	26	98
February 2014	61	29	10	0	100	1.7	-0.2	4.4	4.6	2.4	22	100
March 2014	60	28	12	0	100	1.5	-0.3	4.5	4.7	2.2	16	97
April 2014	59	27	14	0	100	1.5	-0.3	4.6	4.8	2.5	20	100
May 2014	59	29	12	0	100	1.5	-0.3	5.2	5.5	2.9	23	93
June 2014	61	27	10	2	100	2.0	-0.5	5.4	5.9	2.4	39	86
July 2014	56	31	11	2	100	1.7	-0.5	5.5	6.0	2.6	50	84
August 2014	58	31	9	2	100	1.8	-0.4	5.3	5.7	2.5	47	90
September 2014	61	29	10	0	100	1.7	-0.1	5.1	5.1	2.8	27	97
October 2014	61	26	12	1	100	1.7	-0.1	4.9	5.0	2.4	18	106
November 2014	60	24	12	3	100	1.9	0.0	4.6	4.6	2.6	24	111
December 2014	59	25	13	3	100	2.0	-0.2	4.4	4.6	2.5	25	113
January 2015	64	25	9	2	100	2.2	-0.4	4.3	4.7	2.2	43	116
February 2015	64	25	12	0	100	2.1	-0.5	4.5	5.0	2.0	41	117

AGE 18 TO 34

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	64	28	8	0	100	2.1	-0.5	4.7	5.1	2.4	45	136
April 2015	60	31	9	0	100	2.0	-0.1	4.8	4.9	2.7	30	144
May 2015	60	31	8	1	100	2.0	-0.2	4.4	4.7	2.3	41	151
June 2015	57	32	9	1	100	1.9	-0.1	4.4	4.6	2.4	43	137
July 2015	63	26	10	1	100	1.9	0.0	4.3	4.3	2.3	34	135
August 2015	67	20	13	0	100	2.2	0.1	4.8	4.6	2.8	24	142
September 2015	71	17	13	0	100	2.3	0.2	4.9	4.6	3.0	28	161
October 2015	65	21	13	1	100	2.1	0.1	4.6	4.5	2.9	35	165
November 2015	68	21	10	1	100	2.1	0.4	4.8	4.4	3.1	35	152
December 2015	68	20	11	1	100	2.0	0.2	4.6	4.3	2.0	37	141
January 2016	72	16	12	0	100	2.4	0.3	5.1	4.8	2.4	36	134
February 2016	67	18	14	0	100	2.3	0.0	5.0	5.0	2.2	46	154
March 2016	69	19	11	0	100	2.4	0.2	4.9	4.8	3.2	40	160
April 2016	66	22	11	1	100	2.1	0.1	4.3	4.2	2.7	39	164
May 2016	61	27	11	1	100	1.6	0.0	3.9	3.9	2.3	27	161
June 2016	59	25	14	2	100	1.7	-0.1	4.2	4.3	2.3	34	156
July 2016	60	23	16	1	100	1.8	-0.1	4.4	4.5	2.1	36	160
August 2016	66	18	15	1	100	2.2	0.0	4.8	4.8	2.6	51	157
September 2016	64	22	13	1	100	1.9	0.0	4.5	4.5	2.0	36	168
October 2016	63	26	10	1	100	1.8	-0.1	4.7	4.7	2.3	30	175
November 2016	60	27	12	1	100	2.0	-0.1	4.6	4.8	1.9	19	183
December 2016	59	31	10	1	100	1.8	-0.2	4.8	5.0	2.1	21	176
January 2017	64	24	11	2	100	2.3	0.1	5.1	5.0	2.5	22	167
February 2017	62	26	11	1	100	1.9	0.0	4.5	4.4	2.3	19	155
March 2017	64	22	13	1	100	2.0	0.1	4.2	4.1	2.2	17	161
April 2017	63	23	14	1	100	1.7	0.0	4.0	4.0	1.7	14	157
May 2017	63	22	14	1	100	1.5	0.0	4.6	4.6	2.2	19	172
June 2017	67	18	14	1	100	1.9	0.2	5.0	4.8	2.6	22	189
July 2017	64	20	14	2	100	1.9	0.2	4.5	4.4	2.6	25	201
August 2017	70	17	11	2	100	2.5	0.4	4.6	4.2	3.0	24	192
September 2017	67	19	12	1	100	2.2	0.1	4.5	4.4	2.4	27	175
October 2017	69	19	11	2	100	2.3	0.2	5.0	4.8	2.8	31	163
November 2017	64	20	13	2	100	2.1	-0.1	4.6	4.7	2.4	32	169
December 2017	65	18	14	3	100	2.5	0.0	4.7	4.7	2.6	31	181
January 2018	66	15	17	2	100	2.6	0.0	4.7	4.7	2.4	24	196
February 2018	68	16	15	1	100	2.8	0.1	5.0	4.9	2.8	24	188
March 2018	66	19	14	1	100	2.4	0.1	4.7	4.6	2.7	24	179
April 2018	64	23	13	1	100	2.0	0.0	4.5	4.4	2.4	26	172
May 2018	59	24	16	1	100	1.4	-0.1	4.3	4.4	2.0	21	168
June 2018	62	23	15	0	100	1.9	-0.1	5.6	5.7	2.9	39	158
July 2018	65	20	13	2	100	2.5	0.1	5.9	5.8	3.8	47	164
August 2018	71	18	9	2	100	3.1	0.3	5.8	5.5	4.1	44	169
September 2018	68	20	11	2	100	2.6	0.2	4.7	4.4	3.1	30	181
October 2018	61	25	14	0	100	1.7	0.0	4.0	4.0	2.1	24	168
November 2018	58	26	16	0	100	1.8	-0.2	4.3	4.5	1.8	35	164
December 2018	59	23	16	2	100	2.2	-0.2	4.5	4.7	2.2	39	163
January 2019	65	18	14	3	100	2.9	-0.1	5.0	5.0	2.2	39	163
February 2019	64	20	12	4	100	2.5	0.1	4.9	4.9	2.5	34	170
March 2019	67	20	11	2	100	2.4	0.2	5.0	4.8	2.6	24	157
April 2019	62	21	15	2	100	2.2	0.0	5.1	5.1	2.6	24	165

AGE 18 TO 34

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			
May 2019	64	19	16	1	100	2.2	0.0	4.7	4.7	2.2	25	162
June 2019	61	18	20	1	100	1.9	-0.2	4.1	4.4	1.5	24	173
July 2019	65	17	18	0	100	2.2	-0.1	4.1	4.2	2.1	30	154
August 2019	65	18	17	0	100	2.2	-0.1	4.5	4.6	2.2	24	150
September 2019	68	17	15	0	100	2.3	0.0	5.1	5.0	2.9	26	138
October 2019	62	19	17	2	100	1.5	-0.3	4.6	4.9	2.3	19	164
November 2019	63	16	18	3	100	1.6	-0.2	4.6	4.7	2.6	32	160
December 2019	58	20	19	3	100	1.5	-0.4	4.3	4.7	1.9	47	156
January 2020	63	19	16	2	100	1.9	0.0	4.7	4.7	2.1	51	156
February 2020	63	20	16	1	100	1.9	0.0	4.3	4.3	1.8	40	161
March 2020	67	18	14	1	100	2.0	0.1	4.4	4.3	2.3	21	174
April 2020	65	21	12	1	100	1.7	0.1	3.9	3.8	2.4	22	171
May 2020	66	23	10	1	100	1.9	0.1	4.4	4.4	2.7	22	174
June 2020	66	23	10	1	100	1.9	0.0	4.1	4.1	2.6	23	154
July 2020	68	22	10	0	100	2.4	0.0	4.5	4.5	2.5	18	146
August 2020	69	20	11	0	100	2.3	0.1	4.4	4.3	2.3	17	151
September 2020	64	21	15	0	100	2.0	-0.1	4.5	4.6	2.3	20	159
October 2020	63	22	14	1	100	1.9	-0.2	4.4	4.7	2.2	19	160
November 2020	66	18	13	3	100	2.2	0.2	4.5	4.3	2.6	19	155
December 2020	72	16	9	3	100	2.7	0.5	5.0	4.4	2.9	17	170
January 2021	74	14	10	2	100	2.8	0.7	5.1	4.4	3.2	18	173
February 2021	70	19	11	0	100	2.7	0.2	5.2	5.0	2.9	17	173
March 2021	72	18	10	0	100	2.7	0.3	5.0	4.7	3.3	27	169
April 2021	72	18	10	1	100	3.3	0.3	5.7	5.3	3.7	37	159
May 2021	71	20	9	1	100	3.2	0.3	5.6	5.3	3.8	39	160
June 2021	67	21	11	2	100	3.4	0.2	5.7	5.5	3.4	34	166
July 2021	62	24	12	1	100	2.8	0.1	5.0	4.9	2.8	33	179
August 2021	59	22	16	3	100	2.6	0.0	5.0	5.0	2.6	37	176
September 2021	62	23	13	2	100	2.7	0.0	5.0	4.9	2.6	30	163
October 2021	68	19	12	2	100	3.0	0.2	5.1	4.8	3.0	27	156
November 2021	67	18	15	0	100	2.7	-0.1	5.1	5.1	2.8	45	155
December 2021	67	16	17	0	100	2.8	0.0	5.5	5.5	3.4	64	168
January 2022	61	16	21	3	100	2.6	-0.5	6.8	7.2	3.6	70	159
February 2022	62	18	17	4	100	3.1	-0.3	7.1	7.4	3.8	59	153
March 2022	60	21	15	4	100	3.1	-0.3	6.8	7.1	3.3	43	138
April 2022	61	24	13	2	100	3.0	-0.1	5.4	5.6	2.9	35	150
May 2022	60	23	15	3	100	2.9	-0.1	5.8	5.9	3.5	38	152
June 2022	63	19	15	3	100	3.2	0.0	6.6	6.6	3.8	65	153
July 2022	60	20	16	4	100	3.2	-0.2	6.7	6.9	3.4	75	139
August 2022	65	16	15	4	100	3.3	0.0	6.2	6.2	2.9	62	134
September 2022	57	18	22	4	100	2.1	-0.5	5.3	5.8	1.9	51	128
October 2022	60	16	20	4	100	2.1	-0.3	5.2	5.6	2.2	45	151
November 2022	57	21	20	2	100	1.7	-0.6	5.2	5.8	2.5	60	160
December 2022	61	20	17	2	100	2.4	-0.4	5.4	5.8	2.9	49	170
January 2023	63	19	16	2	100	2.4	-0.3	5.3	5.6	3.1	43	148
February 2023	71	15	12	2	100	2.9	0.3	5.5	5.2	3.4	25	142
March 2023	70	15	14	1	100	2.4	0.1	5.1	5.1	3.1	22	122
April 2023	69	18	13	1	100	2.3	-0.1	5.1	5.2	2.9	26	139
May 2023	65	17	16	2	100	2.6	-0.5	5.3	5.7	2.7	36	151
June 2023	66	18	14	2	100	3.1	-0.3	5.6	5.8	3.1	37	169

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	68	18	13	1	100	3.3	-0.1	5.9	5.9	3.7	41	160
August 2023	68	20	11	1	100	2.8	0.0	5.4	5.4	3.7	35	165
September 2023	68	18	13	1	100	2.8	-0.1	5.5	5.6	3.9	54	152
October 2023	66	18	15	1	100	2.6	-0.1	5.1	5.3	3.6	51	166
November 2023	66	17	16	1	100	3.0	-0.1	5.7	5.8	3.8	54	159
December 2023	65	18	14	2	100	3.1	0.0	6.4	6.4	3.4	50	167
January 2024	69	15	12	4	100	3.4	0.6	6.6	6.0	4.0	59	158
February 2024	68	14	15	3	100	3.2	0.4	6.2	5.7	3.5	57	154
March 2024	73	14	12	1	100	3.3	0.6	5.4	4.7	4.1	44	153
April 2024	73	13	14	0	100	3.1	0.5	5.3	4.8	3.7	40	168
May 2024	74	14	11	1	100	3.0	0.7	5.2	4.5	4.0	38	183
June 2024	73	15	11	2	100	3.5	0.6	6.5	5.9	4.3	46	189