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?"

								Percentiles					
Date of Survey		Increase	Same	Decrease	DK, NA	Total	Median	25th	75th	Rng	Mean	Variance	Cases
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

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 25th	Percentiles 75th	Rng	Mean	Variance	Cases
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
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

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 25th	Percentiles 75th	Rng	Mean	Variance	Cases
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
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

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 25th	Percentiles 75th	Rng	Mean	Variance	Cases
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
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

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 25th	Percentiles 75th	Rng	Mean	Variance	Cases
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	31	12	0	100	1.8	-0.1	5.1	5.1	3.1	57	152
October	2023	60	31	9	1	100	1.9	0.0	5.2	5.2	3.4	43	166
November	2023	59	30	10	1	100	2.0	-0.1	5.2	5.3	3.3	43	159
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
March	2024	56	32	11	0	100	1.7	-0.6	5.4	6.0	3.0	54	153
April	2024	57	34	9	0	100	1.8	-0.6	4.9	5.5	2.7	43	168
May	2024	55	38	7	1	100	1.7	-0.5	4.9	5.3	2.8	56	183
June	2024	59	33	7	1	100	2.5	-0.2	5.4	5.6	3.2	48	189
July	2024	56	34	9	1	100	2.2	-0.5	6.3	6.8	3.8	77	150
August	2024	56	37	7	0	100	2.1	-0.3	6.0	6.3	4.0	57	139
September	2024	50	40	10	0	100	1.1	-0.3	5.7	6.0	3.2	51	124
October	2024	56	35	9	0	100	1.5	0.0	4.7	4.7	2.2	20	130
November	2024	51	34	14	1	100	1.0	-0.8	4.7	5.5	1.5	21	107
December	2024	55	31	13	1	100	1.5	-1.0	5.1	6.1	2.9	55	94
January	2025	53	33	13	1	100	1.4	-1.1	5.3	6.4	3.5	71	91
February	2025	55	33	12	1	100	1.4	-0.5	5.3	5.8	3.4	96	94
March	2025	52	35	12	1	100	0.9	-0.7	4.3	5.0	2.0	68	115
April	2025	48	36	15	1	100	0.3	-0.8	3.9	4.7	1.0	72	132
May	2025	49	37	14	0	100	0.2	-1.8	3.9	5.6	1.3	64	126
June	2025	48	37	13	1	100	0.4	-1.3	4.6	5.9	1.7	57	123
July	2025	54	32	13	1	100	0.9	-1.1	4.9	5.9	1.8	55	111
August	2025	59	27	12	1	100	1.7	0.1	5.1	5.0	2.1	43	123
September	2025	61	26	13	0	100	1.8	-0.1	5.4	5.5	2.3	47	118
October	2025	56	30	14	0	100	1.4	-0.3	4.8	5.1	2.4	42	114
November	2025	45	38	17	0	100	0.8	-0.5	3.9	4.4	1.9	39	103
December	2025	40	44	17	0	100	0.3	-0.6	3.1	3.7	1.7	41	101
January	2026	37	45	18	0	100	0.2	-0.5	2.9	3.4	1.0	36	117
February	2026	47	38	14	0	100	0.6	-0.5	3.7	4.3	1.7	35	118
March	2026	52	35	14	0	100	0.8	-0.7	3.7	4.5	1.0	50	122
April	2026	50	38	12	0	100	0.7	-0.9	3.6	4.5	1.4	38	97
May	2026	51	38	11	0	100	0.8	-0.7	4.4	5.2	2.3	64	93
June	2026	55	34	11	0	100	1.5	-0.2	5.8	6.0	3.9	65	102
July	2026	56	34	10	0	100	1.6	-0.2	6.3	6.5	3.9	85	111
August	2026	53	34	12	0	100	1.1	-0.5	4.8	5.3	2.4	57	122