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 25th	Percentiles 75th	Percentiles Rng	Mean	Variance	Cases
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 25th	Percentiles 75th	Percentiles Rng	Mean	Variance	Cases
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 25th	Percentiles 75th	Rng	Mean	Variance	Cases
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 25th	Percentiles 75th	Rng	Mean	Variance	Cases
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

AGE 18 TO 34
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(Three Month Moving Averages)

Date of Survey		Increase	Same	Decrease	DK, NA	Total	Median	Percentiles 25th	Percentiles 75th	Rng	Mean	Variance	Cases
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
July	2024	67	21	11	1	100	3.5	0.2	10.0	9.8	5.6	81	150
August	2024	65	23	11	1	100	3.8	-0.3	11.1	11.4	5.6	99	139
September	2024	65	25	9	0	100	3.7	-0.6	11.2	11.8	5.7	100	124
October	2024	69	21	10	0	100	4.0	-0.7	9.1	9.9	4.3	84	130
November	2024	70	16	13	1	100	4.0	-0.2	9.3	9.4	4.6	70	107
December	2024	66	15	18	1	100	2.8	-0.2	7.9	8.0	3.6	69	94
January	2025	64	19	16	1	100	2.3	0.0	7.1	7.0	4.1	67	91
February	2025	63	20	16	1	100	2.2	-0.4	6.9	7.2	3.9	111	94
March	2025	65	22	13	1	100	3.0	-0.3	8.7	8.9	4.6	124	115
April	2025	66	20	13	1	100	3.1	-0.5	8.3	8.8	3.8	149	132
May	2025	67	24	9	0	100	3.5	-0.1	7.5	7.6	4.7	139	126
June	2025	69	23	8	0	100	4.0	0.1	7.2	7.1	5.0	142	123
July	2025	71	19	10	0	100	4.2	0.3	8.6	8.3	5.9	133	111
August	2025	71	16	13	0	100	3.7	0.1	8.7	8.6	4.6	121	123
September	2025	73	12	14	0	100	3.6	0.3	7.6	7.3	4.6	112	118
October	2025	77	11	12	0	100	3.8	0.8	7.4	6.6	4.5	97	114
November	2025	74	16	10	0	100	3.7	0.7	7.2	6.5	4.8	74	103
December	2025	69	20	11	0	100	2.6	-0.5	8.3	8.8	4.5	108	101
January	2026	59	26	14	1	100	2.1	-1.7	6.9	8.6	3.0	110	117
February	2026	60	21	18	1	100	2.2	-1.7	7.2	8.9	2.5	135	118
March	2026	60	20	19	1	100	2.8	-0.8	7.0	7.8	2.0	109	122
April	2026	61	20	18	0	100	2.5	-0.6	6.7	7.3	2.9	105	97
May	2026	66	18	16	0	100	2.7	0.1	7.2	7.1	3.6	118	93
June	2026	72	15	13	0	100	3.2	0.7	7.5	6.9	4.6	139	102
July	2026	76	10	15	0	100	3.6	1.1	8.1	7.0	4.3	152	111
August	2026	70	18	12	0	100	3.4	0.5	7.2	6.7	4.0	104	122