AGE 35 TO 54
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	Rng	Mean	Variance	Cases
May	2007	73	20	6	0	100	3.5	0.5	5.4	4.9	4.2	41	478
June	2007	72	20	7	1	100	3.3	0.5	5.4	4.9	3.8	32	493
July	2007	73	18	8	1	100	3.3	0.5	5.4	4.9	4.0	35	507
August	2007	69	21	9	1	100	3.0	0.2	5.2	5.0	3.4	40	500
September	2007	70	22	8	0	100	2.9	0.2	5.2	5.0	3.5	43	489
October	2007	68	26	6	0	100	3.0	0.1	5.2	5.0	3.7	41	476
November	2007	69	24	7	0	100	3.1	0.2	5.4	5.1	4.1	39	476
December	2007	69	23	8	1	100	3.1	0.2	5.3	5.0	3.7	33	468
January	2008	68	22	9	1	100	2.9	0.2	5.1	4.9	3.3	30	459
February	2008	66	25	8	1	100	2.8	0.2	5.2	5.0	3.4	34	478
March	2008	65	26	8	1	100	2.7	0.1	5.1	5.0	3.4	36	487
April	2008	64	27	9	1	100	2.7	0.1	5.1	5.0	3.4	35	501
May	2008	64	26	9	1	100	2.6	0.1	4.9	4.8	3.0	28	483
June	2008	61	28	10	1	100	2.3	0.0	4.9	4.9	2.9	29	479
July	2008	63	27	10	1	100	2.3	0.0	4.9	4.9	2.9	28	457
August	2008	64	26	9	0	100	2.4	0.0	5.0	5.0	3.2	31	484
September	2008	67	25	8	0	100	2.5	0.1	5.0	4.9	3.2	32	487
October	2008	65	28	7	0	100	2.3	0.1	4.8	4.7	2.9	27	504
November	2008	64	28	8	0	100	2.3	0.1	4.7	4.6	2.5	22	479
December	2008	63	29	8	0	100	2.3	0.0	4.6	4.7	2.3	21	494
January	2009	63	28	8	1	100	2.4	0.0	4.8	4.8	2.5	29	486
February	2009	61	29	9	1	100	2.3	0.0	4.8	4.8	2.5	32	499
March	2009	61	29	9	1	100	2.4	0.0	4.9	4.9	2.7	31	471
April	2009	61	30	8	1	100	2.4	0.1	4.9	4.8	2.7	27	476
May	2009	63	31	6	1	100	2.3	0.1	4.9	4.8	2.8	22	469
June	2009	66	28	6	1	100	2.3	0.2	4.8	4.6	2.8	20	488
July	2009	65	26	8	0	100	2.3	0.1	4.8	4.8	2.7	31	496
August	2009	66	25	9	0	100	2.3	0.1	4.8	4.8	2.7	33	487
September	2009	63	27	10	0	100	2.1	0.0	4.8	4.9	2.7	36	482
October	2009	67	25	8	0	100	2.5	0.2	4.9	4.7	3.0	27	456
November	2009	66	24	9	1	100	2.4	0.2	5.0	4.8	2.7	29	465
December	2009	66	25	9	1	100	2.3	0.2	4.9	4.8	2.5	28	440
January	2010	62	28	9	1	100	2.0	0.0	4.9	4.8	2.3	30	441
February	2010	61	29	9	1	100	2.0	0.0	4.8	4.7	2.4	32	419
March	2010	62	28	9	1	100	2.0	0.1	4.5	4.4	2.3	29	431
April	2010	63	26	9	1	100	2.2	0.1	4.5	4.4	2.3	22	433
May	2010	60	30	10	1	100	2.0	0.0	4.0	4.0	2.0	21	437
June	2010	59	31	10	0	100	1.9	-0.1	3.8	3.9	1.7	28	436
July	2010	56	32	12	0	100	1.5	-0.2	3.4	3.6	1.5	36	433
August	2010	60	28	11	1	100	1.6	-0.1	3.5	3.6	1.7	32	431
September	2010	60	27	11	2	100	1.7	0.0	3.8	3.8	1.9	24	422
October	2010	57	30	11	2	100	1.4	0.0	3.6	3.7	1.8	16	439
November	2010	57	33	9	1	100	1.4	0.0	4.0	4.0	2.0	22	444
December	2010	56	33	10	1	100	1.3	0.0	4.0	4.0	1.9	30	440

AGE 35 TO 54
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(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	60	31	7	2	100	1.7	0.0	4.5	4.5	2.2	30	410
February	2011	60	30	8	2	100	1.8	0.0	4.3	4.3	2.1	23	400
March	2011	61	32	6	1	100	1.7	0.0	4.1	4.1	2.2	15	386
April	2011	60	31	9	1	100	1.5	0.0	3.7	3.7	2.0	16	416
May	2011	59	31	10	0	100	1.4	0.0	3.9	3.9	2.1	20	409
June	2011	57	32	11	0	100	1.2	-0.2	3.8	3.9	1.8	26	419
July	2011	56	34	10	0	100	1.4	-0.2	4.3	4.5	2.1	28	384
August	2011	54	35	10	1	100	1.3	-0.2	4.3	4.4	1.9	25	387
September	2011	55	36	8	1	100	1.4	-0.1	4.5	4.6	2.2	21	372
October	2011	55	36	8	1	100	1.3	-0.1	4.4	4.5	2.1	23	391
November	2011	56	35	8	1	100	1.4	-0.1	4.0	4.2	2.0	25	378
December	2011	55	33	11	0	100	1.3	-0.2	3.6	3.8	1.5	28	378
January	2012	57	33	11	0	100	1.4	-0.1	3.3	3.4	1.3	21	372
February	2012	55	34	10	1	100	1.3	-0.1	3.6	3.6	1.4	19	391
March	2012	58	31	9	1	100	1.6	0.0	4.1	4.1	1.9	15	397
April	2012	61	29	9	1	100	1.7	0.0	4.5	4.4	2.1	21	407
May	2012	63	28	8	1	100	1.9	0.0	4.6	4.5	2.4	19	397
June	2012	61	29	9	1	100	1.7	0.0	4.3	4.4	2.0	25	393
July	2012	58	29	10	2	100	1.4	-0.1	4.0	4.1	1.7	29	376
August	2012	56	29	13	2	100	1.3	-0.1	3.7	3.9	1.5	35	371
September	2012	60	26	13	2	100	1.7	0.0	4.0	4.0	1.7	30	370
October	2012	63	26	11	1	100	2.0	0.0	4.3	4.3	2.1	24	384
November	2012	66	26	8	0	100	2.1	0.1	4.4	4.2	2.2	22	385
December	2012	64	28	7	1	100	1.8	0.1	4.0	3.8	2.3	24	370
January	2013	63	29	8	1	100	1.8	0.0	3.9	3.8	2.2	25	344
February	2013	60	30	8	1	100	1.8	-0.1	3.9	4.0	2.0	24	334
March	2013	61	29	9	1	100	2.0	-0.1	4.4	4.5	2.1	30	366
April	2013	59	30	10	1	100	2.0	-0.2	4.5	4.7	2.3	34	369
May	2013	61	28	10	1	100	2.0	-0.1	4.4	4.5	2.7	45	370
June	2013	61	25	12	2	100	1.9	-0.2	4.2	4.4	2.4	40	340
July	2013	63	24	11	2	100	1.9	-0.2	4.1	4.2	2.3	36	356
August	2013	63	22	13	2	100	2.0	-0.2	4.1	4.3	2.0	22	358
September	2013	64	24	11	1	100	2.3	0.0	4.3	4.4	2.2	20	363
October	2013	67	20	12	1	100	2.5	0.2	4.5	4.4	2.4	20	332
November	2013	67	22	10	0	100	2.3	0.2	4.8	4.6	2.5	29	327
December	2013	67	23	9	0	100	2.2	0.2	4.7	4.5	2.5	31	322
January	2014	63	28	10	0	100	1.8	0.0	4.3	4.2	2.1	35	325
February	2014	63	28	9	0	100	2.1	0.1	4.4	4.3	2.3	32	318
March	2014	62	29	9	0	100	1.8	-0.1	4.3	4.4	2.0	37	314
April	2014	65	28	6	1	100	2.0	0.0	4.6	4.6	2.4	31	313
May	2014	65	28	5	2	100	2.1	0.0	4.5	4.5	2.4	25	303
June	2014	66	25	7	2	100	2.5	0.1	4.6	4.6	2.5	24	309
July	2014	66	24	9	1	100	2.4	0.1	4.8	4.7	2.4	33	301
August	2014	64	25	9	1	100	2.2	0.1	4.4	4.3	2.1	32	306
September	2014	65	25	9	1	100	1.9	0.2	4.4	4.3	2.4	23	303
October	2014	64	25	8	2	100	1.8	0.2	4.3	4.1	2.3	14	311
November	2014	67	23	8	1	100	2.0	0.2	4.7	4.5	2.5	16	318
December	2014	66	25	8	1	100	2.1	0.1	4.3	4.2	2.4	15	318
January	2015	67	25	8	0	100	2.3	0.1	4.3	4.1	2.5	19	338
February	2015	66	26	8	0	100	2.0	0.1	4.1	4.0	2.6	27	338

AGE 35 TO 54
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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
March	2015	65	26	9	0	100	2.0	0.0	4.2	4.2	2.7	31	346
April	2015	65	25	10	1	100	2.0	0.0	4.3	4.3	2.6	40	333
May	2015	67	21	10	1	100	2.4	0.2	4.5	4.4	2.6	30	335
June	2015	68	22	9	1	100	2.6	0.2	4.6	4.4	2.6	30	324
July	2015	69	22	8	1	100	2.6	0.2	4.6	4.3	3.0	21	326
August	2015	70	23	6	1	100	2.5	0.3	4.7	4.3	3.3	25	329
September	2015	71	22	6	1	100	2.4	0.3	4.6	4.2	3.4	27	338
October	2015	71	23	6	1	100	2.2	0.4	4.3	3.9	3.1	25	344
November	2015	66	27	6	1	100	1.9	0.1	3.7	3.6	2.6	19	348
December	2015	63	29	6	2	100	2.0	0.1	4.0	4.0	2.4	16	356
January	2016	62	30	7	2	100	2.1	0.0	4.3	4.3	2.2	18	345
February	2016	62	28	8	2	100	2.0	0.0	4.3	4.4	2.1	20	340
March	2016	65	26	8	1	100	2.0	0.0	4.2	4.2	2.4	22	343
April	2016	67	24	8	0	100	2.1	0.0	4.1	4.0	2.5	19	343
May	2016	72	21	6	0	100	2.4	0.3	4.6	4.2	2.8	19	327
June	2016	68	24	7	0	100	2.2	0.1	4.6	4.5	2.4	16	325
July	2016	68	25	7	0	100	2.2	0.1	4.9	4.8	2.6	14	329
August	2016	63	28	8	1	100	2.1	0.0	4.7	4.8	2.5	13	371
September	2016	67	25	8	1	100	2.4	0.1	4.7	4.6	2.5	16	388
October	2016	67	23	8	2	100	2.5	0.2	4.4	4.2	2.3	19	396
November	2016	68	22	9	2	100	2.5	0.2	4.5	4.4	2.3	30	395
December	2016	66	24	9	1	100	2.4	0.1	4.5	4.4	2.3	29	398
January	2017	66	23	10	1	100	2.3	0.1	4.7	4.6	2.2	28	421
February	2017	67	22	10	1	100	2.4	0.2	4.6	4.5	2.2	18	416
March	2017	68	21	10	1	100	2.3	0.2	4.7	4.4	2.4	26	414
April	2017	67	21	11	1	100	2.4	0.2	4.4	4.2	2.3	32	393
May	2017	69	21	9	1	100	2.5	0.2	4.5	4.2	2.6	31	396
June	2017	70	20	9	2	100	2.4	0.3	4.5	4.2	2.7	31	391
July	2017	72	21	6	1	100	2.4	0.4	4.9	4.5	3.2	30	414
August	2017	69	20	10	1	100	2.2	0.2	4.6	4.4	2.8	38	420
September	2017	67	23	9	0	100	2.4	0.2	4.7	4.5	2.8	29	434
October	2017	68	22	9	0	100	2.4	0.2	4.7	4.5	2.5	22	414
November	2017	69	23	8	0	100	2.6	0.2	5.0	4.8	2.9	17	392
December	2017	69	22	9	0	100	2.5	0.2	4.9	4.7	2.4	18	393
January	2018	65	26	9	0	100	2.2	0.1	4.8	4.7	2.4	20	393
February	2018	65	25	9	0	100	2.0	0.1	4.6	4.4	2.5	24	402