

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			Mean	Variance	Cases
							25th	75th	Rng			
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

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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			Mean	Variance	Cases
							25th	75th	Rng			
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

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Date of Survey	Increase	Same	Decrease	DK, NA	Total	Median	Percentiles			Mean	Variance	Cases
							25th	75th	Rng			
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
March 2018	67	25	8	0	100	2.0	0.2	4.7	4.4	2.9	25	389
April 2018	69	20	11	0	100	2.4	0.2	4.7	4.5	2.8	25	396
May 2018	69	20	10	1	100	2.4	0.2	4.8	4.6	2.6	20	391
June 2018	69	20	10	1	100	2.3	0.3	4.8	4.5	2.7	22	412
July 2018	69	21	9	1	100	2.5	0.3	4.8	4.6	2.9	24	413
August 2018	69	21	9	1	100	2.5	0.3	4.9	4.7	3.1	28	410
September 2018	67	24	8	1	100	2.6	0.2	4.9	4.7	3.0	23	397
October 2018	67	24	9	1	100	2.4	0.2	4.5	4.4	2.6	24	414
November 2018	69	21	9	1	100	2.6	0.2	4.6	4.3	2.7	24	426
December 2018	67	21	10	1	100	2.3	0.2	4.6	4.4	2.7	28	419
January 2019	66	22	10	2	100	2.5	0.2	5.0	4.8	3.1	30	412
February 2019	63	24	11	1	100	2.2	0.0	4.9	4.8	2.9	29	418
March 2019	63	24	12	1	100	2.2	0.0	4.5	4.5	2.5	28	456
April 2019	62	26	12	0	100	1.8	0.0	4.4	4.4	2.2	24	463

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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			Mean	Variance	Cases
							25th	75th	Rng			
May 2019	61	26	12	1	100	1.9	0.0	4.4	4.4	2.0	24	470
June 2019	63	24	12	1	100	2.0	-0.1	4.7	4.8	2.1	36	431
July 2019	65	22	12	1	100	2.2	0.0	4.7	4.7	2.1	34	425
August 2019	68	20	11	1	100	2.3	0.1	4.8	4.6	2.3	33	423
September 2019	69	19	12	0	100	2.5	0.2	4.6	4.4	2.5	19	439
October 2019	66	21	13	1	100	2.3	0.1	4.7	4.6	2.3	22	435
November 2019	63	23	14	1	100	2.1	-0.1	4.6	4.7	2.1	26	424
December 2019	65	22	12	2	100	2.1	0.1	4.6	4.6	2.3	27	408
January 2020	68	20	10	2	100	2.2	0.1	4.7	4.6	2.8	26	402
February 2020	69	20	8	2	100	2.4	0.3	4.7	4.5	2.9	24	426
March 2020	70	20	8	1	100	2.4	0.4	4.8	4.5	3.2	28	452
April 2020	70	21	7	2	100	2.6	0.4	4.9	4.6	3.3	27	431
May 2020	70	21	8	1	100	2.6	0.4	4.8	4.4	3.2	24	415
June 2020	67	23	8	1	100	2.5	0.2	4.7	4.5	2.9	22	394
July 2020	66	24	10	1	100	2.3	0.1	4.5	4.4	2.4	24	411
August 2020	69	21	9	1	100	2.6	0.3	4.8	4.5	2.7	24	454
September 2020	70	20	9	0	100	2.5	0.4	4.9	4.5	2.6	20	453
October 2020	75	18	7	0	100	2.8	0.6	5.0	4.4	3.3	19	444
November 2020	72	18	8	1	100	2.4	0.4	4.8	4.4	2.8	24	402
December 2020	70	19	10	2	100	2.3	0.3	4.8	4.5	2.7	30	392
January 2021	66	19	13	2	100	2.1	0.1	4.7	4.7	2.2	32	403
February 2021	67	19	14	1	100	2.4	0.1	5.0	4.9	2.6	37	397
March 2021	65	21	14	0	100	2.4	0.0	5.0	4.9	2.7	35	408
April 2021	65	21	14	0	100	2.5	0.0	5.0	4.9	2.6	32	406
May 2021	61	23	16	0	100	2.4	-0.1	5.0	5.1	2.6	35	422
June 2021	60	22	17	0	100	2.6	-0.1	5.0	5.2	2.5	36	415
July 2021	60	22	18	0	100	2.6	-0.2	5.1	5.4	2.7	40	431
August 2021	62	21	16	1	100	2.5	-0.1	5.0	5.1	2.5	32	428
September 2021	62	22	15	1	100	2.4	-0.1	5.0	5.2	2.3	38	463
October 2021	60	22	16	1	100	2.1	-0.1	4.8	4.9	2.0	35	475
November 2021	58	21	19	1	100	2.0	-0.2	4.9	5.2	1.9	42	473
December 2021	60	20	19	1	100	2.3	-0.3	5.1	5.4	2.4	44	426
January 2022	60	20	19	1	100	2.6	-0.3	5.2	5.5	2.6	50	434
February 2022	58	23	17	1	100	2.5	-0.3	5.0	5.3	2.6	42	445
March 2022	56	25	17	2	100	2.2	-0.2	5.0	5.2	2.5	38	478
April 2022	57	25	17	2	100	2.1	-0.2	5.0	5.2	2.6	36	448
May 2022	56	23	20	2	100	1.9	-0.5	5.1	5.6	2.4	52	435
June 2022	53	24	20	2	100	1.6	-0.5	5.0	5.5	1.9	52	409
July 2022	50	26	21	2	100	0.9	-0.6	4.9	5.5	1.5	59	422
August 2022	52	29	16	3	100	1.2	-0.2	4.8	5.1	1.7	44	426
September 2022	54	27	17	2	100	1.6	-0.2	4.9	5.1	2.1	47	440
October 2022	57	26	15	1	100	2.1	-0.3	4.9	5.2	2.7	43	415
November 2022	57	25	17	2	100	2.0	-0.3	5.0	5.3	2.8	45	411
December 2022	58	25	14	3	100	2.1	-0.2	5.1	5.3	2.7	41	387
January 2023	58	23	15	4	100	2.2	-0.2	5.1	5.3	2.4	40	387
February 2023	61	23	14	2	100	2.3	-0.1	5.1	5.2	2.4	40	379
March 2023	58	24	16	3	100	1.8	-0.2	4.9	5.1	2.1	33	392
April 2023	60	23	13	3	100	1.9	-0.1	4.9	5.0	2.5	33	403
May 2023	58	24	15	3	100	1.7	-0.3	4.8	5.0	2.0	33	393
June 2023	63	22	13	2	100	2.4	-0.2	5.0	5.2	2.9	43	387

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(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	61	22	15	1	100	2.5	-0.4	5.2	5.5	2.8	40	354
August 2023	65	20	13	1	100	2.9	-0.1	5.2	5.3	3.3	43	357
September 2023	63	21	15	1	100	2.6	-0.1	5.2	5.3	2.7	39	382
October 2023	64	22	13	1	100	2.6	0.0	5.0	5.0	2.7	41	388
November 2023	62	23	12	2	100	2.5	-0.1	5.0	5.1	2.7	38	396
December 2023	63	24	11	3	100	2.7	-0.1	5.0	5.0	3.0	31	392
January 2024	64	21	13	3	100	2.6	0.0	5.0	5.0	2.9	28	393
February 2024	68	18	12	1	100	3.0	0.2	5.6	5.3	3.1	32	379
March 2024	72	15	11	1	100	3.1	0.5	5.6	5.1	3.4	35	363
April 2024	74	15	9	2	100	3.4	0.6	5.7	5.1	3.7	44	418
May 2024	71	17	10	2	100	3.1	0.4	5.4	5.0	3.6	48	504
June 2024	67	18	13	1	100	3.0	0.1	6.0	5.9	3.2	82	574