

AGE 35 TO 54

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?"

Date of Survey	Increase	Same	Decrease	DK, NA	Total	Median	Percentiles			Mean	Variance	Cases
							25th	75th	Rng			
March 2007	39	52	9	1	100	0.1	-0.7	4.4	5.0	2.4	45	504
April 2007	39	50	11	0	100	0.2	-0.6	4.7	5.2	2.2	43	481
May 2007	40	46	13	0	100	0.3	-0.4	4.7	5.1	1.9	46	478
June 2007	39	46	15	1	100	0.3	-0.3	4.7	5.0	1.4	47	493
July 2007	37	47	15	1	100	0.2	-0.3	4.6	4.9	1.4	45	507
August 2007	34	48	18	0	100	0.2	-0.3	3.8	4.2	1.0	49	500
September 2007	33	50	17	0	100	0.2	-0.4	3.8	4.2	1.2	49	489
October 2007	30	50	19	0	100	0.2	-0.5	3.2	3.6	1.0	61	476
November 2007	29	52	18	0	100	0.0	-0.8	2.9	3.6	0.9	55	476
December 2007	24	54	21	0	100	-0.1	-0.7	1.4	2.1	0.2	47	468
January 2008	24	54	22	0	100	-0.1	-0.7	0.9	1.6	-0.2	34	459
February 2008	20	55	25	0	100	0.0	-1.2	0.4	1.6	-0.6	33	478
March 2008	17	58	24	0	100	-0.1	-1.2	0.4	1.6	-0.8	40	487
April 2008	14	58	27	0	100	-0.2	-2.0	0.3	2.3	-1.2	40	501
May 2008	15	56	29	0	100	-0.2	-2.4	0.3	2.6	-1.1	42	483
June 2008	17	53	29	0	100	-0.2	-2.4	0.3	2.7	-1.1	42	479
July 2008	19	54	27	0	100	-0.1	-1.9	0.4	2.3	-0.6	41	457
August 2008	20	54	25	0	100	-0.1	-1.3	0.4	1.7	-0.5	41	484
September 2008	20	56	23	0	100	-0.1	-1.2	0.4	1.6	-0.2	35	487
October 2008	18	58	23	0	100	-0.1	-1.3	0.4	1.6	-0.5	37	504
November 2008	17	58	25	0	100	-0.1	-2.1	0.4	2.5	-0.8	32	479
December 2008	15	56	29	0	100	-0.2	-3.1	0.3	3.4	-1.2	40	494
January 2009	15	56	29	0	100	-0.3	-3.5	0.3	3.8	-1.4	50	486
February 2009	11	61	28	0	100	-0.2	-3.1	0.4	3.6	-1.8	49	499
March 2009	10	61	28	1	100	-0.1	-3.3	0.5	3.7	-2.0	43	471
April 2009	10	61	28	1	100	0.0	-2.4	0.5	2.9	-1.9	31	476
May 2009	12	62	25	1	100	-0.1	-1.6	0.3	1.9	-1.5	32	469
June 2009	13	64	23	0	100	-0.1	-0.5	0.3	0.8	-1.2	31	488
July 2009	16	61	23	1	100	-0.1	-0.5	0.4	0.9	-1.1	36	496
August 2009	18	59	22	1	100	0.0	-0.5	0.4	0.9	-0.9	34	487
September 2009	23	54	21	1	100	0.0	-0.5	1.2	1.7	-0.4	39	482
October 2009	22	59	18	1	100	0.0	-0.4	1.2	1.6	-0.3	36	456
November 2009	23	58	18	1	100	0.1	-0.4	1.3	1.7	-0.1	38	465
December 2009	20	62	18	0	100	0.1	-0.4	0.6	0.9	-0.2	32	440
January 2010	21	61	18	0	100	0.1	-0.3	0.6	0.9	0.0	33	441
February 2010	20	62	18	0	100	0.1	-0.4	0.6	0.9	-0.3	34	419
March 2010	19	64	17	0	100	0.1	-0.4	0.6	0.9	-0.6	31	431
April 2010	18	64	18	0	100	0.1	-0.4	0.5	0.9	-0.6	28	433
May 2010	20	62	18	0	100	0.0	-0.4	0.4	0.8	-0.5	34	437
June 2010	21	62	17	0	100	0.0	-0.5	0.4	0.9	-0.6	40	436
July 2010	21	61	18	0	100	0.0	-0.5	0.4	0.9	-0.8	43	433
August 2010	19	64	16	0	100	-0.1	-0.6	0.4	1.0	-0.7	37	431
September 2010	19	62	18	1	100	0.0	-0.5	0.5	1.0	-0.7	32	422
October 2010	17	63	19	1	100	0.0	-0.5	0.5	1.0	-0.8	29	439
November 2010	16	64	20	1	100	-0.1	-0.7	0.5	1.2	-0.6	25	444

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(Three Month Moving Averages)**

Date of Survey	Increase	Same	Decrease	DK, NA	Total	Median	Percentiles			Mean	Variance	Cases
							25th	75th	Rng			
December 2010	19	61	20	0	100	-0.1	-0.7	0.8	1.5	-0.3	36	440
January 2011	19	62	19	0	100	-0.2	-0.8	0.8	1.6	-0.3	31	410
February 2011	19	62	18	1	100	-0.1	-0.5	0.8	1.4	-0.4	29	400
March 2011	14	67	18	1	100	-0.2	-0.5	0.3	0.9	-0.5	16	386
April 2011	17	65	17	1	100	0.0	-0.4	0.4	0.8	-0.1	17	416
May 2011	20	63	17	0	100	0.0	-0.4	0.4	0.8	0.2	17	409
June 2011	20	62	17	0	100	0.0	-0.4	0.4	0.8	0.1	18	419
July 2011	18	63	18	1	100	0.0	-0.4	0.4	0.8	-0.2	29	384
August 2011	14	67	19	1	100	-0.1	-0.5	0.3	0.9	-0.5	27	387
September 2011	12	69	18	0	100	-0.1	-0.5	0.3	0.8	-0.7	28	372
October 2011	13	68	19	0	100	-0.1	-0.5	0.3	0.8	-0.6	18	391
November 2011	13	67	19	0	100	0.0	-0.4	0.3	0.7	-0.6	21	378
December 2011	16	65	19	0	100	0.0	-0.4	0.4	0.8	-0.5	28	378
January 2012	14	67	19	0	100	0.1	-0.4	0.5	0.8	-0.4	23	372
February 2012	16	65	18	1	100	0.1	-0.4	0.5	0.9	-0.5	23	391
March 2012	15	66	18	1	100	0.1	-0.4	0.5	0.9	-0.5	13	397
April 2012	18	66	16	1	100	0.0	-0.4	0.4	0.8	-0.3	19	407
May 2012	19	66	15	0	100	0.0	-0.3	0.4	0.8	-0.2	21	397
June 2012	21	63	15	0	100	0.0	-0.3	0.5	0.8	-0.3	33	393
July 2012	19	62	18	0	100	0.0	-0.4	0.4	0.8	-0.8	35	376
August 2012	19	60	21	0	100	0.0	-0.4	0.4	0.9	-0.8	38	371
September 2012	19	62	18	1	100	0.0	-0.4	0.4	0.8	-0.5	29	370
October 2012	27	57	15	1	100	0.1	-0.3	1.2	1.5	0.1	29	384
November 2012	26	61	11	1	100	0.1	-0.3	1.2	1.4	0.3	28	385
December 2012	25	63	10	2	100	0.1	-0.3	1.1	1.4	0.7	29	370
January 2013	23	65	11	1	100	0.1	-0.3	0.9	1.2	0.7	26	344
February 2013	28	58	12	1	100	0.1	-0.4	1.8	2.2	0.5	32	334
March 2013	35	51	13	1	100	0.1	-0.5	2.8	3.3	0.7	33	366
April 2013	39	48	12	1	100	0.2	-0.5	3.5	4.0	1.0	38	369
May 2013	41	47	11	1	100	0.3	-0.3	3.7	4.0	1.6	46	370
June 2013	42	47	11	1	100	0.3	-0.2	4.0	4.1	1.6	51	340
July 2013	41	49	9	0	100	0.3	-0.2	4.1	4.3	1.7	52	356
August 2013	40	48	12	0	100	0.3	-0.2	4.2	4.5	1.5	35	358
September 2013	40	49	11	0	100	0.3	-0.2	4.1	4.4	1.4	32	363
October 2013	44	44	12	0	100	0.4	-0.2	4.2	4.5	1.8	30	332
November 2013	43	48	9	0	100	0.4	-0.2	3.9	4.0	1.6	36	327
December 2013	43	48	9	1	100	0.4	-0.2	4.2	4.3	1.7	34	322
January 2014	39	51	9	1	100	0.3	-0.2	3.8	4.0	1.2	35	325
February 2014	41	50	8	1	100	0.3	-0.3	4.4	4.7	1.6	40	318
March 2014	40	51	9	1	100	0.3	-0.3	4.1	4.4	1.5	41	314
April 2014	39	52	8	1	100	0.3	-0.3	3.8	4.0	1.5	40	313
May 2014	38	55	7	0	100	0.2	-0.4	3.5	3.9	1.5	28	303
June 2014	39	54	7	1	100	0.2	-0.4	3.8	4.2	1.5	24	309
July 2014	42	50	7	1	100	0.3	-0.7	4.4	5.1	1.8	32	301
August 2014	44	47	8	1	100	0.4	-0.4	4.6	5.0	1.8	32	306
September 2014	45	48	7	1	100	0.3	-0.5	4.1	4.6	2.1	33	303
October 2014	40	54	6	0	100	0.3	-0.3	3.0	3.3	1.6	21	311
November 2014	38	56	6	0	100	0.2	-0.5	2.7	3.2	1.6	18	318
December 2014	38	58	4	0	100	0.2	-0.6	2.8	3.3	1.6	15	318

AGE 35 TO 54

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(Three Month Moving Averages)

Date of Survey	Increase	Same	Decrease	DK, NA	Total	Median	Percentiles			Mean	Variance	Cases
							25th	75th	Rng			
January 2015	40	55	5	0	100	0.2	-0.6	3.4	3.9	1.6	27	338
February 2015	42	52	6	1	100	0.3	-0.3	3.5	3.8	1.8	35	338
March 2015	42	50	7	1	100	0.4	-0.1	3.8	4.0	1.9	35	346
April 2015	44	48	7	1	100	0.4	-0.1	4.3	4.4	2.1	31	333
May 2015	44	47	8	0	100	0.4	-0.2	4.3	4.4	2.1	26	335
June 2015	46	45	9	0	100	0.4	-0.2	4.1	4.2	2.0	26	324
July 2015	46	46	8	0	100	0.4	-0.3	3.7	4.0	2.2	21	326
August 2015	49	44	7	0	100	0.9	-0.3	4.2	4.5	2.6	25	329
September 2015	47	46	7	0	100	0.8	-0.3	4.0	4.3	2.5	34	338
October 2015	45	48	7	0	100	0.7	-0.3	3.9	4.2	2.3	35	344
November 2015	43	49	8	0	100	0.3	-0.5	3.7	4.1	2.0	35	348
December 2015	43	51	6	0	100	0.3	-0.5	4.1	4.6	2.1	25	356
January 2016	43	50	7	0	100	0.3	-0.4	4.1	4.5	2.1	25	345
February 2016	40	55	5	0	100	0.3	-0.4	3.7	4.1	1.8	19	340
March 2016	41	52	7	0	100	0.3	-0.4	3.8	4.2	1.8	21	343
April 2016	45	47	8	0	100	0.4	-0.3	4.2	4.6	1.9	35	343
May 2016	50	41	9	0	100	0.7	-0.3	4.7	5.1	2.1	38	327
June 2016	49	42	9	0	100	0.7	-0.3	4.7	5.0	2.0	40	325
July 2016	46	44	10	0	100	0.6	-0.3	4.7	5.0	2.0	25	329
August 2016	44	46	10	0	100	0.4	-0.3	4.7	5.0	1.9	20	371
September 2016	47	43	9	0	100	0.6	-0.2	4.7	5.0	1.9	23	388
October 2016	50	41	8	0	100	0.7	-0.2	4.7	4.9	1.9	22	396
November 2016	48	43	9	0	100	0.6	-0.2	4.3	4.5	1.9	27	395
December 2016	46	45	9	0	100	0.4	-0.2	4.2	4.5	1.9	23	398
January 2017	45	46	9	0	100	0.4	-0.3	4.3	4.6	2.0	26	421
February 2017	48	45	7	0	100	0.5	-0.2	4.4	4.6	2.2	21	416
March 2017	50	44	6	0	100	0.7	-0.4	4.4	4.8	2.1	23	414
April 2017	53	40	7	0	100	1.2	-0.2	4.4	4.6	2.3	31	393
May 2017	56	38	6	0	100	1.6	-0.3	4.8	5.1	2.6	34	396
June 2017	55	39	6	0	100	1.5	-0.1	4.8	4.9	2.8	34	391
July 2017	52	43	5	0	100	1.0	-0.2	4.7	4.9	2.9	30	414
August 2017	50	43	7	0	100	0.6	-0.2	4.6	4.8	2.6	32	420
September 2017	50	43	7	0	100	0.8	-0.3	4.8	5.0	2.6	30	434
October 2017	52	41	7	0	100	1.1	-0.2	4.9	5.2	2.5	27	414
November 2017	56	39	6	0	100	1.8	-0.1	5.1	5.2	3.0	27	392
December 2017	54	40	6	0	100	1.5	0.0	4.8	4.9	2.6	29	393
January 2018	52	41	6	0	100	1.2	0.0	4.7	4.8	2.6	34	393
February 2018	54	40	6	0	100	1.2	0.0	4.7	4.7	2.7	40	402
March 2018	57	36	7	0	100	1.5	-0.1	5.0	5.1	2.9	41	389
April 2018	59	35	7	0	100	1.8	-0.1	5.0	5.0	2.8	35	396
May 2018	60	33	7	0	100	1.9	0.0	4.9	5.0	2.5	26	391
June 2018	58	35	6	0	100	1.9	0.1	4.9	4.9	2.9	29	412
July 2018	57	36	7	0	100	1.7	-0.1	5.0	5.0	2.9	31	413
August 2018	54	38	8	0	100	1.4	-0.2	5.0	5.1	2.8	35	410
September 2018	52	39	9	0	100	1.1	-0.2	4.8	5.0	2.4	34	397
October 2018	51	40	9	0	100	1.1	-0.1	4.7	4.8	2.2	29	414
November 2018	51	41	7	0	100	1.0	-0.1	4.7	4.8	2.2	25	426
December 2018	50	41	9	0	100	1.0	-0.2	4.7	4.9	2.0	29	419
January 2019	46	43	10	1	100	0.8	-0.2	4.3	4.5	2.1	38	412
February 2019	41	46	12	1	100	0.3	-0.2	3.7	3.9	1.8	40	418

AGE 35 TO 54

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			Mean	Variance	Cases
							25th	75th	Rng			
March 2019	43	47	9	1	100	0.3	-0.2	3.6	3.8	2.1	32	456
April 2019	47	44	9	1	100	0.6	-0.1	4.1	4.2	2.1	24	463
May 2019	50	43	7	0	100	0.9	-0.1	4.5	4.6	2.4	26	470
June 2019	54	38	8	0	100	1.2	-0.2	4.9	5.0	2.4	35	431
July 2019	55	37	8	0	100	1.5	-0.2	4.9	5.0	2.4	36	425
August 2019	56	36	8	0	100	1.4	-0.3	4.8	5.1	2.5	38	423
September 2019	52	38	10	0	100	1.1	-0.2	4.6	4.9	2.5	33	439
October 2019	49	40	11	0	100	0.6	-0.4	4.4	4.8	2.1	33	435
November 2019	48	40	13	0	100	0.5	-0.3	4.4	4.7	1.9	31	424
December 2019	51	39	10	0	100	0.8	-0.3	4.6	4.9	2.2	32	408
January 2020	53	40	7	0	100	0.9	-0.3	4.9	5.2	2.7	36	402
February 2020	53	41	6	0	100	1.0	-0.3	4.9	5.3	3.0	36	426
March 2020	47	44	9	0	100	0.6	-0.3	4.3	4.6	2.4	44	452
April 2020	38	44	17	0	100	0.4	-1.5	2.8	4.2	0.9	49	431
May 2020	29	47	24	0	100	0.0	-2.6	1.3	3.9	-0.7	61	415
June 2020	29	46	24	1	100	0.0	-2.6	1.8	4.4	-0.7	59	394
July 2020	31	48	20	1	100	0.1	-1.4	2.5	3.8	-0.2	60	411
August 2020	40	44	15	1	100	0.3	-0.3	4.0	4.3	1.1	49	454
September 2020	42	44	13	1	100	0.4	-0.2	4.0	4.2	1.1	42	453
October 2020	49	41	10	1	100	0.6	-0.5	4.6	5.1	1.9	33	444
November 2020	49	41	11	0	100	0.6	-0.6	4.5	5.2	1.8	33	402
December 2020	48	40	11	0	100	0.6	-0.6	4.2	4.8	1.6	33	392
January 2021	45	42	13	0	100	0.3	-0.7	4.4	5.1	1.5	36	403
February 2021	50	39	10	1	100	1.0	-0.5	4.6	5.1	2.2	41	397
March 2021	51	40	9	0	100	1.0	-0.5	5.0	5.5	2.5	41	408
April 2021	57	34	9	0	100	1.9	0.0	5.2	5.2	3.0	41	406
May 2021	57	34	9	0	100	2.6	0.1	6.5	6.5	3.5	57	422
June 2021	59	27	12	1	100	3.1	0.1	6.7	6.7	3.3	70	415
July 2021	54	31	13	2	100	2.4	-0.1	7.8	7.9	3.3	78	431
August 2021	53	32	14	1	100	1.8	-0.4	6.9	7.4	3.0	68	428
September 2021	52	35	12	1	100	1.4	-0.5	6.9	7.4	3.2	65	463
October 2021	52	34	14	0	100	1.4	-0.5	5.6	6.1	2.5	62	475
November 2021	48	36	16	1	100	0.5	-0.4	5.3	5.6	2.1	63	473
December 2021	48	36	15	1	100	1.2	-0.6	5.3	5.9	2.3	63	426
January 2022	48	36	14	1	100	1.2	-0.8	6.0	6.8	2.7	69	434
February 2022	50	35	14	1	100	1.4	-0.8	5.9	6.6	2.9	62	445
March 2022	51	35	13	1	100	1.3	-0.4	6.3	6.7	3.1	64	478
April 2022	54	35	11	0	100	1.8	-0.3	5.8	6.1	3.3	56	448
May 2022	51	37	12	0	100	1.6	-0.3	5.8	6.2	2.8	67	435
June 2022	43	39	16	1	100	0.8	-0.4	5.2	5.7	1.9	72	409
July 2022	35	40	24	2	100	0.1	-1.5	4.2	5.8	0.5	94	422
August 2022	30	42	26	2	100	0.1	-2.0	3.0	5.1	0.1	85	426
September 2022	29	41	29	1	100	0.0	-3.5	2.3	5.9	-0.7	85	440
October 2022	33	38	29	0	100	0.0	-3.6	3.0	6.7	0.0	74	415
November 2022	33	36	31	0	100	-0.1	-4.7	2.6	7.3	-0.7	74	411
December 2022	32	36	31	1	100	0.0	-4.0	2.6	6.6	-0.4	62	387
January 2023	29	37	34	1	100	-0.2	-4.2	1.8	6.0	-1.1	66	387
February 2023	31	37	31	1	100	-0.1	-3.0	2.7	5.7	-0.1	67	379
March 2023	31	38	30	1	100	-0.1	-3.1	2.6	5.7	-0.3	74	392
April 2023	34	41	24	1	100	0.1	-1.6	2.9	4.5	0.4	60	403

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Date of Survey	Increase	Same	Decrease	DK, NA	Total	Median	Percentiles			Mean	Variance	Cases
							25th	75th	Rng			
May 2023	33	46	20	1	100	0.2	-1.4	2.7	4.1	0.1	55	393
June 2023	37	46	16	1	100	0.3	-0.3	3.7	3.9	1.1	47	387
July 2023	41	43	16	0	100	0.5	-0.4	4.3	4.7	1.3	46	354
August 2023	47	37	17	0	100	0.5	-0.4	4.9	5.3	1.7	53	357
September 2023	46	36	18	0	100	0.4	-0.4	5.0	5.4	1.5	53	382
October 2023	43	40	17	0	100	0.3	-0.3	4.5	4.8	1.7	52	388
November 2023	41	43	15	0	100	0.3	-0.3	4.2	4.5	1.7	46	396
December 2023	40	45	14	1	100	0.3	-0.3	4.1	4.3	1.7	35	392
January 2024	41	46	12	1	100	0.3	-0.3	4.4	4.7	1.7	33	393
February 2024	43	44	12	1	100	0.4	-0.2	4.8	5.0	1.8	40	379
March 2024	45	42	12	1	100	0.4	-0.2	4.8	5.0	2.1	45	363
April 2024	46	41	12	1	100	0.4	-0.2	5.0	5.2	2.4	56	418
May 2024	45	42	12	2	100	0.4	-0.2	4.9	5.1	2.5	51	504
June 2024	46	42	11	1	100	0.4	-0.3	5.0	5.3	2.5	53	574
July 2024	48	42	9	1	100	0.4	-0.4	4.9	5.4	2.5	42	569
August 2024	51	41	8	0	100	0.6	-0.4	5.0	5.4	2.4	41	577
September 2024	51	41	9	0	100	0.5	-0.5	4.9	5.4	2.2	45	546
October 2024	49	41	10	0	100	0.4	-0.2	4.5	4.7	2.1	46	552
November 2024	44	45	10	0	100	0.1	-0.4	4.4	4.8	2.1	50	469
December 2024	44	46	10	1	100	0.2	-0.5	4.3	4.8	2.4	46	452
January 2025	47	42	10	0	100	0.4	-0.5	4.7	5.3	2.6	54	470
February 2025	49	40	11	0	100	0.4	-0.5	4.4	4.9	2.5	47	511
March 2025	44	42	13	0	100	0.3	-0.3	3.9	4.2	2.0	53	630
April 2025	37	46	17	0	100	0.0	-0.3	3.0	3.3	1.1	55	662
May 2025	38	44	18	0	100	0.1	-0.1	3.7	3.8	1.3	70	698
June 2025	41	42	17	0	100	0.1	-0.2	4.0	4.2	1.5	73	633
July 2025	42	42	15	1	100	0.1	-0.3	4.2	4.4	1.7	67	647
August 2025	41	44	14	1	100	0.0	-0.4	3.3	3.8	1.5	58	610
September 2025	40	43	16	1	100	-0.1	-0.4	3.1	3.6	1.0	62	644
October 2025	39	43	18	1	100	-0.1	-0.4	3.2	3.6	1.1	56	643
November 2025	39	42	18	1	100	0.0	-0.4	3.5	4.0	1.2	53	674
December 2025	38	43	18	0	100	0.0	-0.4	3.4	3.9	1.2	38	637
January 2026	39	43	18	0	100	-0.1	-0.5	3.4	3.9	1.3	44	645
February 2026	39	43	18	0	100	-0.1	-0.4	3.1	3.5	1.3	45	653