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 25th	Percentiles 75th	Rng	Mean	Variance	Cases
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

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

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 25th	Percentiles 75th	Rng	Mean	Variance	Cases
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
March	2026	40	44	16	0	100	0.0	-0.3	3.2	3.5	1.6	51	725
April	2026	42	42	15	0	100	0.1	-0.2	3.6	3.7	1.6	44	690
May	2026	42	44	15	0	100	0.1	-0.1	3.6	3.6	1.4	40	661
June	2026	41	44	15	0	100	0.0	-0.2	3.4	3.5	1.2	41	624
July	2026	40	47	13	0	100	0.0	-0.2	3.6	3.8	1.7	47	658
August	2026	38	47	15	0	100	0.0	-0.3	3.6	3.9	1.7	50	628