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?"

								Percentiles					
Date of Survey		Increase	Same	Decrease	DK, NA	Total	Median	25th	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
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
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
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	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

AGE 35 TO 54
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
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

AGE 35 TO 54
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
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
July	2024	64	21	14	1	100	3.0	-0.1	6.7	6.8	3.3	102	569
August	2024	65	21	13	0	100	3.3	-0.2	6.9	7.0	3.7	109	577
September	2024	67	24	10	0	100	3.5	-0.2	7.7	7.8	4.6	93	546
October	2024	67	24	9	0	100	3.5	0.0	8.3	8.4	4.9	85	552
November	2024	66	25	9	0	100	3.5	-0.1	8.6	8.7	4.9	87	469
December	2024	64	26	9	1	100	3.3	0.0	8.6	8.7	5.0	98	452
January	2025	64	26	10	0	100	3.2	-0.2	8.0	8.2	4.9	107	470
February	2025	65	25	10	0	100	3.1	-0.2	7.3	7.5	4.7	102	511
March	2025	63	25	12	0	100	2.9	-0.1	7.2	7.4	4.4	98	630
April	2025	59	26	14	0	100	2.5	0.0	7.5	7.5	3.9	106	662
May	2025	57	26	16	1	100	2.3	0.0	8.9	9.0	3.6	124	698
June	2025	60	25	14	1	100	2.5	-0.2	9.1	9.3	4.0	125	633
July	2025	63	25	12	0	100	3.0	-0.2	8.4	8.7	4.2	111	647
August	2025	64	25	11	0	100	3.0	-0.3	7.0	7.5	4.4	100	610
September	2025	62	26	11	1	100	2.9	-0.2	5.9	6.2	3.7	94	644
October	2025	59	28	11	1	100	2.6	-0.3	6.9	7.2	3.8	87	643
November	2025	60	29	10	1	100	2.7	-0.2	8.2	8.3	4.1	84	674
December	2025	60	27	12	1	100	2.4	-0.2	8.0	8.1	4.0	81	637
January	2026	59	25	15	1	100	2.0	-0.4	7.0	7.4	3.8	96	645
February	2026	57	25	17	1	100	1.9	-0.4	5.8	6.2	3.5	99	653
March	2026	58	26	16	1	100	2.2	-0.3	5.8	6.1	3.6	96	725
April	2026	61	26	12	1	100	2.7	0.0	5.9	5.9	3.7	74	690
May	2026	63	26	10	1	100	2.8	0.0	6.4	6.4	3.7	67	661
June	2026	64	26	9	1	100	2.9	-0.1	6.4	6.6	4.0	83	624
July	2026	64	27	9	1	100	3.0	-0.1	7.1	7.2	4.3	92	658
August	2026	60	29	10	1	100	2.6	-0.4	6.3	6.8	4.0	92	628