

AGE 55 AND UP

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	59	31	8	2	100	2.5	0.1	5.1	5.1	3.2	40	590
June 2007	58	33	8	1	100	2.3	0.0	5.3	5.3	3.3	46	580
July 2007	61	30	8	1	100	2.6	0.1	5.8	5.7	3.8	59	569
August 2007	62	28	9	2	100	2.8	0.1	5.8	5.7	3.8	61	583
September 2007	62	27	10	2	100	2.7	0.0	5.5	5.5	3.2	53	590
October 2007	58	30	10	2	100	2.3	-0.1	5.0	5.1	2.8	49	609
November 2007	57	31	10	2	100	2.1	-0.1	5.0	5.1	2.7	54	610
December 2007	56	32	10	2	100	2.0	0.0	5.0	5.1	2.9	52	622
January 2008	57	31	10	2	100	2.0	-0.2	5.0	5.1	2.6	45	612
February 2008	55	33	11	1	100	2.0	-0.2	5.0	5.2	2.6	42	606
March 2008	55	33	10	2	100	1.8	-0.3	4.9	5.2	2.5	47	593
April 2008	53	34	10	2	100	1.8	-0.2	5.0	5.2	2.7	43	602
May 2008	53	33	11	3	100	1.7	-0.2	5.0	5.2	2.6	37	628
June 2008	52	33	12	3	100	1.5	-0.2	5.0	5.2	2.6	34	629
July 2008	52	34	13	2	100	1.2	-0.4	4.9	5.3	2.5	44	633
August 2008	55	31	12	2	100	1.7	-0.3	4.9	5.2	2.5	47	620
September 2008	56	31	10	2	100	2.0	-0.1	4.9	5.1	2.9	46	605
October 2008	55	33	10	3	100	1.8	-0.2	4.9	5.2	2.4	39	587
November 2008	56	33	9	2	100	1.8	-0.3	5.0	5.3	2.6	35	590
December 2008	57	31	10	2	100	1.9	-0.4	5.0	5.4	2.2	36	605
January 2009	57	31	10	2	100	2.1	-0.3	4.9	5.2	2.3	33	626
February 2009	55	32	10	3	100	1.9	-0.3	4.9	5.2	2.1	42	628
March 2009	54	33	10	3	100	1.8	-0.2	4.9	5.1	2.0	42	638
April 2009	54	34	9	3	100	1.9	-0.3	5.0	5.2	2.3	43	631
May 2009	55	35	8	2	100	1.9	-0.2	4.9	5.1	2.4	34	641
June 2009	59	32	8	1	100	2.3	-0.1	5.0	5.2	2.7	32	659
July 2009	59	31	9	1	100	2.3	0.0	5.0	5.0	2.8	38	651
August 2009	59	30	9	2	100	2.3	0.0	5.1	5.1	2.8	37	665
September 2009	57	32	8	3	100	2.1	-0.1	4.9	5.1	2.8	35	659
October 2009	59	31	7	3	100	2.2	-0.1	5.0	5.1	3.1	33	693
November 2009	60	30	7	3	100	2.2	-0.1	5.0	5.1	3.1	35	676
December 2009	60	30	9	2	100	2.2	-0.1	5.0	5.1	3.1	37	688
January 2010	59	31	8	2	100	2.1	-0.1	4.9	5.0	2.8	29	680
February 2010	58	32	8	2	100	2.0	0.0	4.9	5.0	2.9	29	693
March 2010	59	33	6	2	100	2.2	0.1	4.9	4.9	3.2	29	690
April 2010	60	32	6	1	100	2.3	0.1	4.9	4.9	3.1	34	700
May 2010	59	32	7	1	100	2.1	0.1	4.9	4.8	2.9	31	695
June 2010	57	34	8	1	100	1.8	0.0	4.8	4.8	2.5	26	681
July 2010	55	34	9	1	100	1.6	-0.1	4.8	4.8	2.5	28	675
August 2010	55	35	9	2	100	1.5	-0.1	4.7	4.8	2.4	27	691
September 2010	53	33	12	3	100	1.3	-0.1	4.8	4.9	2.3	29	721
October 2010	51	34	12	2	100	1.1	-0.1	4.6	4.7	1.8	26	720
November 2010	51	35	12	2	100	0.9	-0.3	4.3	4.5	1.8	35	720
December 2010	52	37	10	1	100	1.1	-0.2	4.2	4.4	1.8	34	706
January 2011	54	36	8	2	100	1.4	-0.2	4.5	4.6	2.3	33	718
February 2011	55	34	10	2	100	1.6	-0.1	4.8	4.9	2.3	34	723
March 2011	53	34	12	2	100	1.2	-0.1	4.8	4.8	2.1	35	748

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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>			
April 2011	49	36	14	1	100	0.6	-0.2	4.2	4.3	1.6	33	741
May 2011	53	35	10	2	100	1.2	-0.1	4.3	4.4	2.2	24	743
June 2011	53	35	9	3	100	1.3	-0.2	4.3	4.5	2.3	24	723
July 2011	54	35	8	3	100	1.4	-0.1	4.8	5.0	2.5	29	718
August 2011	48	38	10	4	100	0.7	-0.2	4.2	4.4	1.8	36	727
September 2011	48	39	10	3	100	0.5	-0.2	3.9	4.1	1.8	39	745
October 2011	49	37	11	3	100	0.7	-0.2	3.9	4.2	1.8	42	759
November 2011	51	36	11	2	100	0.8	-0.2	4.4	4.6	2.0	35	775
December 2011	51	34	13	2	100	0.9	-0.2	4.3	4.4	1.7	29	770
January 2012	52	35	11	2	100	0.8	-0.1	4.3	4.4	1.9	25	776
February 2012	51	36	11	2	100	0.8	-0.1	4.3	4.4	1.6	34	742
March 2012	52	36	9	3	100	1.1	-0.1	4.8	4.8	2.2	38	745
April 2012	51	35	11	2	100	1.0	-0.1	4.7	4.8	1.7	41	728
May 2012	52	35	10	2	100	1.2	-0.1	4.7	4.8	2.2	37	750
June 2012	51	36	11	2	100	0.9	-0.1	4.6	4.7	1.9	37	752
July 2012	51	36	11	2	100	0.9	-0.2	4.5	4.7	2.1	32	774
August 2012	51	35	11	3	100	1.1	-0.2	4.5	4.7	2.0	29	763
September 2012	54	33	10	3	100	1.5	-0.2	4.7	4.8	2.2	27	764
October 2012	56	33	8	3	100	1.6	0.0	4.7	4.7	2.5	29	760
November 2012	58	32	6	4	100	2.0	0.1	4.9	4.8	2.7	29	744
December 2012	57	32	7	4	100	1.9	0.0	4.7	4.7	2.6	30	756
January 2013	58	31	8	4	100	1.9	0.0	4.7	4.7	2.4	30	751
February 2013	59	30	9	3	100	1.8	0.0	4.7	4.7	2.4	31	743
March 2013	60	30	9	2	100	2.0	0.0	4.8	4.8	2.5	40	700
April 2013	59	29	10	2	100	2.2	0.0	4.8	4.8	2.6	35	703
May 2013	59	29	9	2	100	2.3	0.0	5.0	5.0	2.7	33	706
June 2013	56	33	7	3	100	2.0	-0.1	4.9	5.0	2.7	22	739
July 2013	58	32	7	2	100	1.9	-0.2	4.8	5.0	2.5	23	715
August 2013	58	32	8	2	100	1.8	-0.2	4.7	4.9	2.4	26	709
September 2013	60	29	10	2	100	2.2	-0.3	4.7	5.1	2.5	30	676
October 2013	58	31	9	2	100	2.2	-0.3	4.8	5.1	2.5	29	701
November 2013	57	32	10	2	100	1.9	-0.2	4.8	5.0	2.2	27	724
December 2013	58	32	9	2	100	1.9	-0.1	4.7	4.8	2.1	22	757
January 2014	59	30	9	2	100	1.9	0.0	4.8	4.8	2.2	23	753
February 2014	59	30	8	3	100	1.8	0.1	4.5	4.5	2.2	23	757
March 2014	59	30	8	3	100	1.8	0.1	4.4	4.4	2.1	25	757
April 2014	59	30	8	3	100	1.9	0.0	4.4	4.4	2.1	28	744
May 2014	61	29	8	2	100	2.1	0.0	4.7	4.7	2.4	26	740
June 2014	61	28	9	2	100	2.2	0.0	4.8	4.8	2.5	28	741
July 2014	60	27	10	2	100	2.2	0.0	4.8	4.7	2.4	24	749
August 2014	58	30	10	2	100	1.8	0.0	4.5	4.5	2.1	22	749
September 2014	56	30	12	2	100	1.5	-0.1	4.4	4.4	1.8	21	723
October 2014	57	30	11	2	100	1.6	-0.1	4.5	4.6	2.0	20	703
November 2014	60	27	11	2	100	2.1	0.0	4.8	4.8	2.2	24	675
December 2014	63	27	8	2	100	2.3	0.1	4.8	4.8	2.7	24	673
January 2015	64	25	9	2	100	2.3	0.1	4.6	4.5	2.5	25	650
February 2015	65	25	8	2	100	2.4	0.2	4.6	4.5	2.7	30	649
March 2015	63	25	11	1	100	2.3	0.1	4.6	4.5	2.2	31	602
April 2015	64	26	9	1	100	2.4	0.1	4.8	4.7	2.5	28	598
May 2015	62	28	9	1	100	2.1	0.0	4.8	4.7	2.3	21	552
June 2015	66	25	8	1	100	2.3	0.2	4.8	4.6	2.7	21	565
July 2015	66	24	9	2	100	2.3	0.2	4.8	4.6	2.6	21	556
August 2015	66	23	9	2	100	2.4	0.2	4.8	4.6	2.6	20	597

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							<u>25th</u>	<u>75th</u>	<u>Rng</u>			
September 2015	62	26	10	2	100	2.0	0.1	4.7	4.6	2.2	15	574
October 2015	62	27	10	2	100	1.9	0.1	4.6	4.6	2.1	17	568
November 2015	61	28	9	2	100	1.8	0.1	4.6	4.6	2.2	19	538
December 2015	62	28	8	2	100	2.1	0.1	4.6	4.5	2.2	22	542
January 2016	61	29	9	1	100	2.0	0.1	4.5	4.5	2.2	24	552
February 2016	61	29	9	1	100	2.0	0.1	4.5	4.4	2.2	24	554
March 2016	62	29	9	1	100	2.2	0.0	4.6	4.6	2.4	25	590
April 2016	62	28	9	1	100	2.3	0.0	4.7	4.7	2.3	24	606
May 2016	62	28	9	1	100	2.2	-0.1	4.6	4.7	2.2	24	644
June 2016	63	26	9	1	100	2.2	0.0	4.5	4.5	2.3	23	626
July 2016	64	25	10	1	100	2.0	0.0	4.6	4.6	2.5	26	630
August 2016	64	24	10	2	100	1.9	0.1	4.6	4.5	2.4	27	610
September 2016	63	25	10	2	100	1.7	0.1	4.5	4.4	2.2	25	640
October 2016	62	27	10	2	100	1.7	0.1	4.4	4.4	2.0	23	655
November 2016	63	25	10	2	100	2.1	0.1	4.5	4.4	2.2	25	662
December 2016	64	25	9	2	100	2.4	0.1	4.7	4.6	2.5	25	654
January 2017	68	23	8	2	100	2.7	0.2	4.8	4.6	2.9	24	659
February 2017	67	24	8	1	100	2.4	0.2	4.8	4.6	2.7	20	665
March 2017	67	24	9	1	100	2.3	0.2	4.8	4.6	2.6	22	667
April 2017	67	24	8	0	100	2.3	0.2	4.7	4.5	2.5	19	679
May 2017	65	26	8	1	100	2.3	0.1	4.6	4.4	2.3	21	689
June 2017	66	25	7	1	100	2.3	0.2	4.5	4.3	2.3	19	672
July 2017	64	25	9	2	100	2.3	0.1	4.6	4.4	2.3	22	661
August 2017	67	22	9	1	100	2.6	0.2	4.7	4.5	2.7	22	661
September 2017	67	22	9	2	100	2.5	0.2	4.8	4.6	2.8	22	680
October 2017	69	22	8	2	100	2.6	0.3	4.9	4.6	3.0	22	683
November 2017	67	24	8	2	100	2.4	0.2	4.9	4.7	2.9	23	703
December 2017	66	24	8	1	100	2.5	0.2	4.8	4.7	2.9	26	707
January 2018	63	27	9	1	100	2.1	0.1	4.7	4.7	2.8	26	715
February 2018	66	23	10	1	100	2.2	0.1	4.8	4.7	2.7	22	721
March 2018	67	23	10	1	100	2.3	0.1	4.9	4.7	2.7	22	746
April 2018	70	20	9	1	100	2.7	0.3	4.9	4.7	2.9	25	727
May 2018	68	23	9	1	100	2.6	0.2	4.9	4.7	2.8	29	722
June 2018	66	24	9	1	100	2.6	0.2	4.9	4.7	2.9	29	690
July 2018	65	24	10	1	100	2.6	0.1	5.0	4.9	2.9	32	699
August 2018	67	22	10	1	100	2.8	0.2	5.1	4.9	3.2	29	690
September 2018	67	22	10	0	100	2.8	0.2	5.0	4.9	3.2	28	710
October 2018	66	24	9	0	100	2.6	0.2	4.9	4.8	2.7	22	706
November 2018	64	27	8	1	100	2.2	0.1	4.5	4.4	2.4	21	727
December 2018	64	26	8	1	100	2.0	0.1	4.5	4.3	2.4	24	708
January 2019	65	25	9	2	100	2.2	0.1	4.5	4.4	2.6	26	721
February 2019	67	21	9	2	100	2.5	0.2	4.8	4.6	2.8	31	716
March 2019	69	20	9	1	100	2.7	0.3	4.8	4.5	2.7	33	708
April 2019	69	21	8	1	100	2.6	0.3	4.6	4.3	2.6	28	682
May 2019	68	23	8	1	100	2.5	0.3	4.5	4.2	2.5	20	654
June 2019	67	23	8	2	100	2.5	0.3	4.5	4.3	2.5	19	703
July 2019	68	22	9	2	100	2.6	0.3	4.8	4.5	2.6	22	725
August 2019	66	22	10	2	100	2.4	0.2	4.9	4.7	2.6	25	737
September 2019	65	23	10	2	100	2.3	0.1	4.8	4.6	2.7	20	716
October 2019	65	24	10	2	100	2.3	0.1	4.8	4.6	2.6	19	716
November 2019	64	24	10	2	100	2.4	0.1	4.7	4.6	2.6	20	744
December 2019	65	24	9	2	100	2.4	0.2	4.8	4.6	2.6	20	776

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<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>			
January 2020	68	23	8	1	100	2.5	0.3	4.8	4.5	2.8	18	802
February 2020	70	22	7	1	100	2.6	0.3	4.8	4.6	2.9	19	792
March 2020	71	22	6	1	100	2.7	0.3	4.8	4.5	2.9	18	805
April 2020	68	24	6	2	100	2.6	0.2	4.8	4.6	2.8	20	777
May 2020	67	26	5	2	100	2.6	0.2	4.8	4.6	2.8	18	756
June 2020	68	25	5	2	100	2.7	0.3	4.9	4.6	3.0	20	726
July 2020	67	24	6	2	100	2.7	0.3	5.0	4.7	2.9	21	730
August 2020	71	21	7	1	100	2.8	0.4	5.0	4.6	3.0	24	737
September 2020	70	21	7	2	100	2.8	0.4	4.9	4.6	2.9	25	725
October 2020	72	21	6	1	100	2.7	0.4	4.9	4.5	3.0	24	727
November 2020	69	22	7	2	100	2.6	0.2	4.9	4.7	2.9	20	724
December 2020	69	22	9	1	100	2.5	0.2	4.9	4.8	2.7	25	710
January 2021	69	21	9	2	100	2.8	0.2	5.1	4.8	3.0	26	681
February 2021	70	20	9	1	100	2.9	0.2	5.1	4.9	3.0	32	687
March 2021	69	20	9	2	100	3.0	0.3	5.2	4.9	3.3	31	678
April 2021	67	21	11	1	100	2.8	0.2	5.1	4.9	3.0	32	694
May 2021	67	22	9	2	100	3.2	0.2	5.2	5.0	3.5	30	679
June 2021	66	21	11	2	100	3.2	0.1	5.2	5.1	3.0	43	693
July 2021	67	20	10	2	100	3.3	0.1	5.3	5.2	3.3	48	672
August 2021	64	21	13	2	100	2.9	0.0	5.3	5.3	2.8	58	684
September 2021	63	23	12	2	100	2.9	0.0	5.3	5.3	3.0	44	676
October 2021	61	24	14	1	100	2.8	0.0	5.3	5.3	2.9	48	673
November 2021	62	23	13	2	100	3.0	0.0	5.3	5.2	3.1	39	671
December 2021	61	24	13	1	100	2.7	0.0	5.2	5.2	3.1	40	690
January 2022	63	23	12	2	100	2.8	0.0	5.2	5.1	2.9	37	704
February 2022	63	24	10	3	100	2.8	0.0	5.3	5.2	3.1	38	703
March 2022	62	26	9	3	100	3.0	0.1	5.8	5.7	3.4	41	691
April 2022	60	27	10	3	100	3.0	0.0	6.3	6.3	3.6	46	709
May 2022	60	26	11	2	100	2.9	0.0	6.2	6.2	3.6	51	708
June 2022	60	24	14	2	100	2.6	-0.1	5.7	5.7	3.0	49	729
July 2022	58	24	15	3	100	2.5	-0.1	5.1	5.2	2.7	47	727
August 2022	56	26	15	3	100	2.1	-0.2	5.0	5.1	2.4	44	734
September 2022	53	29	14	3	100	1.6	-0.1	4.9	5.0	2.5	45	719
October 2022	53	30	14	4	100	1.4	-0.1	4.8	5.0	2.3	41	717
November 2022	53	30	14	3	100	1.5	-0.1	4.9	5.0	2.3	43	691
December 2022	56	28	14	2	100	2.0	-0.1	5.0	5.1	2.3	41	720
January 2023	57	28	13	2	100	2.0	-0.1	4.9	5.0	2.3	39	726
February 2023	59	27	11	2	100	2.2	0.0	4.9	4.9	2.5	32	760
March 2023	60	28	9	2	100	2.3	-0.1	5.0	5.1	2.8	33	727
April 2023	61	27	9	3	100	2.5	-0.1	5.1	5.1	3.0	33	730
May 2023	62	25	10	3	100	2.7	-0.1	5.2	5.2	3.1	33	716
June 2023	61	25	10	3	100	2.7	0.1	5.2	5.1	3.1	32	732
July 2023	65	22	10	3	100	3.1	0.2	5.3	5.1	3.2	37	751
August 2023	66	23	9	3	100	3.2	0.2	5.3	5.1	3.4	38	781
September 2023	67	22	8	3	100	3.3	0.2	5.3	5.0	3.5	34	762