

AGE 55 AND UP

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	49	10	2	100	0.1	-0.9	4.9	5.8	2.3	48	585
April 2007	34	53	12	2	100	0.0	-0.8	4.2	4.9	1.9	46	609
May 2007	33	53	13	1	100	0.2	-0.3	3.6	3.9	1.5	40	590
June 2007	31	54	15	0	100	0.1	-0.5	3.6	4.0	1.3	52	580
July 2007	34	52	14	0	100	0.2	-0.5	4.3	4.8	1.8	62	569
August 2007	34	51	15	0	100	0.2	-0.5	3.8	4.3	1.5	61	583
September 2007	30	51	18	1	100	0.2	-1.2	2.3	3.5	0.6	50	590
October 2007	26	51	23	0	100	0.0	-1.2	1.5	2.7	-0.1	52	609
November 2007	24	51	25	0	100	0.0	-1.3	1.2	2.4	-0.5	60	610
December 2007	23	53	24	0	100	0.0	-0.5	1.2	1.6	-0.1	56	622
January 2008	20	58	22	1	100	0.0	-0.5	0.4	0.9	-0.3	43	612
February 2008	19	57	23	1	100	-0.1	-1.8	0.4	2.2	-0.5	54	606
March 2008	20	57	23	0	100	0.0	-1.8	0.6	2.4	-0.4	61	593
April 2008	20	54	26	0	100	0.0	-2.2	0.7	2.9	-0.7	74	602
May 2008	18	55	26	1	100	0.0	-2.3	0.7	3.0	-0.7	62	628
June 2008	18	54	27	1	100	-0.1	-2.8	0.5	3.3	-1.0	69	629
July 2008	19	53	27	1	100	-0.2	-2.9	0.5	3.4	-0.9	67	633
August 2008	19	56	25	0	100	0.0	-1.4	0.7	2.1	-0.8	60	620
September 2008	17	61	22	1	100	0.0	-0.9	0.6	1.6	-0.5	46	605
October 2008	17	61	21	1	100	0.0	-0.6	0.5	1.1	-0.4	50	587
November 2008	16	61	21	1	100	-0.1	-0.6	0.3	0.9	-0.7	51	590
December 2008	17	59	23	1	100	-0.2	-0.8	0.5	1.2	-1.1	55	605
January 2009	14	62	23	2	100	-0.1	-0.6	0.5	1.0	-1.5	51	626
February 2009	12	64	22	3	100	-0.1	-0.6	0.4	1.0	-1.6	48	628
March 2009	10	65	22	3	100	-0.1	-1.0	0.3	1.3	-1.7	50	638
April 2009	11	63	24	2	100	-0.1	-1.2	0.5	1.7	-1.5	42	631
May 2009	15	61	23	1	100	-0.1	-1.3	0.6	1.9	-1.0	45	641
June 2009	19	59	21	1	100	-0.1	-0.8	0.6	1.4	-0.5	42	659
July 2009	21	61	17	1	100	-0.1	-0.5	0.4	1.0	-0.3	41	651
August 2009	22	62	15	2	100	-0.1	-0.8	1.0	1.8	0.1	43	665
September 2009	22	65	12	2	100	-0.1	-1.0	1.1	2.1	0.5	39	659
October 2009	24	63	12	1	100	-0.1	-1.0	1.1	2.2	1.0	42	693
November 2009	24	63	13	0	100	0.1	-0.5	0.6	1.2	0.7	38	676
December 2009	23	62	14	1	100	-0.1	-0.7	0.5	1.2	0.4	43	688
January 2010	22	61	15	2	100	-0.1	-0.7	0.5	1.2	0.1	37	680
February 2010	22	63	13	2	100	-0.3	-1.0	0.4	1.4	0.1	35	693
March 2010	24	62	12	2	100	-0.1	-0.6	0.8	1.3	0.2	34	690
April 2010	24	63	12	1	100	-0.1	-0.6	0.8	1.3	0.2	39	700
May 2010	26	60	13	2	100	0.1	-0.3	1.3	1.5	0.3	36	695
June 2010	25	61	12	1	100	0.1	-0.3	1.0	1.3	0.4	30	681
July 2010	24	61	14	2	100	0.0	-0.5	1.0	1.5	0.3	24	675
August 2010	21	64	14	1	100	0.0	-0.5	0.5	1.0	0.0	29	691
September 2010	18	63	18	1	100	-0.1	-0.5	0.4	0.9	-0.6	36	721
October 2010	18	63	18	1	100	0.0	-0.4	0.4	0.8	-0.7	37	720
November 2010	18	61	20	1	100	0.0	-0.4	0.4	0.8	-0.9	46	720

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Date of Survey	Increase	Same	Decrease	DK, NA	Total	Median	Percentiles			Mean	Variance	Cases
							25th	75th	Rng			
December 2010	19	63	17	1	100	0.0	-0.4	0.4	0.8	-0.6	47	706
January 2011	18	63	17	1	100	0.0	-0.4	0.4	0.8	-0.6	48	718
February 2011	18	65	17	1	100	0.0	-0.4	0.4	0.8	-0.3	41	723
March 2011	18	63	18	1	100	0.0	-0.4	0.4	0.8	-0.2	36	748
April 2011	17	64	19	1	100	0.0	-0.4	0.4	0.8	-0.3	35	741
May 2011	17	64	17	1	100	0.0	-0.4	0.4	0.8	0.0	36	743
June 2011	15	66	18	1	100	-0.2	-0.7	0.3	1.0	-0.2	35	723
July 2011	17	66	16	2	100	-0.2	-0.7	0.3	1.0	0.0	39	718
August 2011	16	64	19	1	100	-0.2	-1.0	0.3	1.3	-0.4	39	727
September 2011	15	63	21	1	100	-0.1	-0.7	0.3	1.1	-0.5	37	745
October 2011	13	64	23	0	100	0.0	-0.7	0.4	1.2	-0.9	37	759
November 2011	14	66	20	0	100	0.0	-0.4	0.5	0.9	-0.7	32	775
December 2011	15	64	20	1	100	0.2	-0.4	0.8	1.2	-0.6	39	770
January 2012	16	64	19	1	100	0.1	-0.4	0.6	1.0	-0.5	44	776
February 2012	16	64	19	1	100	0.1	-0.5	0.6	1.2	-0.5	44	742
March 2012	17	64	17	1	100	-0.1	-0.5	0.3	0.9	-0.5	40	745
April 2012	20	62	16	1	100	-0.2	-0.8	0.4	1.2	-0.4	38	728
May 2012	22	61	16	1	100	-0.2	-0.8	0.4	1.2	-0.3	41	750
June 2012	22	61	15	2	100	-0.2	-0.7	0.4	1.2	0.0	36	752
July 2012	22	61	14	2	100	0.0	-0.5	0.4	0.9	0.3	29	774
August 2012	22	63	13	3	100	0.1	-0.3	0.4	0.8	0.4	26	763
September 2012	24	64	11	1	100	0.1	-0.4	0.7	1.2	0.7	30	764
October 2012	24	65	10	1	100	0.1	-0.4	0.9	1.4	0.7	32	760
November 2012	27	62	10	1	100	0.1	-0.4	1.7	2.1	0.9	33	744
December 2012	28	60	11	1	100	0.1	-0.3	2.0	2.3	0.8	31	756
January 2013	29	59	11	1	100	0.1	-0.4	2.2	2.6	0.8	35	751
February 2013	30	58	10	1	100	0.1	-0.4	2.7	3.1	1.2	37	743
March 2013	33	57	8	1	100	0.1	-0.6	3.2	3.7	1.5	39	700
April 2013	36	54	8	2	100	0.1	-0.5	3.7	4.3	1.6	35	703
May 2013	38	53	7	2	100	0.1	-0.6	4.0	4.6	1.6	35	706
June 2013	39	51	8	1	100	0.2	-0.4	4.5	4.9	1.7	36	739
July 2013	42	49	9	0	100	0.3	-0.3	4.9	5.2	1.9	34	715
August 2013	41	49	10	0	100	0.2	-0.4	4.5	4.9	1.8	32	709
September 2013	40	51	9	0	100	0.2	-0.6	4.5	5.1	1.8	30	676
October 2013	39	53	8	0	100	0.2	-0.6	4.2	4.8	1.7	31	701
November 2013	37	54	9	0	100	0.2	-0.4	4.1	4.5	1.5	31	724
December 2013	38	53	9	0	100	0.3	-0.2	4.1	4.3	1.5	32	757
January 2014	39	52	8	0	100	0.3	-0.2	4.3	4.5	1.7	31	753
February 2014	39	53	8	0	100	0.3	-0.2	4.2	4.4	1.7	28	757
March 2014	37	54	8	1	100	0.3	-0.2	3.7	3.9	1.3	28	757
April 2014	37	53	9	1	100	0.3	-0.2	3.7	3.9	1.4	37	744
May 2014	39	51	8	1	100	0.3	-0.2	4.3	4.4	1.7	43	740
June 2014	42	50	8	1	100	0.3	-0.2	4.8	4.9	2.2	46	741
July 2014	41	51	8	1	100	0.3	-0.2	4.6	4.8	1.8	42	749
August 2014	39	52	7	1	100	0.3	-0.2	4.3	4.4	1.8	33	749
September 2014	38	52	9	1	100	0.3	-0.2	3.8	4.0	1.3	29	723
October 2014	38	52	9	1	100	0.3	-0.2	3.8	4.0	1.4	22	703
November 2014	37	51	11	1	100	0.3	-0.2	3.7	3.9	1.2	27	675
December 2014	39	51	9	1	100	0.3	-0.2	3.9	4.0	1.5	27	673

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							25th	75th	Rng			
January 2015	40	50	9	1	100	0.3	-0.3	4.0	4.3	1.5	32	650
February 2015	41	50	8	1	100	0.3	-0.3	4.4	4.7	1.8	30	649
March 2015	41	51	7	1	100	0.2	-0.4	4.3	4.6	1.9	28	602
April 2015	42	52	6	0	100	0.3	-0.2	4.3	4.6	2.2	27	598
May 2015	42	51	7	0	100	0.3	-0.3	4.0	4.3	2.1	27	552
June 2015	43	50	7	1	100	0.4	-0.1	4.3	4.5	2.1	26	565
July 2015	42	51	7	1	100	0.4	-0.1	4.3	4.4	2.0	21	556
August 2015	42	52	6	0	100	0.4	-0.1	4.6	4.7	2.1	23	597
September 2015	40	53	7	0	100	0.3	-0.1	4.3	4.5	1.8	27	574
October 2015	39	53	8	0	100	0.3	-0.3	4.0	4.3	1.7	30	568
November 2015	38	52	9	1	100	0.2	-0.5	3.5	4.0	1.3	27	538
December 2015	40	51	9	1	100	0.2	-0.5	3.7	4.2	1.4	34	542
January 2016	41	51	8	1	100	0.2	-0.5	4.0	4.5	1.7	38	552
February 2016	41	52	6	1	100	0.3	-0.2	4.4	4.7	2.0	38	554
March 2016	42	51	6	1	100	0.3	-0.2	4.6	4.8	2.1	32	590
April 2016	41	50	8	1	100	0.3	-0.2	4.4	4.6	1.8	28	606
May 2016	44	47	9	1	100	0.4	-0.3	4.5	4.7	1.9	31	644
June 2016	44	47	8	1	100	0.3	-0.4	4.5	4.9	1.9	32	626
July 2016	47	44	9	0	100	0.4	-0.4	4.8	5.1	2.2	35	630
August 2016	46	45	9	0	100	0.4	-0.3	4.8	5.1	2.1	33	610
September 2016	42	47	10	1	100	0.4	-0.2	4.4	4.6	1.8	32	640
October 2016	41	49	9	1	100	0.3	-0.2	4.1	4.2	1.5	31	655
November 2016	41	48	10	1	100	0.3	-0.3	4.0	4.3	1.5	31	662
December 2016	46	45	9	0	100	0.4	-0.2	4.5	4.7	2.1	30	654
January 2017	47	44	9	0	100	0.4	-0.2	4.8	5.1	2.3	29	659
February 2017	48	45	8	0	100	0.4	-0.3	4.8	5.1	2.5	29	665
March 2017	48	43	8	0	100	0.6	-0.5	4.9	5.4	2.4	31	667
April 2017	52	41	7	1	100	1.1	-0.5	4.9	5.4	2.6	30	679
May 2017	54	39	6	1	100	1.5	-0.3	5.0	5.3	2.8	28	689
June 2017	56	38	5	1	100	1.8	-0.1	5.1	5.1	3.1	30	672
July 2017	54	39	6	1	100	1.4	0.0	5.1	5.2	3.0	32	661
August 2017	54	40	6	0	100	1.3	0.0	5.1	5.2	3.0	31	661
September 2017	52	41	6	0	100	1.1	-0.1	5.2	5.2	3.0	29	680
October 2017	53	41	6	0	100	1.3	0.0	5.1	5.2	3.0	26	683
November 2017	52	41	6	1	100	1.2	-0.2	5.2	5.4	3.0	30	703
December 2017	51	42	6	1	100	1.0	-0.2	5.0	5.3	2.8	32	707
January 2018	51	40	8	1	100	1.0	-0.3	5.0	5.2	2.8	34	715
February 2018	52	40	8	0	100	1.1	-0.3	4.9	5.1	2.6	31	721
March 2018	53	40	8	0	100	1.2	-0.3	5.0	5.2	2.7	32	746
April 2018	53	41	6	0	100	1.2	-0.2	5.0	5.3	3.0	36	727
May 2018	54	40	6	1	100	1.6	-0.1	5.2	5.3	3.2	36	722
June 2018	55	40	5	1	100	1.8	-0.2	5.7	5.9	3.4	38	690
July 2018	53	40	5	2	100	1.8	-0.2	5.7	5.9	3.5	39	699
August 2018	54	38	6	1	100	1.9	-0.1	5.8	5.9	3.5	44	690
September 2018	52	40	7	1	100	1.5	-0.1	5.2	5.3	3.0	38	710
October 2018	52	41	7	0	100	1.3	-0.2	5.1	5.3	2.8	35	706
November 2018	49	44	7	0	100	0.6	-0.3	4.6	4.9	2.2	27	727
December 2018	50	43	8	0	100	0.6	-0.2	4.6	4.8	2.3	32	708
January 2019	47	44	9	0	100	0.4	-0.2	4.4	4.6	2.1	30	721
February 2019	48	43	8	1	100	0.6	-0.1	4.7	4.9	2.3	37	716

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Date of Survey	Increase	Same	Decrease	DK, NA	Total	Median	Percentiles			Mean	Variance	Cases
							25th	75th	Rng			
March 2019	50	42	8	1	100	1.1	-0.3	4.8	5.1	2.3	37	708
April 2019	52	41	7	1	100	1.1	-0.3	4.7	4.9	2.4	35	682
May 2019	52	42	6	0	100	1.2	-0.5	4.7	5.2	2.5	33	654
June 2019	50	44	5	1	100	0.7	-0.3	4.7	5.0	2.5	29	703
July 2019	50	44	5	1	100	0.7	-0.5	4.9	5.4	2.5	28	725
August 2019	50	43	6	1	100	0.7	-0.3	4.9	5.1	2.5	23	737
September 2019	49	41	8	1	100	0.6	-0.4	4.9	5.3	2.3	25	716
October 2019	50	40	9	1	100	0.8	-0.3	5.0	5.2	2.3	28	716
November 2019	48	41	10	1	100	0.5	-0.5	4.7	5.1	2.2	31	744
December 2019	49	42	8	0	100	0.6	-0.3	4.6	4.9	2.4	32	776
January 2020	50	43	7	0	100	0.7	-0.2	4.5	4.7	2.5	35	802
February 2020	50	44	6	0	100	0.8	-0.1	4.8	4.9	2.6	32	792
March 2020	49	45	6	1	100	0.7	-0.1	4.8	4.9	2.4	30	805
April 2020	42	46	11	0	100	0.3	-0.2	4.1	4.4	1.5	36	777
May 2020	35	47	17	1	100	0.2	-0.3	3.4	3.7	0.8	46	756
June 2020	34	47	18	0	100	0.2	-0.3	3.4	3.8	0.7	53	726
July 2020	38	49	13	1	100	0.2	-0.4	4.0	4.4	1.3	44	730
August 2020	42	49	9	1	100	0.3	-0.4	4.7	5.1	1.8	36	737
September 2020	46	46	7	1	100	0.9	-0.3	4.8	5.1	2.2	27	725
October 2020	50	42	7	1	100	1.3	-0.3	4.9	5.2	2.3	32	727
November 2020	52	39	8	0	100	1.3	-0.2	4.9	5.1	2.4	35	724
December 2020	51	39	9	1	100	1.4	-0.2	5.1	5.3	2.3	46	710
January 2021	52	38	9	1	100	1.6	-0.4	5.1	5.5	2.5	43	681
February 2021	54	37	8	1	100	2.3	-0.3	5.4	5.7	2.9	43	687
March 2021	56	36	6	1	100	2.8	-0.4	5.8	6.2	3.5	39	678
April 2021	58	35	6	1	100	3.2	-0.1	6.5	6.6	4.1	45	694
May 2021	63	30	5	1	100	4.1	0.0	7.9	7.9	4.9	49	679
June 2021	64	30	6	1	100	4.1	0.2	8.7	8.5	4.8	61	693
July 2021	64	29	6	1	100	4.5	-0.1	9.5	9.7	5.1	75	672
August 2021	58	32	9	1	100	3.5	-0.3	8.4	8.7	4.1	86	684
September 2021	56	32	11	1	100	3.1	-0.4	8.4	8.7	4.0	85	676
October 2021	56	31	12	1	100	2.7	-0.2	7.3	7.4	3.7	77	673
November 2021	57	33	10	1	100	2.9	-0.1	7.8	7.9	3.9	69	671
December 2021	55	34	10	1	100	2.6	-0.3	7.0	7.3	3.6	65	690
January 2022	53	37	9	1	100	2.4	-0.5	8.0	8.5	3.6	59	704
February 2022	53	37	8	2	100	2.3	-0.7	8.5	9.2	3.8	63	703
March 2022	53	38	7	2	100	2.6	-0.6	9.5	10.0	4.3	64	691
April 2022	54	36	9	2	100	3.0	-0.2	9.6	9.9	4.4	76	709
May 2022	54	36	10	1	100	2.8	-0.3	9.1	9.4	4.2	84	708
June 2022	51	36	13	0	100	2.2	-0.5	7.7	8.2	3.3	85	729
July 2022	44	38	17	1	100	0.9	-0.6	6.1	6.7	1.9	83	727
August 2022	36	41	22	1	100	0.2	-1.5	4.6	6.0	0.4	83	734
September 2022	34	41	25	1	100	-0.1	-1.6	4.4	6.0	0.1	84	719
October 2022	33	41	25	1	100	-0.1	-1.6	4.2	5.8	0.0	80	717
November 2022	34	39	25	1	100	0.0	-1.9	4.6	6.5	0.4	85	691
December 2022	30	40	29	1	100	0.0	-3.3	3.1	6.4	-0.4	78	720
January 2023	26	44	30	0	100	-0.1	-4.3	1.9	6.1	-0.8	68	726
February 2023	27	45	27	0	100	0.0	-3.0	1.6	4.6	-0.6	50	760
March 2023	31	46	22	1	100	0.1	-1.4	2.7	4.1	0.2	49	727
April 2023	35	45	19	1	100	0.2	-0.4	3.8	4.2	0.7	61	730

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Date of Survey	Increase	Same	Decrease	DK, NA	Total	Median	Percentiles			Mean	Variance	Cases
							25th	75th	Rng			
May 2023	36	45	17	2	100	0.2	-0.3	4.1	4.4	0.8	58	716
June 2023	37	46	16	1	100	0.2	-0.3	4.4	4.7	1.1	52	732
July 2023	38	47	14	1	100	0.3	-0.3	4.8	5.0	1.4	46	751
August 2023	40	48	12	1	100	0.3	-0.3	4.9	5.3	1.9	45	781
September 2023	41	48	10	1	100	0.3	-0.3	5.0	5.4	2.0	44	762
October 2023	41	48	10	1	100	0.3	-0.3	5.0	5.3	2.3	41	760
November 2023	40	47	12	1	100	0.3	-0.4	4.9	5.3	2.1	46	738
December 2023	40	46	13	1	100	0.3	-0.4	4.8	5.1	2.0	53	759
January 2024	42	44	13	1	100	0.3	-0.4	4.8	5.2	2.0	55	764
February 2024	44	45	10	1	100	0.4	-0.2	4.9	5.0	2.1	46	778
March 2024	47	44	8	1	100	0.4	-0.2	5.0	5.3	2.5	44	777
April 2024	47	45	7	1	100	0.4	-0.4	5.0	5.4	2.8	42	861
May 2024	50	42	7	1	100	0.9	-0.4	5.0	5.4	3.0	44	1014
June 2024	51	40	8	0	100	0.9	-0.3	5.0	5.3	2.8	48	1187
July 2024	52	37	10	1	100	1.1	-0.1	5.0	5.1	2.7	51	1278
August 2024	52	38	10	0	100	0.6	-0.1	4.9	5.0	2.4	51	1420
September 2024	51	38	10	1	100	0.6	-0.1	4.9	5.0	2.5	49	1465
October 2024	51	38	10	1	100	0.4	0.0	5.0	5.0	2.5	50	1477
November 2024	51	39	10	1	100	0.3	0.0	4.9	4.9	2.6	46	1325
December 2024	49	40	10	0	100	0.2	-0.1	4.9	5.0	2.5	47	1288
January 2025	49	42	9	0	100	0.1	-0.1	4.9	5.0	2.5	44	1366
February 2025	46	43	10	0	100	0.2	-0.1	5.0	5.1	2.3	52	1450
March 2025	46	42	11	0	100	0.1	-0.1	5.0	5.1	2.3	53	1761
April 2025	44	41	14	1	100	0.1	-0.1	5.0	5.1	1.9	61	1793
May 2025	45	40	14	1	100	0.0	-0.1	4.9	5.0	1.9	60	1893
June 2025	43	40	15	1	100	0.0	-0.1	4.8	4.9	1.8	60	1706
July 2025	44	41	14	1	100	0.0	-0.2	4.8	5.0	2.1	56	1815
August 2025	43	42	14	1	100	0.0	-0.3	4.4	4.6	1.9	57	1779
September 2025	43	42	14	1	100	0.0	-0.2	4.4	4.6	2.0	57	1867
October 2025	41	43	15	1	100	0.0	-0.1	4.1	4.2	1.8	54	1801
November 2025	42	43	14	1	100	0.0	-0.2	4.0	4.2	1.7	47	1836
December 2025	41	44	15	1	100	0.0	-0.2	3.4	3.6	1.3	44	1739
January 2026	41	43	15	1	100	0.1	-0.2	3.3	3.5	1.3	42	1800
February 2026	40	44	15	1	100	0.1	-0.1	3.7	3.8	1.3	41	1917