

# 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

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**TABLE 47**  
**EXPECTED CHANGE IN HOME VALUE DURING THE NEXT 5 YEARS**  
**(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>			
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
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

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							<u>25th</u>	<u>75th</u>	<u>Rng</u>			
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
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

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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>			
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
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	4.9	5.0	2.2	41	720
January 2023	57	28	13	2	100	2.1	-0.1	4.9	4.9	2.2	39	726
February 2023	59	27	11	2	100	2.2	0.0	4.9	4.9	2.4	31	760
March 2023	60	28	10	2	100	2.3	-0.1	5.0	5.1	2.8	33	727
April 2023	62	26	10	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	62	25	10	3	100	2.7	0.1	5.2	5.1	3.1	31	732

**AGE 55 AND UP**  
**TABLE 47**  
**EXPECTED CHANGE IN HOME VALUE DURING THE NEXT 5 YEARS**  
**(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>				
July	2023	65	22	10	3	100	3.1	0.2	5.3	5.1	3.2	36	751
August	2023	66	23	9	3	100	3.2	0.2	5.3	5.1	3.4	37	781
September	2023	67	22	8	3	100	3.3	0.2	5.3	5.0	3.5	34	762
October	2023	66	24	7	3	100	3.0	0.2	5.1	5.0	3.4	30	760
November	2023	64	24	9	2	100	2.9	0.1	5.1	4.9	3.1	30	738
December	2023	64	24	10	2	100	2.9	0.1	5.0	4.9	2.9	33	759
January	2024	66	21	11	2	100	3.0	0.1	5.1	5.0	3.0	35	764
February	2024	70	19	10	2	100	3.1	0.2	5.1	4.9	3.3	36	778
March	2024	73	17	9	2	100	3.5	0.5	5.2	4.7	3.7	36	777
April	2024	71	20	7	2	100	3.4	0.5	5.2	4.7	4.0	39	861
May	2024	70	20	8	2	100	3.4	0.5	5.4	4.9	4.1	43	1014
June	2024	68	22	9	1	100	3.4	0.3	6.2	6.0	4.3	60	1187
July	2024	65	24	9	1	100	3.3	0.1	7.8	7.6	4.6	76	1278
August	2024	64	26	9	1	100	3.3	0.0	8.8	8.8	4.8	87	1420
September	2024	63	27	8	1	100	3.0	-0.1	9.4	9.5	5.0	90	1465
October	2024	65	26	8	1	100	3.0	-0.1	9.2	9.2	5.0	91	1477
November	2024	66	26	7	1	100	3.2	-0.1	9.4	9.5	5.1	91	1325
December	2024	65	26	9	1	100	3.1	-0.1	9.4	9.5	4.5	93	1288
January	2025	65	25	9	1	100	3.3	-0.1	9.7	9.8	4.6	91	1366
February	2025	62	26	11	1	100	3.1	-0.1	9.1	9.2	4.1	96	1450
March	2025	63	25	10	2	100	3.5	0.0	9.1	9.1	4.6	96	1761
April	2025	61	26	11	2	100	3.3	-0.1	8.7	8.7	4.1	100	1793
May	2025	61	26	11	3	100	3.3	-0.1	8.7	8.7	4.4	98	1893
June	2025	60	27	11	2	100	3.0	-0.2	8.7	8.8	4.4	99	1706
July	2025	61	27	10	1	100	3.0	-0.2	9.0	9.2	4.7	97	1815
August	2025	61	27	11	1	100	2.7	-0.3	8.1	8.3	4.4	92	1779
September	2025	60	27	12	1	100	2.5	-0.1	8.2	8.3	4.2	94	1867
October	2025	60	26	13	1	100	2.5	-0.1	8.2	8.3	4.2	92	1801
November	2025	61	26	12	1	100	2.7	0.0	8.3	8.3	4.2	88	1836
December	2025	62	26	11	1	100	2.9	0.0	8.2	8.3	4.2	77	1739
January	2026	61	28	10	1	100	2.7	0.0	7.1	7.1	3.9	68	1800
February	2026	62	27	10	1	100	2.7	0.0	7.5	7.6	3.9	71	1917