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 25th	Percentiles 75th	Rng	Mean	Variance	Cases
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

AGE 55 AND UP
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	Percentiles Rng	Mean	Variance	Cases
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

AGE 55 AND UP
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	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

AGE 55 AND UP
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	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

AGE 55 AND UP
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	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
March	2026	41	44	14	1	100	0.1	0.0	4.0	4.1	1.4	41	2141
April	2026	41	45	13	1	100	0.1	0.0	4.0	4.0	1.4	41	2154
May	2026	41	46	12	1	100	0.0	-0.1	3.6	3.7	1.5	49	2057
June	2026	42	46	10	1	100	0.0	-0.2	3.9	4.1	1.7	46	1991
July	2026	45	45	10	1	100	0.0	-0.1	4.3	4.4	2.0	45	1991
August	2026	47	44	8	1	100	0.0	-0.2	4.9	5.1	2.5	45	1965