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 25th	Percentiles 75th	Rng	Mean	Variance	Cases
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

AGE 55 AND UP
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	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

AGE 55 AND UP
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	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

AGE 55 AND UP
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
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)

Date of Survey		Increase	Same	Decrease	DK, NA	Total	Median	Percentiles 25th	Percentiles 75th	Rng	Mean	Variance	Cases
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
March	2026	63	27	9	1	100	2.5	0.0	7.0	7.0	4.1	73	2141
April	2026	63	27	9	2	100	2.8	0.0	7.6	7.6	4.2	79	2154
May	2026	61	28	8	2	100	2.8	0.0	8.0	8.0	4.3	80	2057
June	2026	62	28	8	2	100	3.0	0.0	8.1	8.1	4.2	74	1991
July	2026	64	27	8	2	100	3.0	0.0	8.6	8.6	4.5	68	1991
August	2026	64	27	8	1	100	3.0	-0.1	8.3	8.4	4.6	70	1965