

EDUCATION COLLEGE DEGREE

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	76	19	4	1	100	3.5	0.8	5.3	4.5	4.1	33	472
June 2007	74	20	4	1	100	3.5	0.6	5.2	4.7	3.6	24	481
July 2007	75	17	6	1	100	3.5	0.7	5.2	4.6	3.5	26	477
August 2007	75	17	7	1	100	3.4	0.6	5.2	4.5	3.6	29	474
September 2007	74	17	8	1	100	3.2	0.5	5.2	4.7	3.6	34	469
October 2007	73	20	6	1	100	3.2	0.4	5.2	4.8	3.8	28	486
November 2007	72	21	6	1	100	3.1	0.4	5.2	4.9	3.6	29	495
December 2007	70	22	6	1	100	3.0	0.3	5.1	4.8	3.4	24	502
January 2008	70	22	6	1	100	2.9	0.3	5.0	4.7	3.2	26	493
February 2008	70	22	7	1	100	3.0	0.3	5.0	4.7	3.2	20	493
March 2008	72	22	6	0	100	3.0	0.3	5.0	4.7	3.2	19	505
April 2008	70	23	7	1	100	2.9	0.3	4.9	4.6	3.0	15	504
May 2008	70	23	6	1	100	2.9	0.2	4.9	4.7	3.0	17	520
June 2008	67	26	6	1	100	2.7	0.1	4.9	4.8	3.0	19	507
July 2008	68	25	6	1	100	2.7	0.1	4.9	4.8	3.3	25	508
August 2008	69	24	6	1	100	2.7	0.2	4.9	4.7	3.4	25	507
September 2008	73	22	5	0	100	2.8	0.4	4.9	4.5	3.5	21	526
October 2008	71	25	4	1	100	2.6	0.3	4.8	4.5	3.1	20	519
November 2008	72	23	5	0	100	2.6	0.4	4.8	4.4	2.9	20	509
December 2008	72	23	5	0	100	2.7	0.4	4.8	4.4	2.9	19	497
January 2009	73	23	4	0	100	2.9	0.5	4.9	4.3	3.0	16	495
February 2009	70	24	4	1	100	2.8	0.3	4.8	4.5	3.0	18	492
March 2009	69	25	5	1	100	2.8	0.2	4.8	4.6	2.9	21	514
April 2009	70	23	6	2	100	2.8	0.3	4.9	4.6	2.9	25	542
May 2009	72	23	4	1	100	2.8	0.4	4.9	4.5	3.1	22	534
June 2009	74	20	5	1	100	2.9	0.8	5.1	4.3	3.2	20	553
July 2009	73	22	5	1	100	2.8	0.7	4.9	4.3	3.1	15	518
August 2009	71	22	6	0	100	2.7	0.6	5.0	4.4	2.9	18	525
September 2009	71	22	6	0	100	2.6	0.4	4.8	4.5	2.8	18	508
October 2009	75	19	6	0	100	2.9	0.7	5.0	4.5	3.3	20	545
November 2009	78	17	5	0	100	3.1	1.0	5.0	4.1	3.5	16	558
December 2009	75	19	5	1	100	2.9	0.8	4.9	4.2	3.3	16	569
January 2010	72	21	6	1	100	2.6	0.6	4.8	4.3	2.9	18	531
February 2010	69	22	7	1	100	2.5	0.3	4.8	4.5	2.7	18	514
March 2010	69	24	6	1	100	2.5	0.3	4.7	4.5	2.6	18	508
April 2010	71	23	5	1	100	2.7	0.4	4.7	4.4	2.8	14	532
May 2010	70	25	5	1	100	2.5	0.3	4.7	4.4	2.8	15	546
June 2010	70	25	5	0	100	2.5	0.3	4.7	4.4	2.7	19	521
July 2010	69	24	6	1	100	2.3	0.3	4.7	4.5	2.5	18	520
August 2010	70	22	7	1	100	2.3	0.3	4.5	4.1	2.4	16	505
September 2010	69	22	8	1	100	2.3	0.3	4.5	4.2	2.4	13	523
October 2010	67	24	8	1	100	2.3	0.2	4.4	4.2	2.2	16	531
November 2010	69	23	7	1	100	2.2	0.3	4.7	4.4	2.3	21	549
December 2010	71	22	6	1	100	2.3	0.4	4.7	4.4	2.5	21	530
January 2011	70	24	5	1	100	2.2	0.3	4.8	4.5	2.7	19	528
February 2011	68	26	5	1	100	2.3	0.2	4.7	4.5	2.7	15	516
March 2011	65	30	5	0	100	2.0	0.1	4.6	4.5	2.5	12	513

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(Three Month Moving Averages)

Date of Survey	Increase	Same	Decrease	DK, NA	Total	Median	Percentiles			Mean	Variance	Cases
							25th	75th	Rng			
April 2011	67	26	7	0	100	2.0	0.2	4.5	4.4	2.3	12	522
May 2011	68	25	6	1	100	2.1	0.3	4.7	4.4	2.5	13	520
June 2011	66	25	7	1	100	2.1	0.1	4.7	4.6	2.5	15	542
July 2011	64	29	6	1	100	2.2	0.0	4.8	4.7	2.6	17	522
August 2011	59	33	7	2	100	1.7	-0.3	4.3	4.6	2.2	17	530
September 2011	60	33	6	1	100	1.7	-0.1	4.3	4.4	2.4	20	520
October 2011	62	31	6	1	100	1.8	-0.1	4.3	4.4	2.6	23	536
November 2011	64	27	8	0	100	2.1	0.0	4.6	4.6	2.7	22	542
December 2011	64	25	11	0	100	2.1	0.1	4.3	4.2	2.2	23	532
January 2012	64	26	9	1	100	2.2	0.1	4.2	4.2	2.1	18	518
February 2012	63	28	8	1	100	2.0	0.1	4.3	4.3	2.2	22	513
March 2012	67	26	6	1	100	2.5	0.2	4.8	4.6	2.9	21	535
April 2012	69	24	7	1	100	2.6	0.3	5.0	4.7	2.9	20	547
May 2012	70	23	6	1	100	2.7	0.3	4.9	4.6	2.9	19	553
June 2012	67	25	7	1	100	2.4	0.2	4.8	4.6	2.6	18	531
July 2012	66	25	6	2	100	2.3	0.2	4.6	4.5	2.5	17	533
August 2012	65	25	7	3	100	2.3	0.2	4.6	4.5	2.4	15	523
September 2012	70	21	6	3	100	2.6	0.5	4.7	4.2	2.7	13	535
October 2012	71	22	5	2	100	2.5	0.6	4.7	4.2	2.8	13	549
November 2012	74	21	3	1	100	2.7	0.7	4.9	4.2	3.1	13	540
December 2012	73	23	3	1	100	2.5	0.5	4.4	4.0	2.9	16	529
January 2013	73	23	3	1	100	2.5	0.4	4.5	4.0	3.0	18	522
February 2013	72	23	4	1	100	2.5	0.4	4.4	4.0	2.8	19	535
March 2013	72	20	6	1	100	2.7	0.7	4.9	4.3	3.0	17	535
April 2013	71	20	8	1	100	2.8	0.6	4.9	4.2	2.9	16	546
May 2013	73	19	7	1	100	2.8	0.7	4.9	4.1	3.1	15	533
June 2013	71	22	6	1	100	2.6	0.4	4.7	4.3	3.0	15	530
July 2013	74	21	5	0	100	2.7	0.5	4.7	4.2	3.0	14	529
August 2013	73	20	6	1	100	2.6	0.5	4.7	4.2	2.9	15	546
September 2013	73	19	6	2	100	2.9	0.5	4.8	4.4	3.0	19	563
October 2013	72	19	7	2	100	2.9	0.4	5.0	4.6	3.2	20	571
November 2013	72	20	7	1	100	2.9	0.4	4.9	4.6	2.9	19	584
December 2013	73	21	6	0	100	2.8	0.4	4.9	4.5	2.8	14	589
January 2014	71	22	7	0	100	2.6	0.3	4.7	4.5	2.4	13	571
February 2014	69	24	7	1	100	2.5	0.3	4.7	4.5	2.6	17	574
March 2014	69	24	6	1	100	2.5	0.3	4.6	4.4	2.7	17	585
April 2014	70	24	5	1	100	2.6	0.3	4.7	4.4	3.0	19	593
May 2014	73	22	5	0	100	2.7	0.3	4.7	4.4	2.9	14	593
June 2014	73	20	6	1	100	2.8	0.4	4.8	4.4	3.0	17	599
July 2014	71	21	7	1	100	2.7	0.4	4.8	4.5	2.8	20	603
August 2014	68	24	8	1	100	2.4	0.3	4.5	4.2	2.6	20	599
September 2014	67	25	8	1	100	2.3	0.2	4.5	4.3	2.4	16	586
October 2014	67	24	8	1	100	2.2	0.2	4.5	4.3	2.4	12	577
November 2014	69	22	7	2	100	2.5	0.3	4.9	4.6	2.6	14	573
December 2014	70	22	7	1	100	2.5	0.3	4.7	4.4	2.8	18	580
January 2015	74	20	5	1	100	2.7	0.5	4.6	4.2	2.7	24	591
February 2015	74	21	5	0	100	2.6	0.5	4.7	4.2	3.0	28	595
March 2015	73	22	5	0	100	2.6	0.4	4.7	4.3	2.9	25	596
April 2015	72	23	5	0	100	2.6	0.4	4.8	4.4	2.9	22	590
May 2015	73	20	6	0	100	2.8	0.4	4.9	4.4	2.8	16	553
June 2015	74	20	5	0	100	2.8	0.5	4.8	4.3	2.9	17	531
July 2015	76	18	6	0	100	2.8	0.6	4.7	4.1	3.0	14	524
August 2015	76	18	5	1	100	2.7	0.6	4.7	4.1	3.1	14	575

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Date of Survey	Increase	Same	Decrease	DK, NA	Total	Median	Percentiles			Mean	Variance	Cases
							25th	75th	Rng			
September 2015	75	18	6	1	100	2.7	0.6	4.7	4.1	2.9	15	570
October 2015	73	19	6	1	100	2.5	0.5	4.6	4.1	2.8	15	585
November 2015	72	21	5	2	100	2.4	0.4	4.5	4.1	2.7	15	550
December 2015	70	22	6	2	100	2.4	0.3	4.5	4.2	2.5	14	546
January 2016	68	25	5	1	100	2.3	0.2	4.2	4.0	2.3	16	523
February 2016	69	23	7	1	100	2.4	0.3	4.1	3.9	2.3	17	525
March 2016	72	20	7	1	100	2.5	0.5	4.2	3.8	2.5	16	549
April 2016	75	17	7	1	100	2.8	0.7	4.6	4.0	2.7	14	563
May 2016	75	18	6	1	100	2.7	0.7	4.7	4.1	2.7	14	592
June 2016	72	19	8	1	100	2.6	0.4	4.7	4.3	2.6	16	594
July 2016	71	19	9	0	100	2.5	0.3	4.8	4.5	2.6	22	576
August 2016	72	19	9	0	100	2.5	0.3	4.7	4.4	2.6	21	581
September 2016	73	18	9	0	100	2.5	0.4	4.7	4.3	2.5	19	609
October 2016	73	19	7	1	100	2.6	0.5	4.5	4.1	2.4	15	647
November 2016	73	19	8	1	100	2.6	0.4	4.6	4.2	2.4	22	654
December 2016	72	21	7	1	100	2.7	0.4	4.6	4.2	2.5	21	653
January 2017	71	20	8	1	100	2.7	0.3	4.7	4.4	2.6	21	667
February 2017	71	19	9	1	100	2.6	0.3	4.7	4.4	2.5	17	681
March 2017	71	19	10	0	100	2.6	0.3	4.7	4.5	2.5	18	689
April 2017	71	19	9	1	100	2.6	0.3	4.6	4.4	2.5	18	697
May 2017	69	22	8	1	100	2.5	0.2	4.6	4.3	2.5	18	705
June 2017	70	21	8	2	100	2.5	0.3	4.6	4.2	2.4	20	707
July 2017	70	20	8	2	100	2.5	0.3	4.7	4.3	2.6	19	732
August 2017	72	17	9	1	100	2.6	0.4	4.7	4.3	2.7	21	731
September 2017	72	18	9	1	100	2.7	0.4	4.8	4.5	2.8	20	740
October 2017	73	18	8	1	100	2.8	0.6	4.9	4.3	2.9	20	705
November 2017	72	19	7	1	100	2.8	0.6	4.8	4.2	3.0	19	705
December 2017	71	19	8	1	100	2.7	0.5	4.7	4.3	2.8	16	725
January 2018	68	21	9	1	100	2.5	0.2	4.6	4.4	2.6	16	757
February 2018	71	19	9	1	100	2.6	0.3	4.7	4.4	2.7	14	758
March 2018	71	19	9	1	100	2.5	0.3	4.6	4.3	2.6	16	731
April 2018	73	18	9	1	100	2.7	0.4	4.6	4.2	2.6	14	694
May 2018	70	19	10	1	100	2.5	0.3	4.6	4.3	2.5	15	679
June 2018	70	19	10	1	100	2.4	0.3	4.8	4.4	2.7	19	688
July 2018	68	20	11	2	100	2.5	0.2	4.9	4.7	2.8	26	711
August 2018	70	19	10	1	100	2.7	0.3	5.0	4.7	3.0	25	713
September 2018	68	21	10	1	100	2.7	0.2	4.9	4.7	2.8	19	714
October 2018	67	23	9	1	100	2.5	0.2	4.6	4.5	2.5	15	725
November 2018	65	24	10	1	100	2.4	0.1	4.6	4.5	2.2	19	719
December 2018	66	22	11	1	100	2.3	0.1	4.6	4.5	2.3	23	706
January 2019	67	21	10	2	100	2.5	0.2	4.8	4.6	2.5	24	708
February 2019	68	20	10	2	100	2.6	0.2	4.8	4.6	2.7	26	742
March 2019	71	18	10	1	100	2.7	0.4	4.8	4.4	2.7	24	765
April 2019	70	19	10	1	100	2.5	0.3	4.7	4.4	2.7	23	750
May 2019	70	19	9	1	100	2.5	0.3	4.6	4.3	2.6	16	712
June 2019	68	21	10	2	100	2.5	0.2	4.7	4.4	2.6	19	718
July 2019	69	20	9	2	100	2.5	0.3	4.7	4.4	2.6	19	721
August 2019	69	19	10	2	100	2.5	0.3	4.8	4.5	2.7	19	753
September 2019	69	18	11	1	100	2.5	0.3	4.6	4.3	2.6	17	746
October 2019	66	19	13	2	100	2.3	0.2	4.6	4.4	2.3	16	754
November 2019	65	20	13	2	100	2.3	0.1	4.5	4.4	2.2	19	741
December 2019	66	20	12	3	100	2.3	0.2	4.6	4.5	2.4	19	733

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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 2020	71	18	9	2	100	2.5	0.4	4.8	4.4	2.9	21	753
February 2020	73	17	9	2	100	2.6	0.4	4.7	4.3	2.9	18	777
March 2020	74	17	8	1	100	2.7	0.5	4.8	4.3	2.9	17	832
April 2020	72	20	7	1	100	2.7	0.4	4.7	4.3	2.8	18	809
May 2020	72	22	6	1	100	2.6	0.4	4.8	4.4	2.9	17	794
June 2020	73	22	5	1	100	2.7	0.5	4.8	4.3	3.0	16	737
July 2020	72	22	5	1	100	2.7	0.5	4.9	4.4	2.8	16	736
August 2020	75	19	5	1	100	2.9	0.8	5.0	4.2	3.1	16	788
September 2020	74	18	7	1	100	2.9	0.7	4.9	4.3	3.0	17	812
October 2020	77	16	6	1	100	2.9	0.8	4.9	4.1	3.2	14	827
November 2020	75	16	8	1	100	2.8	0.6	4.9	4.2	2.9	15	790
December 2020	77	16	7	0	100	2.8	0.8	5.0	4.2	3.0	19	754
January 2021	77	14	8	1	100	3.0	0.9	5.1	4.2	3.2	21	732
February 2021	77	15	8	1	100	3.1	0.9	5.2	4.3	3.5	23	709
March 2021	75	16	8	1	100	3.1	0.7	5.2	4.5	3.6	24	740
April 2021	74	17	9	1	100	3.1	0.5	5.2	4.8	3.4	24	760
May 2021	71	18	10	1	100	3.1	0.3	5.2	4.9	3.3	27	770
June 2021	70	18	11	1	100	3.1	0.3	5.2	4.9	3.0	31	748
July 2021	68	19	12	1	100	3.1	0.2	5.2	4.9	3.1	35	722
August 2021	67	19	12	2	100	2.9	0.2	5.1	4.9	2.9	37	722
September 2021	66	20	12	2	100	2.8	0.1	5.0	4.9	2.7	32	748
October 2021	66	20	13	1	100	2.7	0.1	5.0	4.9	2.6	33	761
November 2021	66	19	14	1	100	2.8	0.0	5.1	5.0	2.7	34	774
December 2021	69	17	13	1	100	2.9	0.1	5.2	5.0	3.1	33	743
January 2022	67	18	14	1	100	3.0	0.1	5.2	5.1	3.0	32	742
February 2022	66	20	13	1	100	2.9	0.1	5.1	5.0	2.9	27	716
March 2022	63	22	13	2	100	2.8	0.1	5.2	5.1	3.0	29	730
April 2022	62	24	13	1	100	2.8	0.0	5.2	5.2	3.0	31	735
May 2022	62	22	15	1	100	2.9	-0.1	5.2	5.3	2.8	38	749
June 2022	59	23	16	1	100	2.5	-0.2	5.0	5.2	2.3	36	737
July 2022	57	24	17	1	100	2.3	-0.2	4.9	5.2	2.1	39	729
August 2022	60	25	15	1	100	2.3	-0.1	4.9	5.0	2.3	34	710
September 2022	59	25	15	1	100	2.2	-0.1	4.8	4.9	2.4	37	709
October 2022	60	25	14	1	100	2.3	-0.1	4.8	5.0	2.4	28	684
November 2022	57	26	15	2	100	2.1	-0.2	4.8	5.0	2.1	30	680
December 2022	61	24	13	2	100	2.4	-0.2	4.9	5.1	2.3	29	673
January 2023	62	23	13	2	100	2.5	-0.1	4.9	4.9	2.4	28	701
February 2023	68	20	10	2	100	2.7	0.1	5.0	4.8	2.8	26	722
March 2023	68	21	9	1	100	2.6	0.2	5.0	4.7	2.8	22	710
April 2023	70	20	8	2	100	2.7	0.4	5.0	4.7	3.0	22	696
May 2023	68	22	8	2	100	2.8	0.3	5.0	4.8	3.0	19	685
June 2023	69	20	9	2	100	2.9	0.3	5.1	4.8	3.2	21	690
July 2023	69	19	10	1	100	3.0	0.3	5.2	4.9	3.2	26	712
August 2023	70	19	10	2	100	3.1	0.3	5.2	4.9	3.3	30	734
September 2023	70	19	9	2	100	3.2	0.3	5.2	4.9	3.3	29	743
October 2023	68	21	9	2	100	3.1	0.3	5.1	4.9	3.2	28	730
November 2023	68	21	10	1	100	3.1	0.2	5.0	4.9	3.0	26	709
December 2023	68	21	9	1	100	3.0	0.2	5.0	4.8	2.9	25	729
January 2024	72	17	10	1	100	3.2	0.5	5.1	4.6	3.0	23	736
February 2024	76	15	8	1	100	3.4	1.0	5.1	4.2	3.3	22	739