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 25th	Percentiles 75th	Rng	Mean	Variance	Cases
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

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Date of Survey		Increase	Same	Decrease	DK, NA	Total	Median	Percentiles 25th	Percentiles 75th	Rng	Mean	Variance	Cases
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
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

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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
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

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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
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

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(Three Month Moving Averages)

Date of Survey		Increase	Same	Decrease	DK, NA	Total	Median	Percentiles 25th	Percentiles 75th	Rng	Mean	Variance	Cases
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	742
October	2023	68	21	9	2	100	3.1	0.3	5.1	4.9	3.2	28	729
November	2023	68	21	10	1	100	3.0	0.2	5.0	4.9	3.0	26	708
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
March	2024	79	13	8	1	100	3.6	1.4	5.2	3.7	3.6	21	730
April	2024	78	14	7	1	100	3.5	1.4	5.1	3.8	3.8	25	813
May	2024	76	16	7	1	100	3.4	1.0	5.3	4.3	3.8	36	1027
June	2024	72	18	9	1	100	3.3	0.4	6.1	5.7	3.7	56	1237
July	2024	69	22	9	0	100	3.3	0.2	7.2	7.0	4.1	69	1310
August	2024	68	22	9	0	100	3.5	0.1	7.4	7.3	4.3	72	1456
September	2024	68	24	8	0	100	3.6	0.0	7.7	7.7	4.8	74	1472
October	2024	70	22	8	1	100	3.7	0.0	7.6	7.6	4.8	81	1537
November	2024	69	22	8	1	100	3.7	0.0	8.0	8.0	4.9	79	1358
December	2024	68	22	9	1	100	3.4	0.0	8.3	8.3	4.7	81	1318
January	2025	68	23	9	1	100	3.4	0.0	8.0	8.1	4.7	78	1372
February	2025	67	23	9	1	100	3.3	-0.1	7.8	7.8	4.5	86	1452
March	2025	67	23	9	1	100	3.5	0.0	7.7	7.7	4.7	86	1794
April	2025	64	24	11	1	100	3.4	0.0	7.9	8.0	4.3	95	1879
May	2025	62	25	12	1	100	3.2	0.0	8.0	8.1	4.4	100	1996
June	2025	62	25	12	1	100	3.2	-0.2	8.0	8.2	4.2	102	1794
July	2025	65	23	11	1	100	3.3	-0.2	8.6	8.8	4.4	92	1918
August	2025	66	23	11	1	100	3.2	-0.2	8.0	8.2	4.2	84	1871
September	2025	65	23	11	1	100	3.0	-0.1	7.0	7.1	3.9	75	1990
October	2025	64	24	12	0	100	2.9	-0.1	7.1	7.1	3.9	75	1889
November	2025	63	25	11	1	100	3.0	0.0	7.2	7.2	4.1	72	1951
December	2025	63	25	12	1	100	2.8	-0.1	7.0	7.0	4.0	75	1830
January	2026	62	25	12	1	100	2.8	-0.1	5.7	5.8	3.6	75	1914
February	2026	61	25	14	1	100	2.6	-0.2	5.6	5.7	3.2	75	2012
March	2026	63	25	12	1	100	2.7	-0.1	5.7	5.8	3.6	67	2237
April	2026	64	25	11	1	100	2.8	0.0	6.0	6.0	3.7	65	2177
May	2026	66	24	9	0	100	3.0	0.0	6.1	6.0	4.1	62	2056
June	2026	67	24	8	1	100	3.0	0.0	6.2	6.2	4.1	69	1983
July	2026	69	23	8	1	100	3.0	0.0	6.7	6.6	4.4	69	2020