

EDUCATION HIGH SCHOOL OR LESS

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	55	35	8	2	100	1.8	0.0	5.5	5.6	3.8	65	382
June 2007	53	36	9	1	100	1.5	-0.1	6.6	6.7	4.0	68	396
July 2007	55	34	10	1	100	1.9	-0.1	7.1	7.3	4.5	81	396
August 2007	54	33	11	2	100	1.8	-0.2	6.8	7.0	3.8	71	421
September 2007	53	34	11	2	100	1.6	-0.3	5.5	5.8	3.4	73	410
October 2007	50	38	10	2	100	1.0	-0.2	5.0	5.2	2.6	68	393
November 2007	48	39	11	2	100	0.9	-0.2	4.9	5.2	2.4	71	357
December 2007	47	39	12	2	100	0.8	-0.2	4.8	5.0	1.8	53	363
January 2008	46	39	13	2	100	0.8	-0.2	4.2	4.4	1.6	44	367
February 2008	45	41	12	2	100	0.7	-0.3	4.4	4.7	2.0	50	394
March 2008	47	40	11	2	100	0.7	-0.4	4.5	4.8	2.2	64	387
April 2008	49	36	13	2	100	1.2	-0.4	5.1	5.5	2.7	68	390
May 2008	50	36	12	2	100	1.2	-0.4	4.9	5.3	2.4	55	376
June 2008	45	38	15	2	100	0.8	-0.5	5.2	5.7	2.2	51	377
July 2008	43	41	15	1	100	0.3	-0.6	5.0	5.7	1.9	53	370
August 2008	45	37	17	1	100	0.3	-0.7	5.1	5.8	1.8	61	376
September 2008	45	39	14	2	100	0.4	-0.5	4.5	5.0	1.7	60	358
October 2008	45	40	13	2	100	0.4	-0.4	4.2	4.5	1.5	51	366
November 2008	45	41	12	2	100	0.4	-0.3	4.1	4.4	1.6	39	354
December 2008	49	36	13	2	100	0.9	-0.4	4.4	4.8	1.4	34	370
January 2009	46	38	14	2	100	0.8	-0.6	4.7	5.3	1.2	41	364
February 2009	45	39	14	3	100	0.8	-0.5	4.8	5.2	1.1	52	369
March 2009	38	43	17	2	100	0.2	-0.5	4.2	4.7	0.8	49	352
April 2009	41	43	14	2	100	0.3	-0.4	4.3	4.7	1.5	47	334
May 2009	41	45	13	1	100	0.3	-0.4	4.2	4.6	1.6	38	342
June 2009	46	44	9	1	100	0.6	-0.7	4.7	5.4	2.0	38	341
July 2009	46	40	13	1	100	0.6	-0.6	4.8	5.4	1.7	57	356
August 2009	47	38	13	2	100	0.7	-0.6	4.8	5.4	2.0	56	359
September 2009	44	42	12	3	100	0.3	-0.6	4.5	5.1	2.2	55	375
October 2009	47	39	11	3	100	0.5	-0.6	4.6	5.2	2.4	40	362
November 2009	44	41	13	3	100	0.5	-0.6	4.5	5.2	1.9	51	362
December 2009	48	34	16	2	100	1.0	-0.4	4.9	5.2	2.0	57	352
January 2010	47	37	13	2	100	1.2	-0.4	4.8	5.2	2.1	48	381
February 2010	49	38	11	2	100	1.3	-0.3	4.7	5.0	2.8	46	388
March 2010	49	40	8	2	100	1.2	-0.2	4.7	4.9	2.8	42	390
April 2010	49	39	11	1	100	0.8	-0.2	4.4	4.5	2.3	44	363
May 2010	48	39	13	1	100	0.7	-0.2	4.2	4.3	1.6	37	360
June 2010	45	42	13	1	100	0.4	-0.2	4.0	4.1	1.4	29	376
July 2010	42	44	14	1	100	0.3	-0.4	4.2	4.5	1.6	46	379
August 2010	41	46	12	1	100	0.2	-0.5	4.6	5.0	2.0	47	378
September 2010	41	42	14	3	100	0.2	-0.5	4.9	5.4	2.1	53	348
October 2010	40	45	12	3	100	0.3	-0.3	4.3	4.6	1.7	31	342
November 2010	40	45	13	2	100	0.3	-0.4	3.9	4.2	1.7	42	347
December 2010	38	49	12	1	100	0.2	-0.6	3.5	4.0	0.9	42	370
January 2011	42	46	11	1	100	0.4	-0.6	4.1	4.6	1.5	50	360
February 2011	42	43	13	2	100	0.4	-0.5	4.4	4.9	1.2	52	354
March 2011	45	39	15	1	100	0.5	-0.3	4.6	4.9	1.7	50	338

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(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>			
April 2011	41	41	17	1	100	0.3	-0.3	3.8	4.1	1.5	46	344
May 2011	43	42	14	2	100	0.4	-0.3	4.0	4.2	2.0	35	346
June 2011	41	45	12	2	100	0.3	-0.4	3.9	4.2	1.7	47	345
July 2011	41	45	11	2	100	0.3	-0.3	4.7	5.0	2.2	55	336
August 2011	40	44	14	3	100	0.3	-0.4	4.2	4.6	1.8	62	343
September 2011	39	44	14	3	100	0.3	-0.3	3.7	4.0	1.8	47	331
October 2011	40	41	14	4	100	0.3	-0.4	3.5	4.0	1.2	42	352
November 2011	37	46	13	3	100	0.3	-0.4	3.1	3.6	1.0	35	344
December 2011	38	45	15	2	100	0.2	-0.5	3.0	3.6	0.6	34	373
January 2012	36	48	15	1	100	0.2	-0.4	2.4	2.9	0.5	35	373
February 2012	39	44	15	2	100	0.2	-0.4	3.1	3.5	0.6	40	374
March 2012	40	44	15	1	100	0.3	-0.2	3.7	4.0	1.3	44	345
April 2012	42	42	15	1	100	0.3	-0.2	4.0	4.3	1.3	49	355
May 2012	46	39	13	2	100	0.5	-0.4	4.4	4.8	2.2	45	363
June 2012	43	42	13	2	100	0.5	-0.4	3.5	4.0	1.6	41	379
July 2012	39	44	14	3	100	0.4	-0.6	3.3	3.9	1.2	42	357
August 2012	34	49	14	2	100	0.1	-0.5	2.8	3.3	0.7	44	341
September 2012	40	45	13	2	100	0.2	-0.5	3.6	4.1	1.2	44	340
October 2012	42	45	10	3	100	0.3	-0.4	3.8	4.2	2.0	41	344
November 2012	45	41	10	4	100	0.4	-0.3	4.0	4.3	2.2	36	340
December 2012	42	41	11	6	100	0.3	-0.5	4.0	4.4	2.1	38	354
January 2013	42	40	13	5	100	0.3	-0.5	3.8	4.3	1.4	34	347
February 2013	42	41	14	3	100	0.3	-0.5	3.9	4.4	1.6	42	338
March 2013	43	41	14	2	100	0.3	-0.4	4.0	4.4	1.9	66	336
April 2013	43	43	12	1	100	0.3	-0.2	4.5	4.7	2.5	65	337
May 2013	44	41	13	2	100	0.5	-0.4	4.9	5.3	2.4	74	341
June 2013	41	42	12	4	100	0.4	-0.5	4.7	5.2	2.1	54	339
July 2013	39	41	16	4	100	0.3	-0.8	4.1	4.9	1.2	52	331
August 2013	39	41	17	3	100	0.1	-0.7	3.4	4.1	0.9	32	322
September 2013	42	39	18	1	100	0.2	-0.6	3.5	4.2	1.1	28	288
October 2013	44	37	17	2	100	0.4	-0.3	3.6	3.9	1.3	27	253
November 2013	44	39	16	2	100	0.4	-0.3	4.0	4.3	1.5	38	252
December 2013	48	38	13	2	100	0.9	-0.4	4.5	4.9	2.0	38	255
January 2014	46	41	12	1	100	0.9	-0.4	4.2	4.6	2.0	49	278
February 2014	47	41	11	1	100	0.9	-0.5	3.8	4.3	1.7	38	261
March 2014	41	43	14	2	100	0.2	-0.6	3.3	3.9	0.6	51	250
April 2014	43	40	14	3	100	0.3	-0.7	3.7	4.5	1.0	47	229
May 2014	45	38	15	2	100	0.3	-0.6	4.6	5.2	1.6	52	230
June 2014	47	37	14	2	100	0.5	-0.4	4.7	5.2	1.8	53	246
July 2014	48	37	13	2	100	0.5	-0.5	4.8	5.3	1.7	54	239
August 2014	43	41	13	3	100	0.4	-0.6	3.7	4.2	1.1	48	237
September 2014	40	42	15	2	100	0.3	-0.5	3.0	3.5	1.1	39	229
October 2014	40	40	14	6	100	0.5	-0.3	3.5	3.8	1.4	31	246
November 2014	45	36	14	5	100	0.6	-0.2	4.2	4.4	1.6	30	245
December 2014	50	36	10	4	100	0.9	-0.2	4.5	4.7	2.1	22	237
January 2015	52	37	11	0	100	0.8	-0.2	4.1	4.3	1.7	21	224
February 2015	53	35	13	0	100	0.9	-0.4	3.6	4.0	1.3	34	210
March 2015	50	32	16	1	100	0.6	-0.5	3.7	4.3	0.9	55	198
April 2015	47	36	16	1	100	0.4	-0.7	4.2	4.9	1.2	63	204
May 2015	47	36	15	2	100	0.4	-0.5	4.6	5.1	1.5	61	203
June 2015	51	34	13	3	100	1.2	-0.2	5.1	5.3	2.2	45	206
July 2015	54	30	12	3	100	1.4	-0.1	5.2	5.2	2.4	43	201
August 2015	53	32	11	4	100	1.4	-0.2	4.6	4.8	2.4	32	207

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Date of Survey	Increase	Same	Decrease	DK, NA	Total	Median	Percentiles			Mean	Variance	Cases
							25th	75th	Rng			
September 2015	50	36	12	2	100	0.7	-0.3	4.2	4.5	2.3	34	209
October 2015	49	36	14	1	100	0.6	-0.3	4.1	4.4	1.8	36	200
November 2015	53	34	13	1	100	0.9	-0.2	4.6	4.7	2.2	36	203
December 2015	53	35	11	1	100	1.1	-0.1	4.5	4.7	2.2	32	217
January 2016	55	33	11	1	100	1.5	-0.1	5.0	5.1	2.6	26	223
February 2016	53	34	12	1	100	1.2	-0.1	5.0	5.1	2.4	33	237
March 2016	54	34	12	1	100	1.2	-0.2	5.0	5.2	2.3	42	238
April 2016	50	36	13	1	100	0.8	-0.3	4.0	4.3	1.5	46	235
May 2016	49	37	13	1	100	0.7	-0.3	3.6	3.9	1.4	37	210
June 2016	50	35	13	2	100	0.9	-0.2	3.6	3.8	1.7	36	204
July 2016	53	35	11	1	100	1.1	-0.1	3.8	3.9	2.3	31	219
August 2016	52	35	11	2	100	1.1	-0.1	3.7	3.8	2.3	43	239
September 2016	53	33	13	1	100	1.1	-0.1	3.8	3.9	1.8	34	237
October 2016	50	37	13	0	100	0.9	-0.2	3.8	4.0	1.7	34	239
November 2016	51	33	14	2	100	1.3	-0.2	4.4	4.5	1.6	35	233
December 2016	50	36	11	3	100	1.4	-0.2	4.5	4.7	1.8	35	252
January 2017	57	29	9	5	100	2.1	-0.1	5.0	5.2	2.5	40	245
February 2017	57	33	7	3	100	1.8	-0.1	4.4	4.5	2.5	26	244
March 2017	58	33	8	2	100	1.4	-0.1	3.8	3.9	2.5	42	222
April 2017	57	34	9	0	100	1.0	-0.1	3.3	3.3	1.7	36	219
May 2017	59	30	10	1	100	1.3	-0.1	3.7	3.8	1.7	41	217
June 2017	63	27	9	1	100	1.7	0.1	4.2	4.1	1.7	20	232
July 2017	61	27	11	1	100	1.8	0.0	4.6	4.6	2.1	31	244
August 2017	58	28	13	1	100	1.5	-0.2	4.2	4.4	2.1	36	248
September 2017	54	31	14	1	100	1.1	-0.4	3.7	4.1	1.9	41	230
October 2017	51	36	12	1	100	0.7	-0.4	3.6	4.0	1.8	36	220
November 2017	49	40	10	1	100	0.6	-0.5	4.1	4.5	2.2	35	217
December 2017	50	37	11	2	100	0.9	-0.4	4.6	4.9	2.4	43	225
January 2018	49	36	12	2	100	0.9	-0.4	5.1	5.4	2.9	45	224
February 2018	55	31	12	2	100	1.5	-0.1	5.2	5.3	3.0	37	221
March 2018	56	33	10	2	100	1.4	-0.3	5.3	5.5	3.2	37	233
April 2018	60	28	11	1	100	1.9	-0.2	5.1	5.3	2.9	38	240
May 2018	58	29	12	0	100	1.8	-0.2	4.8	5.1	2.5	39	240
June 2018	60	28	11	1	100	2.1	-0.1	5.0	5.1	3.0	40	229
July 2018	61	29	9	1	100	2.3	-0.2	4.9	5.1	3.4	52	220
August 2018	62	28	9	1	100	2.2	-0.1	5.1	5.2	3.6	50	216
September 2018	61	30	9	1	100	2.1	-0.1	4.8	4.8	3.4	46	217
October 2018	56	34	9	1	100	1.4	-0.3	4.2	4.5	2.3	36	218
November 2018	57	33	9	1	100	1.4	-0.4	4.0	4.4	2.1	43	231
December 2018	54	32	11	3	100	1.1	-0.4	4.3	4.7	2.1	54	223
January 2019	56	27	13	4	100	1.4	-0.3	4.9	5.1	2.9	60	222
February 2019	54	28	14	4	100	1.3	-0.2	5.0	5.2	2.8	61	216
March 2019	55	31	13	1	100	1.3	-0.2	4.8	5.1	2.2	52	215
April 2019	56	33	11	0	100	1.4	-0.2	4.6	4.8	1.9	38	228
May 2019	54	36	11	0	100	1.0	-0.2	4.4	4.6	1.7	32	234
June 2019	57	29	13	1	100	1.4	-0.2	4.4	4.6	1.2	41	234
July 2019	58	29	12	1	100	1.5	-0.1	4.6	4.7	1.2	36	216
August 2019	62	26	11	1	100	1.9	-0.1	4.8	4.9	1.5	33	215
September 2019	61	28	11	0	100	1.7	-0.2	4.8	5.0	2.3	16	216
October 2019	62	25	12	1	100	1.9	-0.2	5.0	5.3	2.4	28	229
November 2019	59	26	13	2	100	1.8	-0.3	4.5	4.8	2.4	38	234
December 2019	59	29	10	2	100	1.9	-0.4	4.6	5.0	2.3	49	239

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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>			
January 2020	56	32	9	2	100	1.6	-0.3	4.4	4.7	2.3	38	228
February 2020	56	32	10	3	100	1.6	-0.2	4.7	5.0	2.5	42	225
March 2020	56	31	10	3	100	1.5	0.0	4.5	4.5	2.9	39	237
April 2020	54	32	11	3	100	1.0	-0.1	4.5	4.5	3.0	45	233
May 2020	55	33	10	2	100	1.2	-0.1	4.6	4.8	2.8	36	227
June 2020	52	35	11	2	100	1.3	-0.3	4.8	5.1	2.5	35	212
July 2020	51	34	13	2	100	1.2	-0.4	4.5	4.9	1.9	34	217
August 2020	54	32	12	2	100	1.6	-0.2	4.6	4.8	2.0	44	218
September 2020	55	31	12	3	100	1.7	-0.1	4.8	5.0	2.2	42	206
October 2020	60	29	8	2	100	2.3	-0.3	5.4	5.7	3.0	41	200
November 2020	58	30	7	5	100	2.0	-0.3	5.4	5.7	3.0	28	200
December 2020	58	28	10	3	100	1.8	-0.4	5.2	5.6	2.6	26	210
January 2021	57	27	13	3	100	1.7	-0.2	5.1	5.3	2.2	28	218
February 2021	57	26	17	0	100	1.5	-0.3	5.3	5.6	2.1	45	222
March 2021	56	28	16	0	100	1.4	-0.2	5.2	5.4	2.6	53	218
April 2021	52	28	18	2	100	0.9	-0.3	5.1	5.4	2.3	58	206
May 2021	51	31	15	3	100	0.9	-0.3	4.8	5.1	2.7	48	197
June 2021	48	28	20	4	100	0.8	-0.5	4.8	5.3	1.5	62	205
July 2021	50	29	18	4	100	1.1	-0.7	5.0	5.6	1.9	65	216
August 2021	51	27	19	3	100	1.1	-0.8	5.3	6.1	1.7	83	217
September 2021	51	29	18	2	100	0.9	-0.8	5.4	6.2	2.0	69	212
October 2021	50	30	19	1	100	0.8	-0.6	5.3	5.9	2.1	70	214
November 2021	51	28	20	1	100	1.2	-0.6	5.1	5.7	2.0	59	216
December 2021	53	27	19	0	100	1.4	-0.4	5.2	5.6	2.8	69	212
January 2022	53	27	18	2	100	1.5	-0.4	5.1	5.5	2.4	66	211
February 2022	56	26	16	2	100	1.9	-0.2	5.8	6.0	3.1	59	212
March 2022	50	30	15	4	100	1.6	-0.2	5.8	5.9	2.7	44	224
April 2022	50	30	16	3	100	1.4	-0.2	5.7	5.9	2.8	44	245
May 2022	48	31	18	3	100	0.9	-0.3	5.5	5.8	2.5	59	242
June 2022	53	26	18	3	100	1.5	-0.3	5.7	5.9	2.6	80	250
July 2022	53	25	19	3	100	1.6	-0.3	5.8	6.0	2.5	82	235
August 2022	50	29	17	4	100	1.2	-0.4	5.0	5.4	2.1	69	236
September 2022	44	35	16	5	100	0.7	-0.3	5.1	5.4	2.5	59	219
October 2022	46	34	16	5	100	0.9	-0.3	5.1	5.4	2.7	61	241
November 2022	51	31	14	4	100	1.8	-0.2	5.9	6.1	3.5	61	237
December 2022	56	27	15	3	100	2.1	-0.2	5.6	5.8	2.6	59	231
January 2023	55	29	12	4	100	2.0	-0.3	5.8	6.1	2.7	62	201
February 2023	50	34	13	3	100	1.1	-0.5	4.9	5.4	1.8	57	211