

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

EDUCATION HIGH SCHOOL OR LESS

**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	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
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

EDUCATION HIGH SCHOOL OR LESS

**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>			
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
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

EDUCATION HIGH SCHOOL OR LESS

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			Mean	Variance	Cases
							25th	75th	Rng			
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
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	1.7	-0.2	5.9	6.0	3.5	61	237
December 2022	56	27	15	3	100	2.0	-0.2	5.5	5.7	2.6	59	231
January 2023	55	29	12	4	100	1.9	-0.3	5.7	6.0	2.7	61	201
February 2023	50	34	13	3	100	1.1	-0.5	4.9	5.3	1.8	57	211
March 2023	52	32	12	3	100	1.3	-0.7	5.1	5.8	2.5	52	220
April 2023	52	30	14	4	100	1.3	-0.6	4.9	5.5	2.4	49	247
May 2023	53	24	18	5	100	1.8	-0.7	5.6	6.4	2.4	61	241
June 2023	50	30	15	5	100	1.2	-0.6	5.7	6.3	2.9	71	252

EDUCATION HIGH SCHOOL OR LESS

**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>			
July 2023	54	30	13	3	100	1.6	-0.4	5.7	6.2	2.9	62	213
August 2023	56	34	9	1	100	1.4	-0.3	5.2	5.5	3.3	53	228
September 2023	58	30	10	2	100	1.9	-0.3	5.1	5.3	2.9	47	209
October 2023	59	29	10	2	100	2.0	-0.2	4.9	5.2	2.8	44	239
November 2023	60	27	11	3	100	2.4	-0.2	5.0	5.2	2.8	38	221
December 2023	60	26	11	3	100	2.4	-0.1	5.0	5.1	2.8	37	240
January 2024	59	26	12	3	100	2.2	-0.2	5.1	5.3	3.4	53	231
February 2024	59	24	13	3	100	2.1	-0.2	5.2	5.5	3.3	67	256
March 2024	63	19	14	3	100	2.5	-0.1	5.3	5.4	3.5	69	249
April 2024	62	22	12	3	100	2.7	-0.1	5.3	5.4	3.4	58	261
May 2024	63	25	10	2	100	2.9	0.0	5.6	5.6	3.6	43	255
June 2024	63	26	9	1	100	2.9	-0.3	6.3	6.6	4.3	79	251
July 2024	60	25	13	2	100	2.1	-0.4	10.3	10.7	5.1	135	222
August 2024	56	27	14	3	100	1.3	-0.9	11.2	12.1	5.1	166	193
September 2024	51	34	12	3	100	0.4	-0.7	11.9	12.5	4.7	144	170
October 2024	56	34	8	3	100	1.1	-1.6	8.8	10.3	3.8	105	160
November 2024	58	35	6	1	100	1.5	NA	7.7	NA	4.1	83	139
December 2024	56	33	7	4	100	1.3	NA	6.4	NA	3.5	61	134
January 2025	52	35	10	4	100	0.7	NA	5.7	NA	3.2	83	153
February 2025	46	34	15	5	100	0.1	-0.6	6.8	7.4	3.0	102	166