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?"

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

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

Date of Survey		Increase	Same	Decrease	DK, NA	Total	Median	Percentiles 25th	Percentiles 75th	Percentiles Rng	Mean	Variance	Cases
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
March	2025	47	35	15	4	100	0.2	-0.6	8.4	8.9	3.6	142	201
April	2025	43	34	20	3	100	0.0	-1.6	7.9	9.5	2.8	133	189
May	2025	47	33	18	1	100	0.5	-1.4	8.2	9.6	3.4	156	190
June	2025	45	37	16	2	100	0.4	-1.4	8.0	9.4	3.7	137	173
July	2025	48	42	8	2	100	0.5	-0.4	9.1	9.5	5.4	135	182
August	2025	50	39	8	3	100	0.4	-1.1	7.7	8.8	4.7	121	180
September	2025	53	34	11	2	100	0.6	-1.4	10.5	11.9	5.2	160	175
October	2025	50	34	13	3	100	0.5	-1.7	9.5	11.2	4.3	155	174
November	2025	45	40	13	3	100	0.5	-1.1	9.8	10.9	4.7	132	173
December	2025	44	41	13	2	100	0.3	-0.6	6.9	7.6	3.9	109	165
January	2026	46	40	14	1	100	0.0	-2.1	7.9	10.0	3.3	133	166
February	2026	52	35	13	0	100	0.9	-2.5	10.4	12.8	4.2	169	187
March	2026	55	33	11	0	100	1.9	-2.5	10.9	13.4	4.6	157	213
April	2026	59	31	9	1	100	3.1	-1.5	10.4	11.9	5.4	128	210
May	2026	53	34	9	3	100	2.6	-1.9	8.9	10.8	4.2	145	193
June	2026	53	34	10	3	100	1.8	-2.0	8.9	10.9	4.0	153	193
July	2026	51	34	12	3	100	1.3	-1.2	10.0	11.2	4.4	154	206