EDUCATION SOME COLLEGE
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	70	21	10	0	100	3.2	0.3	6.6	6.4	4.4	50	376
June	2007	67	24	9	0	100	2.6	0.2	6.6	6.4	4.3	47	347
July	2007	67	24	8	0	100	2.7	0.3	5.4	5.0	4.4	47	351
August	2007	64	25	11	0	100	2.4	0.1	5.2	5.1	3.4	43	335
September	2007	69	21	10	0	100	2.9	0.1	5.2	5.0	3.5	38	355
October	2007	65	25	9	0	100	3.1	-0.1	6.3	6.4	3.7	47	355
November	2007	70	23	7	0	100	3.2	0.2	6.4	6.2	4.2	43	381
December	2007	66	23	10	1	100	3.1	0.2	6.6	6.4	4.2	45	376
January	2008	65	22	11	3	100	2.7	0.1	5.3	5.2	3.5	34	364
February	2008	60	26	12	2	100	2.5	-0.1	5.5	5.6	3.7	49	339
March	2008	61	27	10	2	100	2.5	-0.1	5.3	5.4	3.5	44	334
April	2008	59	32	7	1	100	2.5	-0.1	5.4	5.5	3.6	39	354
May	2008	60	29	8	2	100	2.5	0.0	5.1	5.2	3.0	23	359
June	2008	58	28	12	2	100	2.5	-0.1	5.1	5.2	2.8	26	368
July	2008	61	25	13	1	100	2.6	-0.1	5.2	5.3	3.1	34	360
August	2008	62	27	10	1	100	2.8	0.0	5.3	5.3	3.5	35	367
September	2008	63	29	8	1	100	2.6	0.1	5.3	5.3	3.8	34	354
October	2008	60	31	8	2	100	2.3	-0.1	5.2	5.3	3.3	26	348
November	2008	59	30	9	2	100	2.2	-0.3	5.4	5.6	3.2	26	343
December	2008	56	32	10	2	100	1.8	-0.4	5.2	5.6	2.7	30	355
January	2009	57	30	11	2	100	2.1	-0.3	5.1	5.4	2.7	34	369
February	2009	56	30	11	2	100	1.9	-0.2	4.9	5.1	2.7	38	385
March	2009	57	29	11	3	100	2.2	0.0	5.0	5.0	2.6	40	376
April	2009	53	34	10	3	100	1.5	-0.2	4.9	5.1	2.4	38	368
May	2009	54	34	9	2	100	1.5	-0.2	4.8	5.0	2.2	32	369
June	2009	60	30	9	1	100	1.7	-0.1	4.8	4.9	2.6	30	366
July	2009	65	25	10	0	100	2.5	0.1	5.2	5.1	2.8	37	388
August	2009	64	24	11	1	100	2.5	0.0	5.2	5.2	2.7	39	392
September	2009	61	27	11	2	100	2.4	-0.1	5.1	5.1	2.5	37	391
October	2009	60	28	10	2	100	1.9	-0.2	5.0	5.1	2.7	36	375
November	2009	60	29	9	2	100	1.7	-0.3	4.9	5.2	2.6	33	344
December	2009	59	32	9	1	100	1.5	-0.7	5.0	5.6	2.5	32	331
January	2010	57	34	7	2	100	1.4	-0.5	4.7	5.2	2.3	24	331
February	2010	58	32	9	1	100	1.4	-0.4	4.7	5.0	2.3	29	346
March	2010	59	31	8	2	100	1.8	0.0	4.8	4.8	2.8	30	353
April	2010	60	28	10	2	100	2.2	0.0	5.0	5.0	2.9	35	369
May	2010	58	31	10	1	100	2.1	0.0	5.1	5.1	3.0	31	354
June	2010	57	32	10	1	100	2.0	-0.1	4.8	5.0	2.6	40	356
July	2010	56	33	10	1	100	1.5	-0.1	4.6	4.7	2.3	38	340
August	2010	58	30	10	2	100	1.6	-0.1	4.3	4.4	2.1	36	371
September	2010	53	32	12	2	100	1.0	-0.1	4.3	4.4	1.8	21	391
October	2010	50	34	14	2	100	0.8	-0.3	3.9	4.2	1.4	19	413
November	2010	47	39	13	1	100	0.5	-0.3	4.0	4.3	1.7	25	392
December	2010	50	37	12	1	100	0.9	-0.3	4.1	4.4	2.1	33	379

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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
January	2011	53	35	9	3	100	1.6	-0.1	4.8	4.9	2.6	30	369
February	2011	57	31	9	3	100	2.0	-0.1	5.0	5.1	2.6	25	377
March	2011	56	32	9	3	100	1.7	-0.2	4.8	5.0	2.2	21	399
April	2011	53	36	10	1	100	1.1	-0.1	3.9	4.1	1.7	19	396
May	2011	53	36	10	1	100	1.2	-0.1	4.0	4.0	2.0	20	390
June	2011	54	35	10	0	100	1.4	-0.1	3.9	4.1	2.1	21	369
July	2011	56	33	10	1	100	1.5	-0.1	4.4	4.5	2.5	31	362
August	2011	51	36	11	2	100	0.9	-0.2	3.8	4.0	1.9	32	354
September	2011	48	38	12	2	100	0.5	-0.3	3.8	4.1	1.6	35	370
October	2011	48	37	13	2	100	0.5	-0.3	4.0	4.3	1.5	37	366
November	2011	52	34	14	1	100	0.7	-0.3	4.0	4.3	1.6	36	376
December	2011	52	32	15	2	100	0.8	-0.2	3.5	3.7	1.5	29	363
January	2012	53	33	11	2	100	1.0	-0.1	3.7	3.7	1.7	18	375
February	2012	51	35	11	3	100	0.7	-0.1	3.7	3.8	1.5	20	364
March	2012	50	37	11	3	100	0.7	-0.1	3.7	3.9	1.5	26	371
April	2012	50	34	12	3	100	0.8	-0.2	3.8	4.0	1.1	39	343
May	2012	51	35	11	3	100	0.8	-0.3	3.7	4.1	1.3	36	330
June	2012	55	32	12	2	100	1.2	-0.3	4.2	4.5	1.5	44	316
July	2012	54	33	13	1	100	1.1	-0.2	4.3	4.5	1.8	35	335
August	2012	57	27	15	1	100	1.7	-0.2	4.8	5.0	2.0	46	354
September	2012	55	29	15	1	100	1.6	-0.2	4.6	4.8	1.9	37	358
October	2012	57	28	13	1	100	1.8	-0.1	4.6	4.7	2.1	41	354
November	2012	58	32	10	1	100	1.7	-0.1	4.5	4.6	2.1	37	344
December	2012	58	31	9	2	100	1.6	-0.2	4.3	4.5	2.2	34	327
January	2013	57	31	10	2	100	1.5	-0.2	4.3	4.6	2.0	33	304
February	2013	58	30	10	2	100	1.4	-0.1	3.9	4.1	2.0	30	300
March	2013	59	31	9	1	100	1.5	0.0	4.0	4.0	2.0	37	296
April	2013	58	30	10	2	100	1.6	0.0	4.0	4.0	1.9	35	298
May	2013	57	33	8	2	100	1.6	0.0	4.6	4.6	2.3	31	306
June	2013	57	32	8	2	100	1.8	0.0	4.9	5.0	2.5	24	316
July	2013	60	31	7	2	100	1.8	-0.1	4.8	4.9	2.7	22	315
August	2013	58	30	11	2	100	1.5	-0.2	4.4	4.5	2.3	30	307
September	2013	58	29	11	2	100	1.8	-0.3	4.4	4.6	2.3	32	309
October	2013	53	33	13	1	100	1.3	-0.2	4.1	4.3	1.8	32	334
November	2013	49	36	14	0	100	1.1	-0.3	4.4	4.6	1.9	39	328
December	2013	47	37	14	1	100	0.7	-0.2	3.8	4.0	1.6	42	342
January	2014	53	33	11	2	100	1.3	-0.1	4.4	4.5	2.2	41	333
February	2014	60	30	8	2	100	1.8	0.0	4.3	4.3	2.1	29	346
March	2014	60	29	9	2	100	1.9	0.0	4.8	4.7	2.1	27	338
April	2014	57	30	10	3	100	1.6	-0.1	4.6	4.7	2.0	27	342
May	2014	56	32	9	4	100	1.5	-0.2	4.7	4.9	2.3	24	318
June	2014	56	32	8	4	100	1.6	-0.3	4.7	5.0	2.1	24	296
July	2014	56	30	12	2	100	1.8	-0.3	4.8	5.2	2.1	26	293
August	2014	59	28	12	2	100	2.0	-0.1	4.9	5.0	2.2	24	314
September	2014	61	25	12	2	100	2.0	-0.1	4.9	5.0	2.4	20	316
October	2014	62	27	10	1	100	1.8	0.0	4.8	4.7	2.4	17	304
November	2014	64	24	11	1	100	2.0	0.0	4.8	4.8	2.7	25	294
December	2014	61	27	12	1	100	1.9	0.0	4.7	4.6	2.7	25	292
January	2015	60	26	13	2	100	1.9	0.0	4.4	4.4	2.7	32	296
February	2015	58	27	13	2	100	1.8	0.0	4.5	4.6	2.7	30	305

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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
March	2015	57	28	13	2	100	1.6	0.0	4.3	4.4	2.6	33	297
April	2015	58	29	12	1	100	1.8	0.0	4.6	4.6	2.6	33	285
May	2015	55	31	12	2	100	1.4	-0.1	4.0	4.0	2.3	30	285
June	2015	59	28	11	2	100	1.8	-0.1	4.2	4.3	2.5	37	293
July	2015	59	29	11	1	100	1.6	-0.1	4.0	4.1	2.2	27	299
August	2015	64	24	12	0	100	1.9	0.0	4.5	4.5	2.6	30	296
September	2015	63	25	12	0	100	1.9	0.1	4.6	4.5	2.7	25	305
October	2015	62	26	12	1	100	1.8	0.1	4.4	4.3	2.7	28	301
November	2015	57	31	11	1	100	1.5	-0.2	4.3	4.5	2.3	26	288
December	2015	58	29	11	2	100	1.5	-0.2	4.4	4.6	1.8	31	277
January	2016	60	27	12	1	100	1.9	-0.2	4.8	5.0	1.8	37	286
February	2016	59	28	13	1	100	1.8	-0.1	4.6	4.7	1.8	36	293
March	2016	59	30	10	0	100	1.9	-0.1	4.7	4.8	2.6	30	316
April	2016	58	32	10	0	100	1.6	-0.1	4.3	4.4	2.7	27	326
May	2016	59	30	10	0	100	1.7	-0.1	4.4	4.5	2.4	29	336
June	2016	59	30	11	0	100	1.6	-0.1	4.5	4.5	2.2	24	312
July	2016	62	28	10	0	100	1.8	0.0	4.9	4.9	2.3	22	325
August	2016	61	27	10	2	100	1.8	0.0	5.0	4.9	2.4	23	320
September	2016	59	27	11	3	100	1.7	0.0	4.7	4.7	2.1	25	356
October	2016	56	29	11	3	100	1.6	0.0	4.6	4.7	2.0	28	348
November	2016	59	27	11	2	100	1.9	0.0	4.7	4.6	2.2	26	368
December	2016	62	26	11	2	100	2.1	0.0	4.9	4.8	2.5	28	335
January	2017	66	23	10	2	100	2.4	0.1	4.9	4.8	2.7	23	345
February	2017	64	25	10	1	100	2.1	0.1	4.7	4.6	2.5	21	317
March	2017	64	23	11	2	100	2.2	0.1	4.7	4.6	2.3	18	339
April	2017	64	23	12	1	100	2.0	0.1	4.6	4.6	2.3	22	324
May	2017	65	23	11	1	100	2.4	0.1	4.9	4.8	2.6	24	347
June	2017	67	22	10	1	100	2.4	0.2	5.0	4.9	3.3	36	322
July	2017	65	25	9	1	100	2.5	0.1	5.0	4.9	3.3	37	308
August	2017	68	22	9	1	100	2.4	0.2	5.2	5.0	3.5	38	302
September	2017	67	24	8	1	100	2.3	0.2	5.1	4.8	3.1	25	331
October	2017	70	20	9	1	100	2.5	0.3	5.2	4.9	3.2	21	346
November	2017	69	22	9	0	100	2.5	0.2	5.0	4.8	3.0	21	351
December	2017	69	20	11	0	100	2.6	0.2	5.1	4.9	2.8	28	335
January	2018	64	24	11	1	100	2.1	0.0	4.8	4.8	2.5	28	327
February	2018	63	24	12	1	100	2.0	0.0	4.8	4.9	2.6	33	336
March	2018	65	23	11	1	100	2.1	0.1	4.9	4.8	2.9	27	362
April	2018	68	20	11	1	100	2.5	0.2	5.1	4.9	3.2	35	375
May	2018	68	21	10	1	100	2.4	0.1	5.1	5.0	2.9	32	379
June	2018	66	24	9	1	100	2.5	0.0	5.1	5.1	3.0	36	354
July	2018	67	24	9	1	100	2.7	0.0	5.2	5.2	3.3	32	357
August	2018	67	23	9	1	100	2.9	0.1	5.3	5.2	3.7	33	348
September	2018	69	21	9	1	100	2.9	0.2	5.3	5.0	3.6	32	369
October	2018	68	21	11	1	100	2.6	0.2	5.0	4.8	3.0	30	356
November	2018	69	20	9	1	100	2.4	0.2	4.9	4.7	2.9	24	378
December	2018	68	22	8	1	100	2.3	0.2	4.8	4.5	2.8	22	370
January	2019	67	24	7	2	100	2.5	0.2	4.9	4.7	3.0	23	376
February	2019	67	23	8	2	100	2.7	0.2	4.9	4.7	2.9	23	353
March	2019	64	23	11	2	100	2.6	0.1	4.9	4.8	2.7	30	349
April	2019	62	25	11	3	100	2.2	0.1	4.6	4.5	2.3	25	342

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Date of Survey		Increase	Same	Decrease	DK, NA	Total	Median	Percentiles 25th	Percentiles 75th	Rng	Mean	Variance	Cases
May	2019	61	25	12	2	100	2.0	0.0	4.3	4.2	2.1	27	352
June	2019	65	21	12	2	100	2.0	0.1	4.4	4.3	2.1	25	366
July	2019	67	18	13	1	100	2.4	0.1	4.8	4.6	2.5	31	374
August	2019	64	21	14	1	100	2.1	0.0	4.8	4.8	2.5	34	347
September	2019	65	23	12	1	100	2.3	0.1	4.9	4.8	2.9	28	334
October	2019	62	25	11	2	100	1.9	0.0	4.7	4.7	2.6	26	338
November	2019	63	24	11	2	100	2.2	0.1	4.9	4.8	2.8	22	365
December	2019	63	24	11	2	100	2.1	0.0	4.7	4.6	2.5	22	377
January	2020	67	22	10	1	100	2.3	0.1	4.7	4.5	2.6	24	384
February	2020	69	23	7	1	100	2.3	0.2	4.8	4.6	2.6	21	376
March	2020	70	22	6	2	100	2.6	0.4	4.9	4.5	3.0	20	363
April	2020	69	24	5	2	100	2.6	0.3	5.1	4.8	3.2	18	339
May	2020	67	23	7	3	100	2.5	0.3	5.1	4.7	3.1	18	331
June	2020	66	24	8	2	100	2.3	0.1	5.0	4.9	3.0	23	335
July	2020	67	22	8	2	100	2.4	0.1	5.0	4.8	3.0	23	343
August	2020	70	19	10	1	100	2.4	0.2	5.0	4.8	2.8	24	343
September	2020	68	22	10	0	100	2.3	0.1	4.9	4.8	2.5	23	323
October	2020	66	23	11	0	100	2.4	0.1	4.9	4.7	2.5	29	311
November	2020	62	26	10	2	100	2.3	0.0	4.6	4.6	2.4	35	295
December	2020	60	25	13	2	100	2.0	-0.2	4.5	4.6	2.1	42	310
January	2021	59	25	13	3	100	1.9	-0.3	4.6	4.8	1.9	38	303
February	2021	60	25	14	2	100	2.0	-0.3	4.8	5.0	1.9	38	327
March	2021	61	24	14	2	100	2.1	-0.1	4.9	5.0	2.3	35	301
April	2021	61	23	16	0	100	2.3	-0.2	5.0	5.2	2.5	36	302
May	2021	62	23	14	1	100	2.7	-0.1	5.7	5.8	3.5	40	289
June	2021	63	23	14	1	100	3.0	-0.1	6.1	6.2	3.6	41	309
July	2021	64	24	12	1	100	3.1	-0.1	6.7	6.7	3.8	44	327
August	2021	63	23	14	0	100	2.8	-0.1	6.2	6.2	3.2	40	342
September	2021	64	23	12	1	100	2.8	-0.1	6.0	6.0	3.3	40	340
October	2021	60	23	16	1	100	2.5	-0.1	5.4	5.5	2.8	37	335
November	2021	59	23	17	2	100	2.3	-0.2	5.4	5.5	2.9	47	317
December	2021	53	26	21	1	100	1.5	-0.3	5.2	5.5	2.5	54	334
January	2022	55	24	19	2	100	2.1	-0.3	5.8	6.1	3.0	57	338
February	2022	55	27	15	3	100	2.2	-0.2	5.8	6.1	2.9	50	360
March	2022	59	27	11	2	100	3.1	-0.1	6.5	6.7	3.5	50	344
April	2022	61	27	10	2	100	3.1	0.0	7.5	7.5	3.9	56	323
May	2022	63	25	12	1	100	3.1	0.0	8.2	8.2	4.5	69	300
June	2022	61	21	16	2	100	2.8	-0.2	7.5	7.8	3.8	70	305
July	2022	55	24	18	3	100	1.9	-0.4	5.9	6.3	2.8	70	323
August	2022	53	26	17	4	100	1.5	-0.4	5.1	5.5	2.1	59	349
September	2022	51	27	18	4	100	1.3	-0.3	5.0	5.2	1.9	59	346
October	2022	53	26	17	4	100	1.7	-0.4	4.9	5.2	2.2	56	337
November	2022	54	27	16	3	100	1.7	-0.3	5.2	5.6	2.7	61	324
December	2022	54	28	16	3	100	1.7	-0.3	5.3	5.7	2.8	52	355
January	2023	53	28	17	2	100	1.5	-0.2	5.2	5.4	2.4	47	345
February	2023	55	27	16	2	100	1.9	-0.2	5.0	5.2	2.3	35	341
March	2023	53	28	17	2	100	1.6	-0.4	4.8	5.2	2.2	40	307
April	2023	55	28	15	2	100	1.9	-0.4	5.0	5.4	2.8	42	323
May	2023	56	26	17	2	100	2.1	-0.5	5.0	5.6	2.6	45	324
June	2023	59	25	14	2	100	2.7	-0.3	5.2	5.4	2.8	41	333

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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	60	22	16	2	100	2.9	-0.3	5.7	6.1	3.0	40	330
August	2023	64	20	13	3	100	3.1	-0.1	5.7	5.8	3.3	41	327
September	2023	63	20	15	2	100	2.9	-0.1	5.6	5.7	3.3	47	331
October	2023	64	23	11	2	100	2.7	0.1	5.0	4.9	3.3	45	334
November	2023	60	25	13	2	100	2.6	0.0	5.2	5.2	3.3	48	346
December	2023	59	24	14	3	100	2.5	-0.1	5.3	5.4	3.1	47	335
January	2024	61	21	15	3	100	2.6	-0.1	5.4	5.5	3.1	47	334
February	2024	63	20	15	3	100	2.7	-0.2	5.6	5.8	3.3	48	315
March	2024	67	19	11	2	100	3.1	0.0	5.8	5.7	4.0	48	315
April	2024	67	21	10	2	100	3.1	0.0	5.8	5.8	4.3	54	386
May	2024	65	21	11	3	100	3.0	0.0	5.6	5.5	4.5	57	453
June	2024	63	22	13	2	100	3.0	-0.1	6.8	6.8	4.4	85	531
July	2024	60	25	14	2	100	2.7	-0.1	7.8	7.8	4.1	110	549
August	2024	59	26	13	1	100	2.8	-0.2	8.9	9.1	4.5	127	586
September	2024	60	28	10	2	100	2.8	-0.2	9.6	9.8	5.1	112	583
October	2024	60	29	10	2	100	2.7	-0.4	10.0	10.3	5.4	98	565
November	2024	60	27	11	2	100	3.2	-0.3	10.5	10.8	5.4	113	503
December	2024	58	29	12	1	100	2.5	-0.4	9.8	10.1	4.6	130	481
January	2025	59	28	12	1	100	2.8	-0.4	9.9	10.3	4.9	137	502
February	2025	58	30	12	0	100	1.9	-0.3	7.9	8.2	4.2	124	540
March	2025	59	28	12	1	100	2.6	-0.2	8.1	8.3	4.5	112	632
April	2025	59	26	12	2	100	2.8	0.0	7.9	8.0	4.0	123	631
May	2025	60	26	11	4	100	3.2	0.0	9.7	9.7	4.3	126	655
June	2025	62	27	9	2	100	3.7	-0.1	10.0	10.2	5.3	134	603
July	2025	59	29	10	2	100	3.3	-0.2	9.4	9.6	5.3	139	596
August	2025	57	29	12	1	100	2.6	-0.2	9.2	9.4	5.2	139	564
September	2025	54	30	15	2	100	1.4	-0.4	8.8	9.2	4.2	145	567
October	2025	57	27	14	2	100	1.8	-0.4	9.9	10.2	4.8	128	585
November	2025	61	24	12	2	100	2.5	-0.4	10.1	10.5	4.9	123	585
December	2025	63	24	10	3	100	3.0	-0.1	10.3	10.3	5.2	100	587
January	2026	59	28	10	3	100	2.6	-0.1	8.6	8.7	4.6	93	602
February	2026	59	27	12	2	100	2.5	0.0	8.5	8.5	4.8	87	629
March	2026	56	29	13	1	100	1.8	0.0	7.6	7.6	4.1	102	690
April	2026	57	29	13	1	100	1.8	0.0	7.8	7.8	4.1	98	698
May	2026	56	32	11	2	100	1.8	-0.2	7.7	7.9	3.9	100	689
June	2026	58	30	10	2	100	2.4	-0.4	8.1	8.5	4.2	93	654
July	2026	60	30	9	1	100	2.5	-0.4	9.3	9.6	4.7	91	649
August	2026	60	30	9	1	100	2.6	-0.3	8.8	9.1	4.8	94	618