

**FEMALE**  
**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	62	29	7	1	100	2.9	0.1	5.6	5.5	4.2	61	674
June	2007	61	31	7	1	100	2.7	0.1	5.8	5.7	4.0	49	662
July	2007	61	30	7	1	100	2.7	0.1	5.8	5.7	4.0	53	658
August	2007	60	29	9	2	100	2.4	0.0	5.5	5.4	3.6	53	650
September	2007	60	29	10	2	100	2.4	0.0	5.2	5.2	3.5	58	669
October	2007	58	33	8	1	100	2.3	0.0	5.2	5.1	3.6	57	676
November	2007	58	32	9	1	100	2.2	0.0	5.2	5.2	3.5	55	687
December	2007	58	31	9	2	100	2.3	0.0	5.2	5.2	3.3	44	692
January	2008	56	32	10	3	100	1.8	0.0	5.1	5.1	2.9	41	684
February	2008	54	34	10	2	100	1.5	-0.1	5.1	5.1	3.0	52	680
March	2008	54	34	10	2	100	1.4	-0.1	5.1	5.2	3.1	58	670
April	2008	55	33	11	2	100	1.8	-0.1	5.1	5.3	3.2	52	689
May	2008	56	32	10	2	100	2.0	-0.1	5.1	5.2	3.0	40	702
June	2008	54	33	11	2	100	1.9	-0.2	5.1	5.3	2.7	37	709
July	2008	55	33	11	1	100	1.6	-0.3	5.2	5.4	2.8	42	702
August	2008	57	31	11	1	100	2.0	-0.3	5.2	5.5	3.0	50	709
September	2008	59	31	9	1	100	2.1	-0.2	5.1	5.3	3.0	47	697
October	2008	55	33	9	2	100	1.7	-0.3	4.9	5.2	2.5	44	691
November	2008	55	33	10	2	100	1.7	-0.4	4.8	5.3	2.4	35	684
December	2008	54	33	10	2	100	1.7	-0.5	4.8	5.3	2.3	32	704
January	2009	55	32	11	2	100	1.7	-0.2	4.9	5.2	2.5	36	716
February	2009	55	34	10	2	100	1.6	-0.1	4.9	5.0	2.6	43	723
March	2009	50	37	11	2	100	1.0	-0.1	4.8	4.9	2.3	45	701
April	2009	51	38	9	2	100	1.0	-0.1	5.0	5.1	2.4	45	689
May	2009	52	37	9	2	100	0.9	-0.1	5.0	5.0	2.3	35	692
June	2009	57	33	8	2	100	1.5	0.0	5.1	5.1	2.6	35	725
July	2009	59	31	9	1	100	1.7	-0.1	5.0	5.1	2.6	40	751
August	2009	58	31	10	1	100	1.8	-0.1	5.0	5.1	2.6	44	755
September	2009	57	32	9	2	100	1.9	-0.1	5.1	5.1	2.8	44	725
October	2009	60	30	9	2	100	2.3	0.0	5.2	5.1	3.3	40	714
November	2009	59	31	9	2	100	2.1	0.0	5.1	5.0	3.0	40	681
December	2009	57	30	10	2	100	1.9	0.0	5.0	5.0	2.7	40	686
January	2010	55	33	10	2	100	1.7	0.0	4.9	4.9	2.4	32	685
February	2010	56	32	11	2	100	1.7	-0.1	4.9	5.0	2.7	36	720
March	2010	57	32	8	2	100	1.8	0.0	4.9	5.0	2.9	35	708
April	2010	57	33	9	2	100	1.9	0.0	4.9	4.9	2.8	39	687
May	2010	55	35	9	1	100	1.5	0.0	4.8	4.9	2.5	32	656
June	2010	54	36	9	1	100	1.3	-0.1	4.8	4.8	2.3	38	655
July	2010	54	36	9	1	100	1.2	0.0	4.8	4.8	2.3	42	668
August	2010	55	34	9	2	100	1.3	0.0	4.8	4.9	2.2	42	711
September	2010	53	35	10	2	100	1.0	-0.1	4.8	4.9	2.1	34	742
October	2010	50	36	12	2	100	0.7	-0.2	4.3	4.4	1.7	24	734
November	2010	49	38	12	2	100	0.5	-0.3	4.3	4.5	1.7	37	710
December	2010	52	37	10	1	100	0.8	-0.2	4.3	4.5	1.9	42	658

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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 2011	55	36	8	2	100	1.3	-0.1	4.8	4.9	2.4	45	675
February 2011	53	36	9	2	100	1.2	-0.1	4.8	4.9	2.2	42	674
March 2011	51	37	11	1	100	0.9	-0.1	4.7	4.9	1.9	36	713
April 2011	48	38	13	1	100	0.5	-0.2	4.2	4.4	1.6	33	712
May 2011	51	36	11	2	100	0.9	-0.1	4.3	4.4	2.1	28	710
June 2011	50	37	11	2	100	0.9	-0.3	4.3	4.6	2.1	31	697
July 2011	49	39	10	2	100	0.9	-0.3	4.9	5.2	2.5	42	692
August 2011	46	41	11	2	100	0.4	-0.4	4.3	4.7	2.0	48	690
September 2011	47	41	10	2	100	0.5	-0.2	3.9	4.2	1.9	47	698
October 2011	47	41	10	2	100	0.4	-0.2	3.9	4.1	1.8	49	699
November 2011	48	40	10	1	100	0.5	-0.2	3.9	4.1	1.9	38	697
December 2011	46	39	13	1	100	0.4	-0.2	3.6	3.8	1.5	33	699
January 2012	46	40	12	2	100	0.4	-0.2	3.6	3.7	1.4	22	712
February 2012	44	41	12	2	100	0.4	-0.2	3.5	3.7	1.3	29	709
March 2012	47	41	10	2	100	0.5	-0.1	4.3	4.4	1.9	30	700
April 2012	49	37	12	2	100	0.7	-0.1	4.3	4.5	1.6	39	681
May 2012	51	37	10	1	100	0.8	-0.2	4.8	5.0	2.1	36	674
June 2012	49	38	12	2	100	0.7	-0.2	4.2	4.4	1.7	36	664
July 2012	48	38	12	2	100	0.5	-0.4	4.1	4.5	1.6	33	679
August 2012	48	35	13	3	100	0.8	-0.4	4.2	4.6	1.3	34	686
September 2012	53	33	12	3	100	1.3	-0.3	4.6	4.9	1.7	35	684
October 2012	55	33	10	2	100	1.5	-0.2	4.6	4.8	2.3	34	681
November 2012	55	34	8	2	100	1.5	0.0	4.6	4.6	2.4	33	660
December 2012	55	34	8	3	100	1.4	0.0	4.7	4.7	2.7	36	654
January 2013	54	34	9	3	100	1.3	-0.1	4.7	4.7	2.3	38	615
February 2013	54	33	10	2	100	1.3	-0.1	4.7	4.8	2.4	41	615
March 2013	54	33	11	2	100	1.4	-0.1	4.8	4.9	2.1	49	605
April 2013	54	33	11	2	100	1.4	-0.1	4.5	4.6	2.2	43	627
May 2013	55	33	10	2	100	1.5	0.0	4.6	4.6	2.3	40	636
June 2013	53	34	9	3	100	1.3	0.0	4.5	4.6	2.4	30	653
July 2013	54	34	9	3	100	1.3	-0.2	4.5	4.8	2.1	30	628
August 2013	53	34	11	2	100	1.1	-0.3	4.4	4.7	1.9	30	607
September 2013	55	32	11	1	100	1.6	-0.4	4.6	4.9	2.0	33	579
October 2013	56	31	12	2	100	1.8	-0.2	4.9	5.0	2.2	34	568
November 2013	56	32	10	2	100	1.7	-0.2	4.9	5.1	2.2	35	577
December 2013	56	33	10	2	100	1.4	-0.2	4.8	5.0	2.1	29	568
January 2014	56	33	9	2	100	1.4	-0.2	4.8	5.0	2.0	31	562
February 2014	55	33	9	2	100	1.4	-0.1	4.7	4.8	1.9	30	541
March 2014	56	32	10	2	100	1.4	0.0	4.8	4.8	2.0	34	552
April 2014	56	33	9	3	100	1.4	-0.1	4.8	4.9	2.3	36	551
May 2014	58	31	9	2	100	1.6	-0.1	4.9	4.9	2.5	32	558
June 2014	56	30	10	3	100	1.7	-0.1	4.9	5.1	2.3	42	553
July 2014	55	30	12	3	100	1.6	-0.1	4.9	5.0	2.1	38	543
August 2014	53	33	11	3	100	1.3	-0.1	4.5	4.6	1.9	34	525
September 2014	52	35	11	2	100	0.9	-0.1	4.3	4.4	1.9	26	495
October 2014	54	33	11	2	100	1.1	-0.1	4.3	4.3	1.9	22	473
November 2014	57	30	11	2	100	1.4	0.0	4.7	4.7	2.0	26	460
December 2014	60	29	9	2	100	1.8	0.0	4.7	4.7	2.4	22	456
January 2015	58	30	10	2	100	1.6	0.0	4.3	4.3	2.2	27	452
February 2015	58	30	11	1	100	1.8	0.0	4.4	4.4	2.5	38	430

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							<u>25th</u>	<u>75th</u>	<u>Rng</u>			
March 2015	57	31	11	1	100	1.8	-0.1	4.4	4.4	2.4	45	409
April 2015	58	31	10	1	100	1.9	-0.1	4.9	4.9	2.5	50	394
May 2015	57	32	10	2	100	1.6	-0.1	4.6	4.6	2.2	36	386
June 2015	56	31	10	2	100	1.5	-0.1	4.6	4.6	2.1	34	392
July 2015	58	30	10	2	100	1.6	0.0	4.5	4.5	2.3	24	406
August 2015	62	26	10	2	100	2.0	0.1	4.7	4.7	2.6	26	417
September 2015	61	28	9	2	100	1.8	0.1	4.4	4.4	2.7	28	424
October 2015	59	29	10	2	100	1.5	0.0	4.5	4.5	2.6	33	403
November 2015	57	33	8	2	100	1.4	-0.1	4.4	4.5	2.5	30	395
December 2015	56	32	10	2	100	1.4	-0.1	4.7	4.8	2.0	31	380
January 2016	57	32	9	2	100	1.6	-0.1	4.5	4.6	2.2	27	404
February 2016	54	34	11	1	100	1.1	-0.1	4.3	4.4	1.9	30	395
March 2016	57	32	10	1	100	1.4	-0.1	4.4	4.6	2.3	33	430
April 2016	57	30	12	1	100	1.4	-0.1	4.5	4.6	2.1	36	424
May 2016	62	27	11	0	100	1.8	-0.2	4.6	4.9	2.3	33	433
June 2016	61	27	12	0	100	1.8	-0.2	4.6	4.8	2.2	27	408
July 2016	62	28	10	0	100	2.0	-0.2	5.0	5.2	2.6	27	402
August 2016	60	28	11	1	100	1.9	-0.1	5.0	5.1	2.5	32	416
September 2016	60	26	12	1	100	1.7	-0.1	4.9	5.0	2.1	31	443
October 2016	58	29	12	1	100	1.6	-0.1	4.5	4.6	1.9	32	454
November 2016	58	29	11	1	100	1.6	-0.1	4.6	4.7	1.9	33	439
December 2016	59	31	8	1	100	1.8	-0.1	4.7	4.8	2.4	31	424
January 2017	61	28	9	2	100	2.0	0.0	4.9	4.9	2.5	28	426
February 2017	60	30	9	2	100	1.9	0.0	4.7	4.7	2.4	20	439
March 2017	60	28	11	1	100	1.9	0.0	4.7	4.6	2.3	25	472
April 2017	59	28	12	1	100	1.8	0.0	4.5	4.5	2.1	29	478
May 2017	59	28	12	1	100	1.8	0.0	4.7	4.7	2.2	28	486
June 2017	62	27	10	1	100	2.0	0.1	4.9	4.8	2.6	30	444
July 2017	61	27	10	2	100	2.0	0.1	5.0	4.9	2.8	30	445
August 2017	64	24	10	2	100	2.3	0.1	5.0	4.8	3.0	38	442
September 2017	63	26	9	2	100	2.1	0.1	4.8	4.7	2.7	33	476
October 2017	66	25	9	1	100	2.5	0.1	4.9	4.8	2.9	28	473
November 2017	64	26	9	1	100	2.4	0.1	5.1	5.0	3.0	26	484
December 2017	61	26	12	1	100	2.5	0.0	5.1	5.1	2.8	28	478
January 2018	60	27	12	2	100	2.0	0.0	5.0	5.0	2.7	28	491
February 2018	63	23	13	2	100	2.1	0.0	4.9	4.9	2.7	29	498
March 2018	64	23	11	1	100	2.0	0.1	5.0	4.9	2.7	30	519
April 2018	67	22	10	1	100	2.3	0.1	4.9	4.8	2.8	31	513
May 2018	65	25	9	1	100	2.2	0.1	5.0	4.9	2.7	31	518
June 2018	63	26	9	1	100	2.2	0.1	5.0	4.9	2.8	31	503
July 2018	63	25	10	2	100	2.3	0.1	5.1	5.0	3.1	37	523
August 2018	64	24	11	1	100	2.5	0.1	5.1	5.0	3.2	32	510
September 2018	64	25	10	1	100	2.6	0.1	5.0	5.0	3.1	29	511
October 2018	63	26	10	1	100	2.3	0.1	4.8	4.8	2.5	23	508
November 2018	64	26	9	1	100	2.3	0.1	4.8	4.8	2.4	29	512
December 2018	62	26	9	2	100	2.0	0.0	5.0	5.0	2.6	37	489
January 2019	61	26	10	3	100	2.2	0.0	5.1	5.1	2.8	40	492
February 2019	61	26	11	3	100	2.2	0.1	5.1	5.1	3.0	42	504
March 2019	63	24	11	2	100	2.4	0.1	4.9	4.8	2.6	39	507
April 2019	61	27	11	1	100	2.1	0.0	4.8	4.7	2.4	35	486

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							<u>25th</u>	<u>75th</u>	<u>Rng</u>			
May 2019	60	28	11	1	100	1.9	-0.1	4.5	4.6	2.1	28	470
June 2019	59	26	12	3	100	2.0	-0.1	4.6	4.8	1.8	42	467
July 2019	62	23	13	2	100	2.2	-0.1	4.8	4.9	2.1	45	474
August 2019	63	22	13	2	100	2.1	0.0	4.9	4.9	2.2	45	477
September 2019	63	23	13	1	100	2.1	0.0	4.9	4.8	2.7	27	493
October 2019	58	26	15	1	100	1.5	-0.1	4.6	4.7	2.2	26	475
November 2019	56	28	15	1	100	1.4	-0.2	4.4	4.7	2.2	29	471
December 2019	56	29	13	2	100	1.3	-0.2	4.4	4.7	2.2	28	458
January 2020	61	27	10	2	100	1.9	-0.1	4.7	4.8	2.7	27	489
February 2020	63	27	9	1	100	1.9	0.1	4.8	4.7	2.6	26	489
March 2020	66	25	9	1	100	2.1	0.1	4.9	4.7	2.8	28	533
April 2020	63	26	8	2	100	2.1	0.1	4.8	4.7	2.7	28	500
May 2020	64	26	8	3	100	2.3	0.2	5.1	4.9	3.0	26	493
June 2020	64	26	8	3	100	2.4	0.2	5.1	4.9	3.0	25	456
July 2020	64	27	8	2	100	2.4	0.2	5.1	5.0	3.0	23	472
August 2020	67	25	7	1	100	2.5	0.2	5.1	4.9	3.0	25	509
September 2020	65	25	9	1	100	2.4	0.2	5.0	4.8	2.8	25	526
October 2020	68	23	8	0	100	2.3	0.2	5.0	4.8	2.9	27	520
November 2020	66	24	9	1	100	2.1	0.1	4.4	4.3	2.6	22	477
December 2020	67	24	8	1	100	2.3	0.1	4.7	4.6	2.8	29	452
January 2021	70	21	8	1	100	2.6	0.2	4.8	4.6	3.1	30	457
February 2021	70	19	10	1	100	2.9	0.3	5.5	5.2	3.5	35	478
March 2021	69	20	10	1	100	2.8	0.2	5.3	5.0	3.4	32	491
April 2021	65	22	12	1	100	2.7	0.0	5.2	5.2	3.1	32	489
May 2021	62	26	11	1	100	2.5	0.0	5.3	5.3	3.3	36	469
June 2021	59	26	13	1	100	2.5	-0.1	5.3	5.4	2.9	44	452
July 2021	60	26	12	2	100	2.6	-0.2	5.4	5.6	3.2	52	450
August 2021	60	25	13	2	100	2.5	-0.2	5.3	5.5	2.9	56	469
September 2021	59	27	12	2	100	2.4	-0.2	5.3	5.4	3.0	47	501
October 2021	59	26	13	2	100	2.3	0.0	5.3	5.3	2.8	45	499
November 2021	60	25	14	2	100	2.5	-0.1	5.5	5.5	2.9	44	507
December 2021	59	25	15	2	100	2.3	-0.1	5.5	5.6	3.1	50	459
January 2022	57	24	16	2	100	2.3	-0.2	5.3	5.5	2.9	52	457
February 2022	53	29	15	2	100	1.5	-0.2	5.1	5.3	2.6	47	442
March 2022	53	30	14	3	100	1.7	-0.1	5.3	5.4	2.8	46	479
April 2022	53	31	14	2	100	1.7	-0.2	5.8	6.0	2.9	52	484
May 2022	55	27	15	2	100	2.4	-0.2	5.9	6.0	3.3	64	485
June 2022	54	26	18	2	100	1.9	-0.3	5.6	5.8	2.7	69	450
July 2022	51	28	18	3	100	1.5	-0.3	5.1	5.3	2.4	72	443
August 2022	51	30	15	4	100	1.2	-0.2	5.0	5.2	2.2	60	437
September 2022	51	30	16	4	100	1.2	-0.2	5.0	5.2	2.1	55	452
October 2022	53	28	15	3	100	1.4	-0.2	4.9	5.1	2.4	44	451
November 2022	54	28	17	2	100	1.2	-0.3	4.9	5.2	2.4	51	444
December 2022	57	27	14	2	100	1.7	-0.2	5.1	5.3	2.7	50	454
January 2023	55	28	14	3	100	1.7	-0.3	5.0	5.3	2.2	47	457
February 2023	56	28	13	3	100	1.8	-0.3	4.9	5.2	2.3	37	478
March 2023	54	30	13	3	100	1.4	-0.5	4.9	5.3	2.2	37	459
April 2023	56	30	11	3	100	1.6	-0.3	5.0	5.2	2.9	41	470
May 2023	55	30	12	3	100	1.8	-0.2	5.2	5.4	2.8	44	472
June 2023	60	27	11	2	100	2.6	0.0	5.4	5.4	3.4	43	494

**FEMALE**  
**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	60	25	13	2	100	2.7	0.0	5.5	5.5	3.1	48	478
August 2023	63	23	12	2	100	2.9	0.0	5.4	5.4	3.4	51	479
September 2023	62	23	12	3	100	2.7	0.0	5.3	5.3	3.2	51	452
October 2023	63	25	9	3	100	2.7	0.1	5.2	5.1	3.4	43	456
November 2023	61	27	10	3	100	2.6	0.1	5.4	5.4	3.2	40	456
December 2023	59	29	10	2	100	2.4	0.0	5.3	5.3	2.9	40	465
January 2024	61	25	13	2	100	2.5	0.0	5.3	5.3	2.9	43	454
February 2024	64	21	13	2	100	2.6	0.0	5.3	5.2	3.0	48	446
March 2024	72	15	11	1	100	3.6	0.5	5.4	4.9	3.9	48	446
April 2024	70	19	9	2	100	3.5	0.5	5.5	5.0	4.2	54	513
May 2024	69	21	8	3	100	3.5	0.6	5.7	5.1	4.4	53	636