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?"

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

FEMALE
TABLE 47
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(Three Month Moving Averages)

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

FEMALE
TABLE 47
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Date of Survey		Increase	Same	Decrease	DK, NA	Total	Median	Percentiles 25th	Percentiles 75th	Rng	Mean	Variance	Cases
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

FEMALE
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Date of Survey		Increase	Same	Decrease	DK, NA	Total	Median	Percentiles 25th	Percentiles 75th	Rng	Mean	Variance	Cases
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
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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	Rng	Mean	Variance	Cases
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
June	2024	64	25	10	2	100	3.0	0.0	7.0	7.0	4.2	76	760
July	2024	62	26	11	1	100	2.7	0.0	8.5	8.5	4.4	95	797
August	2024	63	26	11	1	100	2.7	-0.1	9.5	9.5	4.5	108	851
September	2024	62	27	10	1	100	2.5	-0.1	9.3	9.4	4.7	101	877
October	2024	62	28	9	1	100	2.7	-0.1	8.7	8.8	4.7	90	899
November	2024	60	30	9	2	100	2.6	-0.2	8.5	8.7	4.6	88	789
December	2024	58	30	10	2	100	2.4	-0.2	8.5	8.8	4.2	97	753
January	2025	59	30	10	1	100	2.5	-0.2	9.1	9.3	4.4	102	784
February	2025	57	31	11	1	100	2.2	-0.1	8.3	8.5	4.0	108	862
March	2025	58	30	11	2	100	2.6	0.0	8.5	8.6	4.4	103	1046
April	2025	55	29	13	3	100	2.4	-0.1	8.4	8.5	3.6	115	1085
May	2025	55	29	13	3	100	2.5	-0.1	9.5	9.6	4.1	119	1144
June	2025	56	29	13	2	100	2.4	-0.2	9.4	9.6	4.2	124	1063
July	2025	59	29	11	2	100	2.8	-0.3	9.7	10.0	4.8	117	1115
August	2025	59	29	11	1	100	2.4	-0.3	8.2	8.5	4.4	104	1075
September	2025	58	29	12	1	100	2.1	-0.1	8.2	8.4	4.1	105	1089
October	2025	56	30	13	2	100	1.8	-0.1	8.1	8.2	4.1	97	1075
November	2025	57	29	12	2	100	2.1	0.0	9.3	9.4	4.3	98	1131
December	2025	56	29	12	2	100	2.0	0.0	8.0	8.1	4.1	91	1068
January	2026	55	30	13	2	100	1.7	-0.3	7.4	7.6	3.6	91	1083
February	2026	54	30	14	2	100	1.6	-0.3	7.2	7.4	3.7	96	1072
March	2026	57	30	12	1	100	1.8	-0.3	7.9	8.1	4.1	92	1203
April	2026	59	29	11	1	100	2.1	-0.1	7.6	7.7	4.1	93	1179
May	2026	60	29	9	2	100	2.3	-0.1	8.0	8.1	4.3	88	1183
June	2026	61	28	9	2	100	2.5	-0.1	8.0	8.2	4.2	99	1170
July	2026	62	28	9	1	100	2.9	-0.1	8.8	8.9	4.7	93	1188
August	2026	59	30	9	2	100	2.2	-0.3	8.7	9.0	4.5	94	1126