

MALE
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?"

<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>			
May	2007	73	20	6	1	100	3.3	0.6	5.3	4.7	3.9	31	560
June	2007	70	22	7	1	100	3.2	0.3	5.3	5.0	3.8	38	568
July	2007	73	19	8	1	100	3.3	0.4	5.3	4.9	4.2	45	572
August	2007	70	20	9	1	100	3.2	0.2	5.2	4.9	3.6	42	584
September	2007	73	18	9	0	100	3.2	0.4	5.1	4.7	3.6	36	569
October	2007	71	20	8	1	100	3.2	0.4	5.1	4.7	3.3	34	564
November	2007	73	20	6	1	100	3.2	0.5	5.2	4.8	3.6	37	557
December	2007	68	22	9	1	100	2.9	0.2	5.1	4.9	3.1	36	560
January	2008	68	22	9	1	100	2.7	0.2	5.0	4.8	2.9	28	548
February	2008	65	24	10	1	100	2.7	0.1	4.9	4.8	2.9	23	549
March	2008	68	23	8	0	100	2.9	0.2	4.9	4.7	2.9	19	559
April	2008	66	26	7	1	100	2.9	0.2	4.9	4.8	3.0	21	566
May	2008	67	25	7	1	100	2.8	0.1	4.9	4.8	2.8	18	561
June	2008	61	28	9	2	100	2.5	0.0	4.9	4.9	2.8	25	550
July	2008	63	26	11	1	100	2.5	0.0	4.9	4.9	2.8	30	540
August	2008	64	26	9	1	100	2.5	0.1	4.9	4.8	2.9	27	544
September	2008	66	27	7	0	100	2.6	0.2	4.9	4.7	3.0	24	544
October	2008	65	29	5	1	100	2.5	0.2	4.8	4.6	2.8	16	546
November	2008	67	28	5	0	100	2.5	0.2	4.8	4.6	2.8	19	527
December	2008	68	25	7	1	100	2.5	0.2	4.8	4.6	2.4	22	523
January	2009	66	25	7	1	100	2.6	0.1	4.8	4.7	2.3	23	517
February	2009	63	26	9	2	100	2.5	0.0	4.6	4.7	2.0	25	526
March	2009	64	25	9	2	100	2.7	0.0	4.7	4.8	2.2	23	545
April	2009	65	24	9	1	100	2.6	0.1	4.7	4.7	2.4	25	558
May	2009	66	26	7	1	100	2.6	0.1	4.8	4.7	2.6	24	556
June	2009	69	24	6	0	100	2.8	0.6	4.9	4.3	2.9	21	537
July	2009	68	24	7	1	100	2.7	0.6	4.9	4.3	2.8	28	512
August	2009	68	22	9	0	100	2.6	0.5	4.9	4.3	2.6	26	522
September	2009	64	25	10	1	100	2.3	0.0	4.7	4.7	2.3	25	550
October	2009	66	25	9	0	100	2.4	0.1	4.8	4.7	2.5	19	572
November	2009	67	24	8	1	100	2.5	0.1	4.8	4.7	2.6	22	588
December	2009	69	22	8	1	100	2.6	0.2	4.9	4.7	2.7	23	572
January	2010	67	25	7	1	100	2.4	0.2	4.8	4.6	2.6	23	561
February	2010	65	28	6	1	100	2.2	0.2	4.5	4.4	2.5	19	531
March	2010	63	29	6	2	100	2.2	0.1	4.5	4.3	2.4	19	544
April	2010	65	26	7	1	100	2.4	0.2	4.5	4.3	2.6	17	578
May	2010	65	26	8	1	100	2.4	0.1	4.7	4.6	2.5	20	604
June	2010	64	28	8	1	100	2.4	0.1	4.6	4.5	2.3	18	602
July	2010	61	28	10	1	100	2.0	0.0	4.3	4.2	2.0	20	575
August	2010	62	28	10	1	100	2.0	0.0	3.9	3.9	2.1	15	548
September	2010	62	25	11	1	100	2.0	0.0	4.1	4.0	2.1	17	522
October	2010	61	28	10	1	100	2.0	0.0	3.9	3.9	2.0	16	554
November	2010	62	28	9	0	100	1.9	0.0	4.0	4.0	2.1	17	579
December	2010	60	31	8	0	100	1.8	0.0	4.0	3.9	2.0	18	621

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								<u>25th</u>	<u>75th</u>	<u>Rng</u>			
January	2011	61	31	7	1	100	1.8	0.0	4.4	4.3	2.2	15	582
February	2011	63	29	7	1	100	2.1	0.0	4.5	4.4	2.3	14	573
March	2011	64	29	6	1	100	1.9	0.1	4.5	4.4	2.4	13	537
April	2011	63	29	8	1	100	1.8	0.1	4.0	3.9	2.2	14	550
May	2011	62	30	7	1	100	1.7	0.1	4.1	4.0	2.3	14	546
June	2011	62	29	8	1	100	2.0	0.0	4.1	4.1	2.2	19	560
July	2011	63	29	8	1	100	2.1	0.0	4.5	4.5	2.4	17	531
August	2011	57	31	9	2	100	1.6	-0.1	4.0	4.1	2.1	17	542
September	2011	56	33	9	3	100	1.3	0.0	3.9	3.9	2.1	15	528
October	2011	57	30	10	3	100	1.4	0.0	4.0	4.0	2.0	16	559
November	2011	58	28	12	1	100	1.6	0.0	4.0	4.1	1.9	21	567
December	2011	60	26	13	1	100	1.7	0.0	4.1	4.1	1.6	23	571
January	2012	61	28	11	0	100	1.8	0.0	4.1	4.1	1.6	23	556
February	2012	63	27	9	1	100	1.9	0.0	4.5	4.5	1.9	24	546
March	2012	64	25	10	1	100	2.2	0.1	4.8	4.7	2.2	28	554
April	2012	65	24	9	1	100	2.3	0.1	4.8	4.7	2.4	27	569
May	2012	65	24	9	1	100	2.4	0.1	4.8	4.6	2.5	25	578
June	2012	64	26	9	1	100	2.2	0.1	4.8	4.7	2.4	25	577
July	2012	63	27	9	2	100	2.0	0.1	4.4	4.3	2.4	24	561
August	2012	60	28	9	2	100	1.8	0.0	4.2	4.2	2.4	27	549
September	2012	64	25	8	3	100	2.1	0.1	4.3	4.1	2.6	19	558
October	2012	65	26	7	2	100	2.1	0.2	4.5	4.4	2.6	20	572
November	2012	69	24	6	2	100	2.5	0.3	4.8	4.5	2.7	16	565
December	2012	65	27	7	2	100	2.2	0.1	4.3	4.2	2.3	16	558
January	2013	65	25	7	2	100	2.2	0.2	4.1	4.0	2.3	15	560
February	2013	66	26	7	2	100	2.0	0.1	3.7	3.6	2.2	14	560
March	2013	68	24	6	2	100	2.3	0.3	4.3	4.0	2.8	21	567
April	2013	68	25	7	1	100	2.6	0.2	4.5	4.3	2.9	23	560
May	2013	67	24	7	1	100	2.7	0.2	5.0	4.8	3.2	29	550
June	2013	66	25	8	1	100	2.6	0.1	4.9	4.8	2.9	24	535
July	2013	68	23	8	1	100	2.5	0.2	4.8	4.6	2.8	22	551
August	2013	67	22	9	2	100	2.4	0.2	4.6	4.4	2.6	18	575
September	2013	67	21	10	2	100	2.4	0.2	4.6	4.4	2.6	17	588
October	2013	65	24	10	1	100	2.4	0.1	4.6	4.5	2.5	17	597
November	2013	65	24	11	1	100	2.3	0.1	4.5	4.5	2.3	19	592
December	2013	66	24	10	0	100	2.4	0.1	4.5	4.4	2.3	23	624
January	2014	65	24	9	1	100	2.2	0.1	4.5	4.4	2.3	23	625
February	2014	65	26	8	1	100	2.2	0.2	4.4	4.3	2.5	21	646
March	2014	64	27	8	1	100	2.0	0.1	4.3	4.3	2.1	22	626
April	2014	65	26	8	1	100	2.1	0.1	4.3	4.3	2.2	20	618
May	2014	66	25	7	1	100	2.3	0.1	4.6	4.5	2.4	19	590
June	2014	69	23	6	1	100	2.6	0.2	4.7	4.4	2.7	14	594
July	2014	69	23	8	1	100	2.7	0.2	4.7	4.5	2.7	21	598
August	2014	67	24	8	1	100	2.4	0.2	4.5	4.3	2.4	21	628
September	2014	67	22	10	1	100	2.2	0.2	4.5	4.4	2.4	19	640
October	2014	65	24	9	2	100	2.2	0.1	4.6	4.5	2.4	14	659
November	2014	67	22	9	1	100	2.5	0.2	4.8	4.6	2.7	17	657
December	2014	67	24	8	1	100	2.5	0.2	4.7	4.5	2.8	19	657
January	2015	71	21	7	0	100	2.6	0.3	4.6	4.2	2.8	24	662
February	2015	72	21	7	0	100	2.5	0.4	4.5	4.1	2.7	24	682

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								<u>25th</u>	<u>75th</u>	<u>Rng</u>			
March	2015	70	21	9	0	100	2.4	0.2	4.6	4.3	2.4	24	683
April	2015	68	23	8	0	100	2.4	0.2	4.7	4.5	2.6	21	687
May	2015	68	22	9	1	100	2.6	0.2	4.7	4.6	2.6	22	658
June	2015	72	20	7	1	100	2.9	0.4	4.8	4.3	3.0	22	643
July	2015	74	18	8	1	100	2.8	0.5	4.7	4.3	3.0	22	621
August	2015	73	19	7	1	100	2.7	0.4	4.8	4.3	3.1	19	663
September	2015	72	19	9	1	100	2.6	0.3	4.8	4.5	2.8	17	661
October	2015	71	20	9	1	100	2.5	0.3	4.6	4.3	2.6	15	685
November	2015	69	21	9	1	100	2.4	0.3	4.5	4.2	2.5	15	650
December	2015	70	22	7	1	100	2.4	0.3	4.5	4.2	2.4	16	665
January	2016	68	23	8	1	100	2.5	0.2	4.6	4.4	2.3	22	634
February	2016	69	21	9	1	100	2.5	0.3	4.6	4.4	2.4	24	664
March	2016	70	21	8	1	100	2.6	0.3	4.7	4.4	2.6	22	675
April	2016	71	21	7	1	100	2.5	0.3	4.5	4.2	2.7	16	701
May	2016	69	24	6	1	100	2.4	0.2	4.5	4.3	2.5	15	711
June	2016	67	24	8	1	100	2.3	0.2	4.5	4.3	2.5	19	711
July	2016	66	23	10	0	100	2.2	0.2	4.6	4.5	2.4	22	728
August	2016	68	21	10	1	100	2.2	0.2	4.6	4.4	2.5	21	731
September	2016	68	22	9	1	100	2.2	0.3	4.5	4.3	2.4	17	763
October	2016	68	23	7	2	100	2.4	0.3	4.5	4.3	2.4	15	782
November	2016	69	21	8	2	100	2.6	0.3	4.6	4.3	2.5	20	816
December	2016	68	22	9	2	100	2.7	0.2	4.6	4.4	2.4	21	818
January	2017	71	19	9	1	100	2.7	0.4	4.7	4.3	2.6	23	834
February	2017	71	19	9	1	100	2.6	0.4	4.6	4.3	2.5	18	807
March	2017	73	18	9	0	100	2.5	0.4	4.7	4.2	2.6	20	782
April	2017	72	19	8	1	100	2.5	0.4	4.6	4.2	2.6	17	765
May	2017	72	20	7	1	100	2.5	0.4	4.6	4.2	2.6	20	786
June	2017	73	19	8	1	100	2.5	0.4	4.6	4.1	2.5	19	819
July	2017	72	20	8	1	100	2.5	0.3	4.7	4.3	2.5	21	843
August	2017	71	18	9	1	100	2.5	0.3	4.7	4.3	2.7	20	843
September	2017	70	19	10	1	100	2.6	0.3	4.8	4.5	2.7	20	829
October	2017	71	19	9	1	100	2.5	0.3	4.8	4.5	2.7	20	800
November	2017	70	21	8	1	100	2.5	0.3	4.6	4.3	2.7	20	790
December	2017	71	20	8	1	100	2.6	0.3	4.6	4.3	2.7	21	808