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?"

								Percentiles					
Date of Survey		Increase	Same	Decrease	DK, NA	Total	Median	25th	75th	Rng	Mean	Variance	Cases
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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Date of Survey		Increase	Same	Decrease	DK, NA	Total	Median	Percentiles 25th	Percentiles 75th	Rng	Mean	Variance	Cases
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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Date of Survey		Increase	Same	Decrease	DK, NA	Total	Median	Percentiles 25th	Percentiles 75th	Rng	Mean	Variance	Cases
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
January	2018	68	23	9	1	100	2.4	0.2	4.5	4.3	2.6	21	820
February	2018	69	22	9	1	100	2.4	0.2	4.7	4.4	2.7	19	823
March	2018	68	22	9	1	100	2.4	0.2	4.6	4.4	2.8	18	813
April	2018	71	18	10	1	100	2.6	0.3	4.8	4.5	2.8	20	800
May	2018	69	19	11	1	100	2.5	0.2	4.8	4.5	2.6	19	781
June	2018	70	19	10	1	100	2.5	0.3	4.8	4.5	2.8	25	768
July	2018	69	21	9	1	100	2.6	0.3	4.8	4.6	3.0	27	765
August	2018	71	20	8	1	100	2.8	0.4	5.0	4.6	3.4	30	769
September	2018	69	20	9	1	100	2.7	0.2	4.9	4.7	3.1	25	794
October	2018	67	23	10	1	100	2.4	0.2	4.5	4.3	2.6	23	797
November	2018	66	23	10	1	100	2.2	0.1	4.4	4.2	2.4	21	821
December	2018	65	23	11	1	100	2.2	0.1	4.4	4.2	2.3	20	812
January	2019	69	20	9	2	100	2.6	0.2	4.8	4.5	2.6	21	816
February	2019	69	19	10	2	100	2.6	0.3	4.8	4.5	2.6	22	810
March	2019	70	19	10	1	100	2.6	0.3	4.7	4.5	2.6	23	826
April	2019	69	20	10	1	100	2.6	0.3	4.6	4.4	2.5	19	837

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May	2019	69	21	10	1	100	2.6	0.2	4.6	4.3	2.5	17	829
June	2019	69	20	10	1	100	2.5	0.2	4.5	4.3	2.4	15	851
July	2019	69	20	10	1	100	2.5	0.2	4.6	4.3	2.5	16	840
August	2019	70	20	10	1	100	2.5	0.2	4.7	4.4	2.6	16	845
September	2019	70	20	9	1	100	2.5	0.3	4.7	4.4	2.7	15	811
October	2019	69	20	10	2	100	2.5	0.3	4.7	4.5	2.6	16	854
November	2019	68	19	10	2	100	2.5	0.3	4.7	4.5	2.6	19	873
December	2019	69	19	9	3	100	2.6	0.3	4.7	4.5	2.6	24	898
January	2020	72	17	8	2	100	2.6	0.4	4.7	4.3	2.8	24	881
February	2020	73	17	8	2	100	2.7	0.5	4.7	4.2	2.9	21	896
March	2020	74	17	7	2	100	2.7	0.5	4.7	4.2	3.0	17	905
April	2020	72	20	7	1	100	2.6	0.4	4.7	4.3	3.1	19	888
May	2020	70	23	6	1	100	2.5	0.4	4.7	4.4	2.9	17	865
June	2020	69	24	6	1	100	2.5	0.3	4.7	4.5	2.8	18	831
July	2020	70	22	8	1	100	2.5	0.3	4.7	4.5	2.5	20	826
August	2020	73	18	8	0	100	2.7	0.5	4.8	4.3	2.7	21	843
September	2020	73	17	9	1	100	2.8	0.6	4.8	4.3	2.7	20	822
October	2020	75	16	7	1	100	2.9	0.7	4.9	4.2	3.0	17	826
November	2020	72	17	9	3	100	2.9	0.4	4.9	4.5	2.9	20	816
December	2020	71	18	10	2	100	2.7	0.3	4.9	4.6	2.6	23	827
January	2021	68	18	12	2	100	2.7	0.1	4.9	4.8	2.4	24	802
February	2021	67	20	12	1	100	2.6	0.1	4.9	4.8	2.3	28	784
March	2021	68	20	11	1	100	2.8	0.1	4.9	4.8	2.7	31	774
April	2021	69	19	12	1	100	2.8	0.2	5.0	4.8	2.8	33	784
May	2021	69	19	11	1	100	3.1	0.2	5.1	4.9	3.2	32	804
June	2021	68	17	13	2	100	3.1	0.2	5.1	5.0	2.9	36	832
July	2021	67	18	14	2	100	3.1	0.1	5.2	5.1	2.9	36	844
August	2021	65	18	15	1	100	2.9	0.0	5.1	5.1	2.5	37	836
September	2021	65	18	15	2	100	2.9	0.0	5.1	5.1	2.5	34	818
October	2021	64	19	16	1	100	2.8	-0.1	5.0	5.1	2.4	35	826
November	2021	63	19	17	1	100	2.7	-0.1	5.1	5.2	2.4	39	812
December	2021	63	20	17	0	100	2.7	-0.1	5.1	5.2	2.8	42	846
January	2022	64	20	15	1	100	2.9	0.0	5.2	5.2	3.0	43	854
February	2022	67	19	12	2	100	3.2	0.1	5.3	5.1	3.4	38	868
March	2022	65	21	12	2	100	3.1	0.1	5.3	5.2	3.3	35	836
April	2022	64	22	12	2	100	3.0	0.1	5.3	5.2	3.3	33	831
May	2022	62	22	14	2	100	2.8	-0.1	5.3	5.3	3.0	39	820
June	2022	61	21	16	2	100	2.7	-0.1	5.2	5.3	2.6	41	856
July	2022	59	21	18	2	100	2.4	-0.2	5.1	5.3	2.3	43	859
August	2022	59	23	16	2	100	2.4	-0.1	5.0	5.1	2.2	37	871
September	2022	56	25	16	2	100	2.0	-0.2	4.9	5.0	2.4	40	843
October	2022	57	26	15	3	100	2.3	-0.2	4.9	5.1	2.5	40	839
November	2022	55	27	15	3	100	2.2	-0.2	5.0	5.2	2.6	41	826
December	2022	58	25	15	3	100	2.5	-0.2	5.0	5.2	2.4	35	831
January	2023	61	23	14	2	100	2.5	0.0	5.0	5.1	2.6	33	815
February	2023	65	22	12	1	100	2.7	0.1	5.1	5.0	2.8	30	816
March	2023	67	20	11	1	100	2.8	0.2	5.0	4.9	2.9	28	799
April	2023	67	20	11	2	100	2.8	0.2	5.0	4.9	2.8	25	815
May	2023	66	19	12	3	100	2.8	0.1	5.0	4.9	2.6	25	799
June	2023	66	21	11	2	100	2.8	0.0	5.1	5.0	2.8	29	800

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Date of Survey		Increase	Same	Decrease	DK, NA	Total	Median	Percentiles 25th	Percentiles 75th	Rng	Mean	Variance	Cases
July	2023	67	20	11	2	100	3.1	0.0	5.2	5.1	3.2	30	796
August	2023	68	21	9	2	100	3.1	0.1	5.2	5.0	3.4	29	830
September	2023	69	20	9	2	100	3.1	0.2	5.2	5.0	3.4	28	851
October	2023	68	21	10	1	100	2.9	0.2	5.0	4.8	3.0	30	867
November	2023	67	20	12	2	100	2.9	0.1	5.0	4.8	2.9	32	848
December	2023	68	19	11	2	100	3.0	0.2	5.0	4.8	3.0	30	863
January	2024	70	17	11	2	100	3.1	0.3	5.1	4.8	3.3	30	867
February	2024	72	16	10	2	100	3.2	0.4	5.2	4.8	3.5	29	871
March	2024	73	16	9	1	100	3.2	0.4	5.2	4.7	3.5	29	856
April	2024	73	16	9	1	100	3.2	0.5	5.1	4.6	3.5	29	951
May	2024	73	17	9	1	100	3.2	0.4	5.3	4.8	3.6	36	1100
June	2024	72	16	11	1	100	3.2	0.4	5.9	5.5	3.7	59	1255
July	2024	68	20	11	1	100	3.1	0.2	6.7	6.5	4.1	77	1274
August	2024	67	21	11	1	100	3.3	0.0	7.2	7.2	4.4	87	1368
September	2024	68	24	8	1	100	3.6	0.0	8.2	8.2	5.1	83	1330
October	2024	70	21	8	1	100	3.8	0.0	8.8	8.8	5.1	85	1347
November	2024	72	19	8	1	100	3.8	0.2	9.6	9.4	5.4	84	1197
December	2024	70	19	9	1	100	3.5	0.2	9.3	9.1	4.9	86	1167
January	2025	70	20	9	1	100	3.5	0.2	8.3	8.1	4.9	86	1215
February	2025	68	21	10	1	100	3.4	0.0	7.2	7.2	4.5	89	1273
March	2025	69	20	11	1	100	3.6	0.0	7.2	7.2	4.7	92	1555
April	2025	67	22	11	0	100	3.5	0.0	7.6	7.6	4.6	93	1607
May	2025	66	23	11	1	100	3.3	0.0	8.7	8.7	4.5	100	1686
June	2025	66	24	10	1	100	3.4	-0.1	8.9	8.9	4.7	100	1500
July	2025	67	23	10	1	100	3.4	-0.1	8.9	9.0	4.6	95	1566
August	2025	67	22	11	0	100	3.3	-0.2	8.0	8.2	4.5	91	1529
September	2025	66	22	11	0	100	3.0	-0.2	6.9	7.0	4.1	87	1634
October	2025	66	22	12	0	100	3.0	-0.2	7.5	7.7	4.2	88	1568
November	2025	66	23	10	1	100	3.0	-0.2	7.3	7.4	4.4	79	1567
December	2025	66	22	11	1	100	3.0	-0.1	8.3	8.3	4.4	76	1499
January	2026	65	23	11	1	100	2.9	-0.1	6.8	6.8	4.1	75	1577
February	2026	65	22	12	1	100	2.9	0.0	6.4	6.4	3.7	76	1734
March	2026	65	23	12	1	100	2.9	0.0	5.4	5.4	3.6	76	1911
April	2026	65	24	10	1	100	3.0	0.0	5.7	5.7	3.7	68	1876
May	2026	65	24	10	1	100	3.0	0.0	6.0	6.0	3.7	68	1722
June	2026	65	24	9	1	100	3.0	-0.1	6.4	6.5	4.0	67	1630
July	2026	67	23	9	1	100	3.0	-0.1	7.0	7.1	4.2	71	1662