

INCOME BOTTOM THIRD

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	50	39	9	1	100	1.4	-0.1	5.7	5.8	3.4	57	250
June	2007	47	42	9	1	100	0.8	-0.2	5.6	5.8	3.3	59	241
July	2007	51	39	10	1	100	1.4	-0.1	5.7	5.8	3.8	75	250
August	2007	47	36	15	2	100	1.0	-0.4	4.7	5.2	2.3	72	244
September	2007	48	34	17	1	100	1.0	-0.5	4.6	5.2	2.3	80	253
October	2007	45	39	15	1	100	0.4	-0.7	4.6	5.3	2.2	84	245
November	2007	47	40	12	1	100	0.4	-0.5	5.1	5.6	2.9	87	255
December	2007	48	39	11	3	100	0.8	-0.4	5.2	5.6	2.8	67	253
January	2008	46	37	12	5	100	0.8	-0.3	4.7	5.0	2.4	52	255
February	2008	43	42	11	4	100	0.7	-0.4	4.5	5.0	2.4	59	242
March	2008	42	41	13	4	100	0.3	-0.5	4.7	5.2	2.7	85	234
April	2008	43	40	15	3	100	0.3	-0.5	5.2	5.7	2.9	76	239
May	2008	49	33	14	3	100	0.9	-0.3	5.5	5.7	2.9	64	250
June	2008	47	35	16	2	100	0.9	-0.5	5.4	5.8	2.4	51	265
July	2008	46	35	17	2	100	0.9	-0.6	5.3	5.9	2.5	67	262
August	2008	40	41	19	1	100	0.4	-0.7	4.5	5.2	1.8	69	254
September	2008	41	42	16	2	100	0.4	-0.5	5.2	5.6	2.2	76	231
October	2008	40	44	14	2	100	0.2	-0.6	4.5	5.1	1.4	60	234
November	2008	47	38	12	3	100	0.9	-0.6	5.6	6.2	2.4	50	250
December	2008	47	37	14	2	100	0.9	-0.8	4.7	5.5	1.6	41	272
January	2009	44	38	15	4	100	0.9	-0.7	4.7	5.5	1.6	43	270
February	2009	39	39	17	4	100	0.3	-0.7	3.7	4.4	1.0	58	263
March	2009	38	39	18	5	100	0.3	-0.6	3.9	4.5	1.0	55	258
April	2009	40	41	16	3	100	0.2	-0.4	3.7	4.2	1.3	65	256
May	2009	42	42	14	2	100	0.3	-0.4	4.1	4.5	1.4	49	272
June	2009	47	42	10	1	100	0.8	-0.2	4.1	4.3	1.9	43	279
July	2009	50	37	12	1	100	0.8	-0.2	4.8	5.0	2.3	61	285
August	2009	47	36	14	3	100	0.8	-0.4	5.0	5.3	2.3	66	281
September	2009	42	41	13	4	100	0.2	-0.7	4.6	5.3	2.2	67	291
October	2009	43	41	13	3	100	0.2	-0.7	4.7	5.4	2.3	49	297
November	2009	44	41	13	2	100	0.3	-0.7	4.7	5.4	2.0	53	283
December	2009	48	35	15	2	100	0.8	-0.5	5.2	5.7	2.0	58	277
January	2010	49	36	13	2	100	0.9	-0.5	5.0	5.5	1.8	55	276
February	2010	48	38	13	1	100	0.9	-0.4	4.7	5.2	2.1	57	284
March	2010	44	44	11	1	100	0.3	-0.7	4.4	5.2	2.0	50	273
April	2010	43	45	12	0	100	0.2	-0.7	4.3	5.0	1.7	42	262
May	2010	39	46	14	0	100	0.1	-0.7	3.6	4.3	1.1	40	252
June	2010	41	45	14	0	100	0.3	-0.3	3.4	3.6	0.9	39	265
July	2010	41	44	15	0	100	0.3	-0.3	3.1	3.4	1.1	49	265
August	2010	41	44	13	2	100	0.3	-0.2	3.1	3.4	1.3	39	273
September	2010	41	42	15	2	100	0.5	-0.2	3.7	4.0	1.6	42	268
October	2010	38	43	17	2	100	0.4	-0.4	3.4	3.8	1.2	30	270
November	2010	42	41	16	1	100	0.4	-0.4	4.2	4.6	1.8	52	282
December	2010	41	44	14	1	100	0.2	-0.6	4.0	4.6	1.6	60	274

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(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>			
January 2011	44	42	11	3	100	0.4	-0.4	4.9	5.3	2.4	64	278
February 2011	43	41	13	3	100	0.3	-0.6	4.9	5.5	1.6	58	270
March 2011	43	38	16	3	100	0.4	-0.4	4.9	5.3	1.6	48	275
April 2011	40	42	18	1	100	0.2	-0.5	3.9	4.3	1.3	46	272
May 2011	44	40	14	2	100	0.6	-0.4	4.1	4.6	2.2	32	268
June 2011	42	43	12	3	100	0.5	-0.7	3.7	4.4	1.8	38	262
July 2011	43	42	11	4	100	0.5	-0.7	4.7	5.5	2.3	53	261
August 2011	39	43	14	4	100	0.2	-0.6	4.1	4.8	1.7	69	278
September 2011	42	40	14	4	100	0.3	-0.5	4.3	4.8	2.1	65	271
October 2011	41	39	16	4	100	0.3	-0.4	3.6	4.0	1.5	62	279
November 2011	39	43	16	2	100	0.2	-0.7	3.2	3.8	1.1	55	269
December 2011	38	43	17	2	100	0.1	-0.7	3.1	3.8	0.7	49	283
January 2012	38	45	15	2	100	0.0	-1.2	3.3	4.5	0.5	37	286
February 2012	35	45	16	4	100	0.1	-0.9	3.1	4.1	0.4	40	286
March 2012	34	46	16	4	100	0.1	-0.8	3.2	4.0	0.7	39	282
April 2012	33	46	17	4	100	0.2	-0.3	3.1	3.4	0.6	54	270
May 2012	38	44	16	3	100	0.2	-0.6	4.2	4.8	1.6	51	264
June 2012	37	43	17	3	100	0.2	-0.6	4.4	5.0	1.5	66	277
July 2012	36	42	18	4	100	0.1	-0.8	3.8	4.6	1.4	55	267
August 2012	32	42	21	4	100	0.1	-1.0	3.5	4.5	0.3	60	260
September 2012	35	41	19	5	100	0.1	-1.0	3.8	4.9	0.7	52	253
October 2012	40	43	14	3	100	0.3	-1.0	4.2	5.2	1.6	62	271
November 2012	43	44	9	4	100	0.3	-0.5	4.0	4.5	2.4	50	285
December 2012	41	45	10	5	100	0.3	-0.4	3.4	3.8	2.2	48	297
January 2013	40	41	13	6	100	0.3	-0.4	3.3	3.7	1.2	34	277
February 2013	42	38	14	5	100	0.3	-0.4	3.3	3.7	1.4	48	252
March 2013	44	37	15	4	100	0.4	-0.4	4.0	4.4	1.3	74	227
April 2013	42	39	16	4	100	0.3	-0.3	4.3	4.6	1.9	73	235
May 2013	42	38	16	4	100	0.3	-0.4	4.7	5.1	1.8	71	250
June 2013	38	41	15	6	100	0.2	-0.6	3.9	4.5	1.7	46	268
July 2013	41	40	14	4	100	0.2	-0.8	3.5	4.3	1.2	47	266
August 2013	41	41	14	4	100	0.2	-0.9	3.5	4.5	1.1	38	262
September 2013	44	38	16	2	100	0.2	-0.9	4.0	5.0	1.1	39	240
October 2013	41	39	18	2	100	0.1	-1.1	4.2	5.2	1.1	38	238
November 2013	39	40	19	2	100	0.1	-0.8	3.8	4.6	0.7	53	237
December 2013	38	42	17	3	100	0.1	-0.7	3.7	4.4	0.7	48	253
January 2014	41	41	14	3	100	0.3	-0.3	4.2	4.5	1.0	59	259
February 2014	42	41	12	5	100	0.4	-0.2	4.1	4.3	1.2	44	260
March 2014	44	38	13	5	100	0.4	-0.6	4.3	4.9	1.0	61	238
April 2014	46	38	11	6	100	0.5	-0.8	4.4	5.2	1.7	56	238
May 2014	47	37	12	4	100	0.5	-0.8	5.0	5.8	2.2	53	230
June 2014	50	35	12	4	100	0.8	-0.5	5.1	5.5	2.5	49	250
July 2014	46	36	15	3	100	0.7	-0.3	4.3	4.6	1.8	49	232
August 2014	44	39	14	3	100	0.6	-0.3	4.1	4.4	1.4	48	229
September 2014	41	40	16	3	100	0.3	-0.3	3.9	4.2	1.1	42	219
October 2014	45	38	13	4	100	0.5	-0.2	4.7	4.9	1.5	34	224
November 2014	48	34	15	3	100	0.6	-0.2	4.8	5.0	1.6	38	211
December 2014	49	35	13	3	100	0.8	-0.3	4.7	4.9	2.3	40	187
January 2015	47	36	15	2	100	0.6	-0.3	4.2	4.5	1.9	50	177
February 2015	45	38	14	2	100	0.6	-0.3	3.9	4.2	1.3	64	181

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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>			
March 2015	44	34	19	3	100	0.5	-0.5	4.0	4.5	0.8	74	184
April 2015	44	36	17	2	100	0.5	-0.5	4.6	5.1	1.2	80	182
May 2015	42	37	17	3	100	0.4	-0.5	4.0	4.5	1.4	67	181
June 2015	42	41	13	4	100	0.5	-0.3	3.6	3.9	1.5	52	176
July 2015	47	38	12	3	100	0.7	-0.3	3.4	3.7	1.7	38	165
August 2015	53	31	13	3	100	1.2	-0.3	4.3	4.5	2.2	31	169
September 2015	53	33	13	1	100	1.0	-0.2	4.7	4.9	2.8	41	169
October 2015	53	30	15	2	100	1.1	-0.4	4.9	5.3	2.6	46	167
November 2015	52	34	12	2	100	0.9	-0.5	4.9	5.4	2.6	45	154
December 2015	51	35	13	2	100	0.8	-0.5	4.5	4.9	1.6	37	158
January 2016	46	39	13	1	100	0.6	-0.3	4.1	4.4	1.4	39	166
February 2016	44	40	14	1	100	0.4	-0.2	3.9	4.1	1.2	43	194
March 2016	46	40	13	2	100	0.5	-0.3	4.5	4.8	1.9	54	210
April 2016	50	34	15	2	100	0.7	-0.3	4.7	5.0	1.9	48	207
May 2016	49	33	17	2	100	0.6	-0.4	4.3	4.7	1.7	48	189
June 2016	51	30	18	1	100	1.0	-0.3	4.2	4.5	1.9	40	181
July 2016	51	34	15	0	100	1.0	-0.4	4.4	4.8	2.4	43	190
August 2016	53	35	11	2	100	1.2	-0.3	5.0	5.3	2.9	51	205
September 2016	53	33	12	2	100	1.2	-0.3	4.9	5.2	2.1	47	214
October 2016	49	37	11	3	100	1.0	-0.1	4.2	4.3	1.7	41	218
November 2016	49	35	14	3	100	0.9	-0.2	4.4	4.6	1.3	40	221
December 2016	46	39	12	3	100	0.5	-0.2	3.9	4.1	1.4	33	223
January 2017	54	31	11	4	100	1.2	-0.2	4.7	4.9	2.0	39	223
February 2017	56	33	8	3	100	1.4	-0.2	4.6	4.7	2.2	28	212
March 2017	56	31	11	2	100	1.4	-0.2	4.9	5.1	2.2	40	206
April 2017	55	32	13	0	100	1.1	-0.2	4.6	4.8	1.8	34	216
May 2017	54	30	14	1	100	1.1	-0.1	4.6	4.8	1.7	37	223
June 2017	60	26	11	2	100	1.8	0.1	4.9	4.9	2.5	35	224
July 2017	59	26	12	3	100	1.9	0.0	5.0	5.0	2.6	44	217
August 2017	60	23	14	3	100	2.2	0.0	4.9	4.9	2.9	47	222
September 2017	58	27	13	2	100	1.7	-0.1	4.7	4.8	2.4	39	233
October 2017	55	30	13	1	100	1.2	-0.2	4.7	4.9	2.2	32	225
November 2017	54	34	11	1	100	1.0	-0.3	5.0	5.3	2.3	34	225
December 2017	52	30	16	2	100	1.2	-0.3	5.0	5.2	2.0	40	221
January 2018	53	30	15	2	100	1.3	-0.3	4.5	4.8	2.2	42	238
February 2018	54	28	17	1	100	1.2	-0.2	4.5	4.7	1.9	37	240
March 2018	53	30	16	1	100	0.9	-0.4	4.4	4.9	1.9	40	245
April 2018	57	25	16	2	100	1.7	-0.4	5.0	5.4	2.3	51	227
May 2018	54	28	16	2	100	1.6	-0.4	4.5	4.9	2.0	53	215
June 2018	55	28	15	2	100	2.0	-0.1	4.8	4.9	2.7	49	200
July 2018	55	28	15	2	100	2.0	-0.1	4.7	4.9	3.1	58	214
August 2018	58	26	14	2	100	2.2	-0.1	5.1	5.2	3.5	53	205
September 2018	59	26	15	1	100	2.1	-0.2	5.0	5.2	3.4	57	206
October 2018	56	30	14	0	100	1.4	-0.2	4.6	4.8	2.4	44	188
November 2018	57	32	10	1	100	1.5	-0.4	4.3	4.6	2.2	45	203
December 2018	56	31	10	3	100	1.3	-0.3	4.3	4.6	2.4	47	201
January 2019	56	28	12	3	100	1.5	-0.5	4.5	5.0	2.8	50	211
February 2019	58	24	14	3	100	1.9	-0.2	5.0	5.2	3.2	58	218
March 2019	55	27	17	1	100	1.5	-0.3	4.7	5.0	2.1	56	221
April 2019	53	28	16	2	100	1.3	-0.2	4.1	4.3	1.8	46	222

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(Three Month Moving Averages)**

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							<u>25th</u>	<u>75th</u>	<u>Rng</u>			
May 2019	48	32	17	3	100	0.5	-0.3	3.5	3.8	1.0	38	212
June 2019	54	28	15	3	100	1.0	-0.1	3.8	3.9	1.3	35	237
July 2019	57	28	13	2	100	1.5	-0.1	4.3	4.4	1.9	36	235
August 2019	61	27	11	2	100	1.9	0.0	5.2	5.1	2.6	36	235
September 2019	58	27	13	2	100	1.8	-0.1	5.3	5.3	2.9	32	223
October 2019	57	27	14	3	100	1.7	-0.3	5.1	5.4	2.4	32	238
November 2019	55	27	16	3	100	1.6	-0.5	4.4	4.8	2.2	31	240
December 2019	55	30	12	3	100	1.7	-0.4	4.2	4.7	1.9	29	234
January 2020	57	29	11	3	100	1.7	-0.4	4.3	4.7	2.0	26	241
February 2020	57	31	10	2	100	1.6	-0.3	4.3	4.5	2.0	31	269
March 2020	57	32	8	3	100	1.7	-0.3	4.4	4.6	2.7	35	281
April 2020	54	36	7	3	100	1.4	-0.1	4.5	4.6	3.0	35	265
May 2020	55	36	6	3	100	1.5	-0.2	4.9	5.2	3.2	33	233
June 2020	53	36	7	4	100	1.4	-0.5	5.1	5.5	3.0	31	222
July 2020	56	33	8	4	100	1.8	-0.5	5.2	5.6	2.8	33	227
August 2020	61	27	9	3	100	2.1	-0.3	5.3	5.5	2.7	39	233
September 2020	64	24	10	3	100	2.5	0.1	5.3	5.2	2.8	36	225
October 2020	66	22	10	2	100	2.6	-0.1	5.4	5.5	3.1	40	217
November 2020	61	24	10	5	100	2.5	-0.2	5.5	5.6	3.1	35	217
December 2020	59	27	10	3	100	1.9	-0.3	5.2	5.5	2.7	44	217
January 2021	58	29	10	3	100	2.2	-0.1	5.2	5.3	2.6	36	216
February 2021	60	30	10	0	100	2.2	-0.2	5.2	5.5	2.8	47	222
March 2021	63	25	10	2	100	2.8	-0.1	6.1	6.2	3.6	43	223
April 2021	61	24	13	2	100	2.5	-0.3	6.1	6.4	3.2	49	228
May 2021	59	26	12	3	100	2.6	-0.2	6.0	6.1	3.8	46	221
June 2021	57	27	14	2	100	2.5	-0.3	5.1	5.4	3.1	52	229
July 2021	60	25	12	3	100	2.9	0.0	5.9	5.9	3.4	61	224
August 2021	60	22	15	3	100	2.8	-0.1	5.9	6.0	2.8	64	223
September 2021	57	24	14	4	100	2.6	-0.2	5.9	6.1	2.6	73	214
October 2021	54	28	15	3	100	1.9	-0.4	5.8	6.2	3.1	78	212
November 2021	53	29	15	3	100	2.0	-0.4	6.1	6.5	3.3	75	211
December 2021	54	28	18	1	100	1.7	-0.4	6.2	6.6	3.5	71	212
January 2022	57	22	18	3	100	2.3	-0.2	5.6	5.8	2.8	69	203
February 2022	58	22	17	3	100	2.4	-0.2	5.4	5.5	2.7	66	210
March 2022	59	23	14	4	100	2.9	-0.1	5.7	5.7	3.2	61	206
April 2022	57	29	12	3	100	2.6	-0.1	7.1	7.2	3.9	66	218
May 2022	57	28	12	3	100	2.4	-0.3	7.5	7.8	4.2	78	204
June 2022	52	29	14	4	100	1.7	-0.4	7.2	7.5	3.8	80	214
July 2022	52	27	16	5	100	1.8	-0.5	6.3	6.8	3.5	87	215
August 2022	51	30	14	6	100	1.7	-0.4	6.0	6.4	3.3	78	216
September 2022	53	32	10	5	100	2.0	-0.6	5.9	6.6	3.4	73	201
October 2022	52	34	9	5	100	1.7	-0.4	5.2	5.7	3.1	54	210
November 2022	54	31	9	6	100	1.8	-0.6	5.9	6.4	3.3	59	210
December 2022	54	27	15	4	100	1.4	-0.3	5.7	6.0	2.4	70	227
January 2023	54	29	14	3	100	1.2	-0.4	6.1	6.5	2.5	68	214
February 2023	51	34	14	2	100	0.8	-0.2	5.1	5.2	2.1	51	217
March 2023	53	32	12	3	100	1.1	-0.3	5.3	5.5	2.7	33	200
April 2023	54	28	14	4	100	1.6	-0.3	5.0	5.3	2.7	39	215
May 2023	54	24	17	5	100	1.8	-0.7	5.4	6.2	2.5	44	214
June 2023	50	29	15	6	100	1.5	-0.6	5.4	6.0	2.9	54	234

INCOME BOTTOM THIRD
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	50	30	15	5	100	1.7	-0.7	5.7	6.5	3.2	61	223
August	2023	57	29	10	4	100	2.3	0.0	5.6	5.6	3.7	53	242
September	2023	63	23	9	4	100	3.1	0.0	5.7	5.7	3.9	59	232
October	2023	66	24	7	3	100	3.1	0.2	5.7	5.5	3.8	49	230
November	2023	60	26	12	3	100	2.7	-0.3	5.8	6.0	3.4	58	227
December	2023	58	26	13	3	100	2.6	-0.4	6.0	6.4	3.2	47	240
January	2024	60	22	15	3	100	2.8	-0.4	6.2	6.5	3.7	57	242
February	2024	63	21	14	2	100	3.0	-0.2	6.4	6.7	4.0	71	237
March	2024	68	16	13	2	100	3.4	0.2	6.3	6.1	4.5	78	231
April	2024	65	22	10	3	100	3.1	0.2	6.4	6.2	4.6	72	266
May	2024	63	23	9	4	100	2.9	0.2	6.5	6.2	4.5	73	323
June	2024	61	26	9	4	100	3.0	0.0	7.6	7.6	4.2	85	418
July	2024	59	26	10	4	100	2.5	-0.1	8.7	8.7	4.3	119	458
August	2024	59	27	11	4	100	2.7	-0.2	9.6	9.8	4.6	119	540
September	2024	56	32	9	3	100	2.1	-0.3	11.2	11.4	5.4	122	551
October	2024	58	30	9	3	100	2.5	-0.4	10.8	11.1	5.4	108	561
November	2024	58	30	8	3	100	2.7	-0.4	11.1	11.4	5.3	118	477
December	2024	56	29	11	4	100	2.1	-0.6	9.1	9.6	4.0	128	447
January	2025	56	29	12	3	100	2.1	-0.4	9.4	9.8	4.1	141	500
February	2025	52	31	14	3	100	0.9	-0.3	8.1	8.4	3.8	148	561
March	2025	53	31	13	4	100	1.7	-0.1	8.7	8.8	4.5	141	651
April	2025	52	30	14	4	100	1.9	-0.3	8.5	8.8	3.9	151	640
May	2025	55	28	12	5	100	2.9	-0.4	9.6	10.0	4.6	145	647
June	2025	53	30	12	5	100	2.4	-0.7	9.6	10.3	4.5	149	595
July	2025	55	29	11	5	100	2.4	-0.6	9.8	10.3	5.0	139	623
August	2025	53	30	13	4	100	1.7	-0.5	8.3	8.8	4.3	128	617
September	2025	55	27	15	3	100	1.8	-0.5	8.7	9.1	4.4	135	648
October	2025	54	28	14	3	100	1.9	-0.3	8.6	9.0	4.6	121	624
November	2025	57	29	12	3	100	2.6	-0.5	9.5	9.9	4.8	112	620
December	2025	58	29	9	3	100	3.0	-0.3	9.1	9.4	4.8	84	599
January	2026	57	30	9	3	100	2.6	-0.3	8.8	9.1	4.4	86	615
February	2026	59	27	12	2	100	2.6	-0.1	9.6	9.6	4.5	111	649