# 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?"

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

# INCOME BOTTOM THIRD
# TABLE 47
# 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 | Percentiles Rng | Mean | Variance | Cases |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 |

# INCOME BOTTOM THIRD
# TABLE 47
# 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 |

# INCOME BOTTOM THIRD
# TABLE 47
# 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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)

| Date of Survey | | Increase | Same | Decrease | DK, NA | Total | Median | Percentiles 25th | Percentiles 75th | Percentiles Rng | Mean | Variance | Cases |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 |
| March | 2026 | 57 | 28 | 13 | 2 | 100 | 2.2 | -0.1 | 8.9 | 9.0 | 4.3 | 129 | 693 |
| April | 2026 | 57 | 29 | 12 | 2 | 100 | 2.3 | -0.2 | 9.2 | 9.4 | 4.5 | 126 | 694 |
| May | 2026 | 56 | 31 | 9 | 4 | 100 | 2.3 | -0.6 | 9.0 | 9.6 | 4.6 | 124 | 656 |
| June | 2026 | 57 | 31 | 8 | 4 | 100 | 2.6 | -0.6 | 9.7 | 10.3 | 4.8 | 129 | 659 |
| July | 2026 | 60 | 29 | 7 | 4 | 100 | 3.0 | -0.4 | 9.7 | 10.1 | 5.3 | 118 | 662 |