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
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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	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
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(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

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(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
August	2026	58	31	8	3	100	3.0	-0.2	9.9	10.1	5.5	115	651