

INCOME MIDDLE THIRD

1

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	71	21	7	1	100	3.6	0.4	5.8	5.4	4.6	43	389
June	2007	67	25	7	1	100	3.6	0.2	5.7	5.4	4.3	42	390
July	2007	66	26	7	1	100	3.1	0.2	5.5	5.3	4.2	47	405
August	2007	67	26	7	1	100	3.2	0.2	5.4	5.2	4.0	46	403
September	2007	70	24	6	1	100	3.3	0.3	5.6	5.3	4.3	49	406
October	2007	69	24	6	1	100	3.4	0.3	5.6	5.4	4.3	46	391
November	2007	68	23	7	1	100	3.1	0.2	5.6	5.4	4.0	46	397
December	2007	64	25	9	1	100	2.7	0.1	5.2	5.1	3.3	38	404
January	2008	62	27	10	1	100	2.3	0.1	5.0	5.0	3.0	40	398
February	2008	61	29	9	1	100	2.5	0.1	5.1	5.0	3.4	40	388
March	2008	63	30	7	1	100	2.3	0.0	5.0	5.0	3.4	34	395
April	2008	63	31	6	1	100	2.5	0.0	5.0	5.0	3.5	33	415
May	2008	61	32	6	1	100	2.1	-0.1	4.8	5.0	3.0	25	426
June	2008	56	33	10	1	100	1.6	-0.2	4.9	5.2	2.8	29	408
July	2008	57	31	12	0	100	1.6	-0.3	4.9	5.2	2.6	30	416
August	2008	62	28	10	0	100	2.1	-0.1	5.2	5.3	3.2	32	431
September	2008	67	24	8	1	100	2.7	0.1	5.1	5.0	3.4	29	454
October	2008	64	29	6	1	100	2.4	0.2	5.1	4.9	3.3	25	439
November	2008	61	29	8	1	100	2.3	0.0	4.9	4.9	2.7	29	422
December	2008	61	30	8	1	100	2.3	-0.1	4.9	4.9	2.6	29	414
January	2009	60	30	9	1	100	2.1	-0.1	4.8	4.9	2.3	36	405
February	2009	57	33	9	2	100	1.7	-0.1	4.8	4.8	2.1	38	388
March	2009	56	33	10	1	100	1.6	0.0	4.8	4.9	2.0	40	378
April	2009	59	30	9	2	100	1.9	0.0	5.0	5.1	2.4	33	390
May	2009	61	31	6	1	100	2.2	0.0	4.9	5.0	2.7	26	398
June	2009	62	30	6	2	100	2.3	0.0	5.0	5.0	2.9	27	408
July	2009	61	29	9	1	100	2.1	-0.3	4.9	5.2	2.4	36	401
August	2009	61	26	12	1	100	2.2	-0.2	4.9	5.2	2.2	35	421
September	2009	60	26	13	1	100	1.9	-0.3	4.5	4.7	2.0	33	418
October	2009	64	25	10	1	100	2.4	-0.1	4.7	4.7	2.7	29	434
November	2009	63	26	9	2	100	2.3	-0.1	4.6	4.6	2.8	26	429
December	2009	64	27	8	2	100	2.4	-0.1	5.0	5.1	3.0	28	441
January	2010	60	30	7	2	100	2.1	0.0	5.1	5.1	2.8	22	439
February	2010	60	31	8	1	100	2.0	0.0	5.0	5.1	2.8	27	441
March	2010	59	32	8	2	100	1.9	0.1	4.8	4.8	2.7	25	439
April	2010	61	29	9	1	100	2.0	0.0	4.7	4.6	2.7	27	441
May	2010	60	31	8	1	100	2.0	0.0	4.6	4.6	2.6	22	423
June	2010	60	31	8	0	100	2.2	-0.1	4.7	4.7	2.6	31	416
July	2010	58	33	9	0	100	1.8	-0.2	4.7	4.9	2.5	35	402
August	2010	60	31	9	0	100	1.8	-0.1	4.7	4.8	2.4	37	422
September	2010	57	30	12	1	100	1.6	-0.1	4.6	4.8	2.2	27	422
October	2010	56	32	11	1	100	1.4	-0.1	4.5	4.6	1.9	22	461
November	2010	52	36	11	1	100	1.0	-0.1	4.6	4.7	1.8	19	443
December	2010	52	37	10	1	100	0.9	-0.1	4.6	4.7	1.8	23	440
January	2011	53	36	9	1	100	1.1	-0.2	4.7	4.8	2.1	24	403
February	2011	56	34	8	2	100	1.6	-0.1	4.8	4.8	2.4	26	427
March	2011	55	36	8	1	100	1.5	-0.1	4.7	4.8	2.3	23	429

INCOME MIDDLE THIRD

2

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>			
April	2011	53	35	11	1	100	1.1	-0.1	4.2	4.3	1.9	21	433
May	2011	53	35	11	1	100	1.3	-0.1	4.3	4.4	2.1	23	416
June	2011	54	34	11	1	100	1.5	-0.2	4.3	4.5	2.4	31	427
July	2011	54	37	9	0	100	1.5	-0.2	4.3	4.6	2.5	27	429
August	2011	52	37	9	1	100	1.1	-0.3	3.7	4.0	1.9	23	426
September	2011	48	41	9	2	100	0.6	-0.2	3.3	3.6	1.6	21	416
October	2011	50	39	10	2	100	0.7	-0.1	3.7	3.8	1.7	25	429
November	2011	49	37	13	1	100	0.6	-0.2	4.0	4.2	1.8	26	441
December	2011	49	34	16	1	100	0.6	-0.2	3.9	4.2	1.4	24	426
January	2012	50	36	13	1	100	0.7	-0.3	3.5	3.8	1.4	23	405
February	2012	53	35	11	1	100	1.1	-0.2	3.8	4.0	1.8	27	404
March	2012	56	33	9	2	100	1.4	-0.1	4.5	4.6	2.5	26	410
April	2012	58	30	11	1	100	1.6	0.0	5.0	5.0	2.3	30	423
May	2012	58	30	11	1	100	1.5	0.0	4.8	4.8	2.0	27	405
June	2012	59	29	11	1	100	1.5	0.0	4.5	4.5	1.6	29	402
July	2012	60	29	11	1	100	1.5	0.0	4.6	4.7	1.9	26	398
August	2012	61	28	11	1	100	2.0	0.0	4.9	5.0	2.4	30	411
September	2012	62	27	10	1	100	2.3	0.0	5.0	5.0	2.7	30	417
October	2012	59	31	8	2	100	2.1	-0.1	4.4	4.6	2.7	26	429
November	2012	60	30	8	2	100	1.9	-0.1	4.4	4.5	2.2	26	409
December	2012	61	30	8	2	100	1.8	-0.2	4.2	4.3	2.1	22	411
January	2013	65	25	9	1	100	2.2	0.0	4.7	4.7	2.5	28	392
February	2013	65	27	8	1	100	2.2	0.0	4.7	4.6	2.8	27	398
March	2013	65	28	7	0	100	2.4	0.1	5.0	4.8	2.9	31	388
April	2013	61	31	8	0	100	2.1	0.0	4.8	4.7	2.8	30	385
May	2013	62	30	8	0	100	2.3	0.0	5.0	5.0	2.8	29	381
June	2013	60	31	9	1	100	2.0	-0.1	4.9	4.9	2.8	27	381
July	2013	60	29	10	1	100	2.0	-0.2	4.6	4.8	2.6	23	382
August	2013	58	30	11	1	100	1.6	-0.2	3.9	4.1	2.2	20	379
September	2013	59	28	12	2	100	1.7	-0.2	4.4	4.5	2.5	22	358
October	2013	60	28	10	2	100	1.9	0.0	4.8	4.7	2.7	23	369
November	2013	63	25	11	1	100	2.1	0.0	5.2	5.1	2.8	23	376
December	2013	65	24	10	0	100	2.3	0.1	4.8	4.7	2.7	24	394
January	2014	65	23	11	1	100	2.1	0.1	4.8	4.7	2.5	23	372
February	2014	63	26	10	1	100	1.8	0.1	4.4	4.3	2.4	23	378
March	2014	61	27	12	0	100	1.5	0.0	4.3	4.3	2.0	22	388
April	2014	61	27	12	0	100	1.6	-0.1	4.3	4.4	2.0	26	393
May	2014	62	27	11	0	100	1.9	0.0	4.7	4.8	2.2	26	382
June	2014	62	27	10	1	100	2.1	0.0	4.8	4.8	2.3	24	369
July	2014	63	28	9	0	100	2.4	-0.1	5.1	5.1	2.7	27	377
August	2014	61	29	9	0	100	2.0	-0.1	4.6	4.7	2.4	23	380
September	2014	62	28	10	1	100	1.9	-0.1	4.5	4.6	2.5	20	375
October	2014	61	27	11	1	100	1.8	0.0	4.3	4.3	2.2	13	360
November	2014	65	23	10	1	100	2.3	0.1	4.8	4.7	2.6	16	364
December	2014	65	25	9	1	100	2.2	0.1	4.7	4.6	2.6	16	373
January	2015	67	24	8	1	100	2.3	0.2	4.4	4.3	2.5	23	385
February	2015	64	26	9	0	100	2.1	0.1	4.5	4.4	2.6	25	379
March	2015	62	29	9	0	100	1.9	0.0	4.6	4.6	2.5	25	364
April	2015	60	29	10	0	100	1.8	-0.1	4.9	5.0	2.7	24	358
May	2015	62	27	10	1	100	2.1	0.0	5.0	5.0	2.7	21	344
June	2015	67	23	9	1	100	2.7	0.2	5.2	5.0	3.2	30	335
July	2015	69	20	9	1	100	2.7	0.3	5.2	5.0	3.1	29	337
August	2015	68	22	9	1	100	2.4	0.2	5.0	4.8	3.0	28	349

INCOME MIDDLE THIRD

3

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>			
September 2015	67	23	9	1	100	2.1	0.2	4.8	4.6	2.5	19	356
October 2015	65	27	7	1	100	2.2	0.2	4.7	4.5	2.6	20	355
November 2015	65	26	7	2	100	2.3	0.1	4.7	4.6	2.8	20	338
December 2015	65	25	8	2	100	2.3	0.0	4.7	4.7	2.6	23	345
January 2016	64	25	9	2	100	2.4	-0.1	4.8	4.9	2.6	23	329
February 2016	65	24	10	1	100	2.3	0.0	4.8	4.8	2.5	24	335
March 2016	68	23	9	1	100	2.5	0.1	4.9	4.7	2.9	21	345
April 2016	68	23	9	0	100	2.3	0.1	4.5	4.4	2.6	20	362
May 2016	65	26	9	0	100	2.1	0.0	4.6	4.6	2.4	20	375
June 2016	63	27	10	0	100	2.0	-0.2	4.6	4.8	2.4	24	369
July 2016	65	25	9	1	100	2.1	-0.1	4.9	4.9	2.4	23	360
August 2016	66	23	10	2	100	2.1	0.0	4.8	4.7	2.2	23	372
September 2016	64	24	11	2	100	1.8	0.1	4.3	4.2	1.9	19	397
October 2016	62	26	11	1	100	1.7	0.1	4.2	4.2	2.0	20	416
November 2016	63	25	11	1	100	1.8	0.1	4.2	4.1	2.1	21	418
December 2016	65	25	8	1	100	2.1	0.2	4.7	4.5	2.5	23	403
January 2017	67	23	9	2	100	2.3	0.2	4.8	4.5	2.7	22	397
February 2017	67	23	8	1	100	2.1	0.2	4.8	4.6	2.7	19	388
March 2017	67	22	10	1	100	2.2	0.2	4.8	4.6	2.8	23	411
April 2017	67	23	9	1	100	2.3	0.2	4.7	4.5	2.6	21	430
May 2017	66	24	8	1	100	2.3	0.1	4.7	4.6	2.6	20	445
June 2017	67	24	8	1	100	2.3	0.2	4.7	4.6	2.5	18	409
July 2017	67	24	8	1	100	2.2	0.1	4.7	4.6	2.6	16	402
August 2017	69	22	8	1	100	2.6	0.2	4.9	4.6	3.0	19	379
September 2017	67	23	9	1	100	2.4	0.2	4.9	4.7	2.8	16	396
October 2017	67	24	9	1	100	2.5	0.2	5.0	4.8	3.0	19	419
November 2017	63	26	10	1	100	2.0	0.1	4.7	4.6	2.6	20	439
December 2017	65	23	10	1	100	2.4	0.2	4.7	4.5	2.7	20	462
January 2018	65	23	11	1	100	2.2	0.1	4.7	4.6	2.6	19	432
February 2018	69	20	9	2	100	2.5	0.2	4.9	4.7	2.9	18	418
March 2018	69	20	9	2	100	2.4	0.2	4.9	4.7	2.9	18	403
April 2018	70	20	9	1	100	2.4	0.3	4.9	4.6	2.9	20	394
May 2018	70	19	10	1	100	2.3	0.3	5.0	4.6	2.7	20	412
June 2018	70	20	9	1	100	2.4	0.3	5.1	4.8	3.0	32	413
July 2018	68	21	10	1	100	2.5	0.2	5.1	4.9	3.0	32	430
August 2018	70	21	9	1	100	2.9	0.3	5.2	4.9	3.2	31	411
September 2018	67	23	9	1	100	2.7	0.2	5.0	4.9	2.7	17	406
October 2018	67	23	9	1	100	2.5	0.1	4.6	4.5	2.4	19	420
November 2018	65	24	10	1	100	2.1	0.0	4.5	4.5	2.2	25	446
December 2018	64	25	11	0	100	1.9	0.1	4.4	4.4	2.3	30	453
January 2019	64	24	10	2	100	2.1	0.1	4.8	4.7	2.6	32	459
February 2019	66	24	8	2	100	2.4	0.2	4.7	4.6	2.7	31	455
March 2019	69	22	7	2	100	2.7	0.3	4.8	4.5	2.9	30	446
April 2019	71	23	6	0	100	2.6	0.3	4.8	4.4	2.8	24	428
May 2019	70	23	7	1	100	2.6	0.3	4.8	4.5	2.8	19	444
June 2019	68	21	10	1	100	2.5	0.2	4.8	4.6	2.4	28	471
July 2019	68	19	11	2	100	2.6	0.2	4.8	4.7	2.4	32	474
August 2019	71	16	12	1	100	2.6	0.2	4.9	4.7	2.4	31	467
September 2019	72	19	9	0	100	2.5	0.3	4.8	4.5	2.8	21	438
October 2019	69	20	11	0	100	2.3	0.1	4.8	4.7	2.5	19	444
November 2019	65	22	11	1	100	2.1	0.0	4.7	4.7	2.5	28	438
December 2019	65	21	12	2	100	2.2	0.0	4.8	4.8	2.4	30	460

INCOME MIDDLE THIRD

4

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>			
January	2020	69	21	8	2	100	2.5	0.3	5.0	4.7	3.1	30	456
February	2020	73	18	7	1	100	2.7	0.5	4.9	4.5	3.1	20	438
March	2020	75	18	6	1	100	2.6	0.5	4.9	4.4	3.1	17	440
April	2020	73	20	6	1	100	2.6	0.4	4.8	4.4	3.0	21	421
May	2020	69	23	6	1	100	2.5	0.2	4.9	4.6	3.0	23	415
June	2020	69	23	6	1	100	2.7	0.3	5.0	4.7	3.2	24	408
July	2020	69	23	8	0	100	2.6	0.3	5.0	4.7	2.7	23	412
August	2020	72	19	9	0	100	2.6	0.4	5.0	4.6	2.8	24	446
September	2020	69	20	11	0	100	2.6	0.2	4.9	4.7	2.6	26	440
October	2020	69	21	10	0	100	2.5	0.2	4.8	4.7	2.7	22	430
November	2020	68	21	10	1	100	2.4	0.2	4.8	4.6	2.6	22	398
December	2020	68	20	10	2	100	2.3	0.1	4.8	4.7	2.5	24	399
January	2021	70	16	12	2	100	2.5	0.2	5.1	4.9	2.7	31	413
February	2021	67	19	13	1	100	2.5	0.0	5.0	5.0	2.6	33	428
March	2021	66	21	12	1	100	2.4	0.0	5.0	5.0	2.8	32	418
April	2021	63	24	13	1	100	2.3	-0.1	4.9	5.0	2.4	26	408
May	2021	63	24	12	2	100	2.7	-0.1	5.2	5.2	3.1	30	412
June	2021	65	21	12	1	100	3.0	0.1	5.3	5.2	3.1	32	405
July	2021	66	22	10	1	100	3.1	0.1	5.4	5.3	3.7	38	423
August	2021	65	22	12	1	100	2.8	0.0	5.3	5.2	3.2	45	435
September	2021	65	22	12	1	100	2.9	0.0	5.3	5.3	3.2	41	486
October	2021	63	21	15	1	100	2.7	-0.1	5.2	5.2	2.6	39	489
November	2021	63	20	16	1	100	2.8	-0.1	5.2	5.3	2.6	40	475
December	2021	62	21	16	1	100	2.7	-0.1	5.2	5.4	2.9	49	430
January	2022	63	21	15	2	100	2.8	0.0	5.3	5.4	3.4	51	451
February	2022	60	25	13	2	100	2.6	0.0	5.3	5.3	3.2	43	448
March	2022	58	26	14	3	100	2.5	-0.1	5.7	5.8	3.0	42	472