INCOME MIDDLE 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	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

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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
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
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

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

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Date of Survey		Increase	Same	Decrease	DK, NA	Total	Median	Percentiles 25th	Percentiles 75th	Percentiles Rng	Mean	Variance	Cases
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
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
April	2022	57	26	14	3	100	2.5	-0.1	5.7	5.8	2.9	41	441
May	2022	59	22	16	3	100	2.6	-0.1	5.6	5.8	3.0	52	440
June	2022	59	20	18	3	100	2.5	-0.2	5.2	5.3	2.5	57	414
July	2022	56	22	19	3	100	2.2	-0.3	5.1	5.3	2.2	58	425
August	2022	55	25	17	2	100	2.0	-0.3	5.1	5.3	1.9	48	435
September	2022	53	27	18	2	100	1.5	-0.3	4.9	5.2	2.2	47	448
October	2022	55	26	17	2	100	1.7	-0.3	4.9	5.2	2.5	45	435
November	2022	53	28	17	2	100	1.3	-0.4	5.0	5.4	2.8	51	423
December	2022	56	28	14	3	100	1.9	-0.4	5.1	5.5	2.8	38	422
January	2023	55	27	15	3	100	1.8	-0.3	5.0	5.4	2.3	37	435
February	2023	59	25	13	3	100	2.2	-0.1	5.0	5.1	2.4	30	442
March	2023	61	24	13	2	100	2.2	-0.1	5.0	5.1	2.4	40	436
April	2023	62	25	11	2	100	2.1	-0.1	5.0	5.1	2.8	38	433
May	2023	63	24	11	2	100	2.3	-0.2	5.1	5.2	2.8	36	422
June	2023	63	24	11	2	100	2.4	-0.1	5.1	5.1	2.9	34	424

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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	64	21	13	2	100	2.8	-0.1	5.2	5.3	2.9	39	417
August	2023	63	23	12	2	100	2.7	0.0	5.2	5.2	3.1	48	450
September	2023	62	24	12	2	100	2.6	-0.1	5.1	5.2	2.9	45	454
October	2023	62	26	10	1	100	2.5	0.1	4.9	4.9	3.0	44	466
November	2023	65	23	11	1	100	2.7	0.1	5.0	5.0	3.1	37	439
December	2023	67	21	10	1	100	3.0	0.2	5.2	5.0	3.2	38	439
January	2024	68	19	12	1	100	3.0	0.1	5.2	5.1	3.1	34	437
February	2024	69	19	12	1	100	2.9	0.1	5.4	5.2	3.1	35	436
March	2024	70	19	11	0	100	3.0	0.2	5.4	5.1	3.3	35	419
April	2024	71	18	10	1	100	3.1	0.3	5.4	5.1	3.5	40	492
May	2024	69	19	10	2	100	3.2	0.2	5.5	5.2	3.6	42	598
June	2024	65	22	11	2	100	3.0	0.1	6.8	6.7	3.6	65	712
July	2024	60	26	12	2	100	2.5	0.0	7.1	7.1	3.6	71	730
August	2024	60	27	12	1	100	2.5	-0.3	8.2	8.5	3.9	96	794
September	2024	62	26	10	2	100	2.6	-0.2	7.7	7.9	4.2	84	800
October	2024	63	25	9	3	100	3.1	-0.3	8.3	8.5	4.5	90	848
November	2024	64	24	9	3	100	3.1	-0.1	8.4	8.5	4.9	82	782
December	2024	61	26	10	3	100	3.1	-0.1	8.4	8.5	4.5	80	778
January	2025	62	26	10	2	100	3.0	-0.1	8.0	8.2	4.5	76	777
February	2025	62	26	10	2	100	3.3	-0.1	8.0	8.1	4.1	75	818
March	2025	64	25	10	2	100	3.7	-0.1	8.8	8.9	4.8	90	982
April	2025	62	25	11	2	100	3.4	-0.1	9.2	9.4	4.5	99	1007
May	2025	61	25	12	2	100	3.0	-0.1	9.4	9.5	4.5	119	1063
June	2025	62	25	11	2	100	2.7	-0.2	9.3	9.4	4.6	116	955
July	2025	62	25	11	2	100	3.0	-0.3	9.7	9.9	5.0	113	1009
August	2025	62	25	10	2	100	2.8	-0.3	8.4	8.6	4.7	99	968
September	2025	62	25	10	3	100	2.7	-0.1	7.2	7.3	4.2	93	1031
October	2025	63	24	11	2	100	2.7	-0.1	7.2	7.4	4.2	94	1033
November	2025	64	25	10	2	100	3.0	0.0	8.1	8.1	4.6	89	1051
December	2025	63	24	12	1	100	2.7	-0.1	9.1	9.2	4.3	96	1027
January	2026	59	26	14	2	100	2.3	0.0	7.6	7.6	3.5	85	1039
February	2026	58	26	14	2	100	2.2	-0.1	6.5	6.7	3.3	79	1077
March	2026	60	27	11	3	100	2.5	-0.1	5.8	5.9	3.8	65	1180
April	2026	64	25	9	3	100	2.9	-0.1	6.8	6.9	4.0	67	1140
May	2026	63	25	10	2	100	2.9	-0.2	7.9	8.1	3.9	67	1112
June	2026	63	25	10	2	100	2.8	-0.2	7.4	7.6	3.7	67	1058
July	2026	64	24	10	2	100	2.9	-0.2	7.6	7.8	4.0	65	1085