INCOME TOP 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 25th	Percentiles 75th	Rng	Mean	Variance	Cases
May	2007	77	16	5	1	100	3.6	1.0	5.4	4.3	4.3	42	516
June	2007	77	17	5	1	100	3.8	1.1	5.4	4.3	4.2	31	516
July	2007	80	13	6	1	100	4.0	1.5	5.5	4.0	4.4	28	491
August	2007	76	16	7	1	100	3.5	1.1	5.3	4.2	3.8	24	490
September	2007	75	17	8	0	100	3.2	1.0	5.3	4.3	3.5	22	476
October	2007	73	21	6	0	100	3.5	0.6	5.2	4.6	3.4	21	493
November	2007	76	19	5	0	100	3.6	0.8	5.4	4.6	3.8	24	495
December	2007	73	20	6	1	100	3.5	0.5	5.3	4.8	3.7	26	499
January	2008	72	20	7	1	100	3.0	0.4	5.1	4.7	3.3	22	482
February	2008	68	22	9	0	100	2.9	0.2	5.0	4.8	3.1	25	490
March	2008	71	21	8	0	100	3.0	0.3	5.0	4.7	3.0	20	491
April	2008	69	22	8	0	100	3.0	0.2	4.9	4.7	3.0	19	509
May	2008	69	24	7	1	100	2.9	0.3	4.9	4.6	2.8	14	502
June	2008	66	26	7	1	100	2.8	0.2	4.9	4.8	2.8	16	512
July	2008	66	26	7	1	100	2.7	0.2	4.9	4.8	3.0	19	483
August	2008	69	24	7	0	100	2.8	0.2	5.1	4.8	3.2	19	477
September	2008	70	24	5	0	100	2.8	0.3	5.0	4.7	3.1	16	476
October	2008	70	24	5	0	100	2.8	0.3	4.9	4.6	2.8	16	495
November	2008	71	24	5	0	100	2.7	0.3	4.8	4.4	2.7	14	489
December	2008	72	23	5	0	100	2.7	0.3	4.8	4.5	2.8	16	479
January	2009	72	22	5	0	100	2.8	0.4	4.9	4.5	3.0	16	481
February	2009	72	22	5	1	100	2.9	0.4	4.9	4.5	3.1	17	513
March	2009	69	24	6	1	100	2.8	0.3	4.9	4.5	3.0	18	520
April	2009	69	24	5	1	100	2.8	0.3	4.9	4.6	3.0	20	522
May	2009	69	25	5	1	100	2.7	0.3	4.9	4.5	3.0	21	495
June	2009	75	19	5	0	100	3.0	0.7	5.1	4.4	3.2	19	502
July	2009	75	19	6	0	100	2.8	0.6	5.0	4.3	3.1	18	498
August	2009	74	21	5	0	100	2.7	0.5	5.0	4.5	3.1	16	501
September	2009	73	22	4	0	100	2.8	0.6	5.0	4.4	3.2	17	490
October	2009	76	19	5	0	100	2.9	0.8	5.1	4.3	3.4	15	484
November	2009	78	16	5	1	100	3.1	1.0	5.1	4.1	3.4	20	483
December	2009	76	16	7	1	100	2.8	0.7	5.0	4.3	3.0	17	463
January	2010	72	20	7	1	100	2.6	0.5	4.9	4.4	2.8	16	449
February	2010	72	20	6	1	100	2.6	0.5	4.8	4.3	2.8	13	446
March	2010	73	20	5	2	100	2.7	0.7	4.8	4.2	3.1	15	451
April	2010	75	19	4	2	100	2.9	0.8	4.8	4.1	3.2	19	467
May	2010	73	21	5	1	100	2.7	0.6	4.8	4.3	3.1	18	484
June	2010	71	24	5	0	100	2.5	0.3	4.8	4.5	2.9	18	483
July	2010	69	24	6	1	100	2.3	0.2	4.8	4.6	2.8	17	481
August	2010	71	22	6	1	100	2.4	0.4	4.7	4.3	2.8	15	460
September	2010	70	22	6	2	100	2.4	0.4	4.7	4.3	2.7	13	469
October	2010	69	24	6	1	100	2.3	0.4	4.2	3.8	2.4	12	455
November	2010	67	26	6	1	100	2.1	0.2	4.2	4.0	2.4	16	479
December	2010	70	24	6	0	100	2.2	0.3	4.3	4.0	2.5	16	483

INCOME TOP 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	72	24	4	0	100	2.3	0.3	4.8	4.4	2.6	15	500
February	2011	71	23	5	0	100	2.5	0.3	4.5	4.2	2.6	13	473
March	2011	68	27	5	0	100	2.1	0.2	4.2	3.9	2.4	12	462
April	2011	69	25	5	0	100	1.9	0.3	3.9	3.6	2.2	11	469
May	2011	70	25	5	1	100	2.0	0.3	4.2	3.9	2.3	14	476
June	2011	69	24	6	1	100	2.1	0.2	4.5	4.3	2.4	15	483
July	2011	65	27	7	1	100	2.2	0.1	4.8	4.7	2.7	23	448
August	2011	59	32	8	2	100	1.7	-0.1	4.7	4.7	2.6	21	439
September	2011	60	32	7	2	100	1.6	0.0	4.5	4.5	2.6	22	436
October	2011	64	29	6	1	100	1.8	0.1	4.5	4.4	2.6	18	450
November	2011	70	24	6	0	100	2.3	0.3	4.5	4.3	2.7	16	442
December	2011	70	23	7	0	100	2.4	0.3	4.2	3.9	2.5	16	455
January	2012	67	25	7	1	100	2.3	0.2	4.2	4.0	2.3	13	467
February	2012	65	28	7	1	100	2.0	0.1	4.3	4.1	2.2	14	478
March	2012	68	26	6	0	100	2.3	0.2	4.7	4.5	2.6	13	474
April	2012	71	24	5	0	100	2.4	0.3	4.8	4.5	2.7	13	474
May	2012	72	23	5	0	100	2.5	0.3	4.8	4.5	2.9	14	487
June	2012	68	26	5	1	100	2.2	0.2	4.7	4.5	2.6	12	470
July	2012	65	27	6	1	100	2.2	0.1	4.2	4.1	2.3	17	477
August	2012	65	27	6	2	100	2.2	0.1	3.9	3.8	2.2	15	472
September	2012	70	23	5	1	100	2.5	0.4	4.0	3.7	2.4	14	475
October	2012	74	21	5	1	100	2.6	0.6	4.5	3.9	2.7	10	459
November	2012	75	21	4	0	100	2.7	0.6	4.9	4.3	3.0	15	446
December	2012	73	22	5	0	100	2.6	0.4	4.5	4.1	3.0	20	437
January	2013	69	27	3	1	100	2.3	0.1	4.2	4.1	2.8	19	439
February	2013	69	26	5	0	100	2.3	0.1	4.1	4.0	2.5	17	456
March	2013	70	24	6	1	100	2.4	0.1	4.5	4.3	2.6	18	463
April	2013	71	21	7	1	100	2.8	0.3	4.7	4.4	2.7	18	473
May	2013	72	22	5	1	100	2.8	0.4	4.9	4.5	3.1	21	460
June	2013	73	22	5	1	100	2.8	0.4	5.0	4.6	3.2	16	456
July	2013	76	19	5	0	100	2.9	0.6	5.0	4.4	3.2	17	456
August	2013	76	15	8	1	100	2.8	0.7	4.8	4.2	3.0	16	466
September	2013	76	16	8	1	100	2.9	0.7	4.8	4.2	2.9	18	490
October	2013	74	18	8	1	100	2.9	0.5	4.9	4.4	2.9	19	481
November	2013	72	21	7	0	100	2.7	0.4	4.9	4.5	2.7	16	483
December	2013	71	23	6	0	100	2.6	0.3	4.9	4.5	2.7	15	478
January	2014	70	24	6	0	100	2.4	0.2	4.8	4.6	2.5	13	478
February	2014	71	23	5	0	100	2.6	0.3	4.9	4.6	2.8	17	469
March	2014	72	23	5	0	100	2.5	0.3	4.8	4.5	2.8	16	462
April	2014	73	22	4	0	100	2.6	0.4	4.7	4.3	3.0	15	457
May	2014	73	22	4	1	100	2.6	0.4	4.6	4.2	2.8	11	455
June	2014	73	20	6	2	100	2.7	0.4	4.7	4.3	2.7	19	462
July	2014	70	20	8	2	100	2.5	0.3	4.7	4.4	2.5	22	467
August	2014	69	21	8	2	100	2.5	0.3	4.7	4.4	2.4	21	472
September	2014	69	22	8	2	100	2.2	0.3	4.7	4.4	2.5	14	463
October	2014	69	23	7	1	100	2.1	0.3	4.6	4.3	2.5	11	468
November	2014	69	23	7	1	100	2.2	0.3	4.6	4.3	2.6	14	465
December	2014	70	24	5	0	100	2.4	0.3	4.5	4.2	2.7	13	479
January	2015	74	20	5	0	100	2.7	0.6	4.6	4.1	2.9	15	490
February	2015	76	19	5	0	100	2.7	0.7	4.7	4.1	3.2	19	497

INCOME TOP 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
March	2015	76	19	5	0	100	2.8	0.7	4.8	4.1	3.2	20	493
April	2015	75	21	4	0	100	2.7	0.5	4.8	4.2	3.2	18	491
May	2015	75	20	4	0	100	2.7	0.6	4.7	4.1	2.9	13	469
June	2015	75	20	5	0	100	2.7	0.5	4.6	4.1	2.9	12	478
July	2015	75	19	5	0	100	2.7	0.5	4.5	4.0	2.9	11	471
August	2015	75	19	5	0	100	2.8	0.6	4.7	4.1	3.1	14	514
September	2015	74	19	6	1	100	2.6	0.6	4.6	4.0	3.0	14	506
October	2015	73	19	7	1	100	2.3	0.5	4.2	3.7	2.7	14	520
November	2015	70	23	7	1	100	2.1	0.3	3.9	3.6	2.4	13	498
December	2015	70	24	6	0	100	2.2	0.3	4.1	3.8	2.3	11	481
January	2016	70	24	6	0	100	2.3	0.3	4.3	4.0	2.4	11	475
February	2016	71	22	7	0	100	2.4	0.3	4.4	4.1	2.4	11	473
March	2016	72	21	7	0	100	2.4	0.3	4.4	4.1	2.6	12	504
April	2016	73	21	6	0	100	2.6	0.4	4.5	4.1	2.7	14	507
May	2016	75	21	4	0	100	2.7	0.5	4.5	4.0	2.8	12	522
June	2016	74	20	5	1	100	2.6	0.5	4.5	4.0	2.6	12	495
July	2016	73	19	8	0	100	2.5	0.4	4.7	4.3	2.7	13	502
August	2016	71	19	9	1	100	2.4	0.3	4.7	4.3	2.5	13	493
September	2016	72	19	9	0	100	2.4	0.4	4.7	4.3	2.6	13	535
October	2016	73	18	8	1	100	2.6	0.4	4.6	4.1	2.5	14	539
November	2016	74	17	7	1	100	2.8	0.5	4.7	4.2	2.6	20	556
December	2016	74	18	7	1	100	2.9	0.5	4.7	4.3	2.7	22	541
January	2017	73	18	8	1	100	2.9	0.4	4.8	4.4	2.7	20	571
February	2017	72	18	9	0	100	2.7	0.4	4.6	4.2	2.5	15	572
March	2017	73	18	9	0	100	2.5	0.4	4.5	4.1	2.4	13	572
April	2017	73	18	9	0	100	2.5	0.4	4.2	3.8	2.5	17	527
May	2017	73	19	8	0	100	2.6	0.4	4.4	4.0	2.6	19	542
June	2017	73	18	9	0	100	2.5	0.4	4.4	3.9	2.6	22	571
July	2017	72	19	9	1	100	2.5	0.4	4.7	4.4	2.7	24	617
August	2017	73	17	10	1	100	2.4	0.4	4.7	4.3	2.7	26	621
September	2017	74	18	8	1	100	2.6	0.5	4.8	4.3	2.9	26	607
October	2017	78	15	6	1	100	2.9	0.9	4.9	4.0	3.1	22	556
November	2017	80	15	4	1	100	3.0	1.0	5.0	3.9	3.3	17	542
December	2017	77	17	5	1	100	2.9	0.9	4.9	4.0	3.2	16	541
January	2018	71	22	7	0	100	2.5	0.4	4.7	4.3	2.8	14	579
February	2018	71	21	8	0	100	2.4	0.4	4.7	4.3	2.7	16	605
March	2018	72	20	8	0	100	2.5	0.4	4.7	4.3	2.9	16	615
April	2018	74	17	9	0	100	2.7	0.5	4.8	4.3	2.9	15	628
May	2018	71	20	8	0	100	2.7	0.3	4.8	4.5	2.9	15	609
June	2018	71	20	9	1	100	2.6	0.3	4.7	4.4	2.8	14	600
July	2018	72	19	8	1	100	2.8	0.5	4.9	4.4	3.2	17	589
August	2018	72	19	8	1	100	2.8	0.5	4.9	4.4	3.2	20	605
September	2018	72	19	8	1	100	2.9	0.4	4.9	4.5	3.2	20	630
October	2018	68	22	9	0	100	2.5	0.2	4.5	4.3	2.6	17	625
November	2018	69	21	10	1	100	2.6	0.2	4.5	4.3	2.5	15	605
December	2018	68	21	10	1	100	2.5	0.2	4.5	4.4	2.5	14	579
January	2019	70	20	9	1	100	2.7	0.3	4.9	4.6	2.7	15	582
February	2019	68	20	11	1	100	2.6	0.2	4.8	4.6	2.6	16	589
March	2019	70	19	11	1	100	2.6	0.3	4.8	4.5	2.6	18	601
April	2019	67	20	11	1	100	2.4	0.2	4.6	4.4	2.5	18	605

INCOME TOP 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
May	2019	71	19	9	1	100	2.6	0.4	4.6	4.2	2.6	15	582
June	2019	69	20	10	1	100	2.5	0.3	4.7	4.3	2.6	16	558
July	2019	71	19	10	1	100	2.6	0.4	4.6	4.3	2.7	15	547
August	2019	67	21	11	1	100	2.4	0.2	4.6	4.5	2.5	18	563
September	2019	68	19	11	1	100	2.4	0.2	4.5	4.4	2.4	15	587
October	2019	66	22	11	1	100	2.3	0.1	4.6	4.5	2.4	15	596
November	2019	67	21	11	1	100	2.4	0.1	4.6	4.5	2.5	15	616
December	2019	67	21	10	1	100	2.3	0.1	4.6	4.5	2.5	18	614
January	2020	72	18	9	1	100	2.5	0.3	4.7	4.4	2.8	19	623
February	2020	72	18	9	1	100	2.6	0.4	4.8	4.4	2.9	21	629
March	2020	74	17	8	1	100	2.8	0.5	4.9	4.3	3.0	18	658
April	2020	72	19	8	1	100	2.7	0.5	4.7	4.3	2.9	18	645
May	2020	73	19	8	0	100	2.6	0.5	4.6	4.2	2.7	14	647
June	2020	73	19	7	0	100	2.6	0.5	4.6	4.1	2.7	15	612
July	2020	72	20	7	1	100	2.6	0.5	4.7	4.2	2.7	15	619
August	2020	74	19	7	1	100	2.7	0.6	4.8	4.2	2.9	16	635
September	2020	72	20	8	1	100	2.6	0.4	4.7	4.2	2.7	14	631
October	2020	76	18	6	0	100	2.7	0.7	4.7	4.0	2.9	13	637
November	2020	75	17	7	1	100	2.6	0.6	4.6	4.1	2.8	14	612
December	2020	77	15	7	1	100	2.9	0.8	4.9	4.1	3.0	18	606
January	2021	75	15	9	1	100	2.9	0.6	4.8	4.3	2.8	18	579
February	2021	75	15	10	1	100	3.0	0.6	5.0	4.5	3.0	22	565
March	2021	72	17	10	1	100	2.9	0.3	5.0	4.6	3.1	24	573
April	2021	73	17	10	0	100	3.0	0.4	5.0	4.7	3.3	28	583
May	2021	70	19	11	0	100	3.1	0.2	5.0	4.8	3.2	29	582
June	2021	67	18	15	1	100	3.0	0.1	5.0	5.0	2.6	40	591
July	2021	64	18	17	1	100	2.8	0.0	5.0	5.0	2.3	39	587
August	2021	64	19	16	1	100	2.6	0.0	4.9	5.0	2.2	37	584
September	2021	65	20	14	1	100	2.6	0.0	4.9	4.9	2.3	22	558
October	2021	65	20	14	0	100	2.6	0.0	4.9	4.9	2.4	21	567
November	2021	64	20	16	0	100	2.6	0.0	5.0	5.1	2.4	25	580
December	2021	66	18	15	0	100	2.8	0.0	5.1	5.1	2.8	30	606
January	2022	64	19	16	1	100	2.9	0.0	5.2	5.2	2.8	34	594
February	2022	65	21	13	1	100	3.0	0.1	5.1	5.1	3.1	31	585
March	2022	63	23	12	1	100	2.9	0.0	5.1	5.1	3.0	28	572
April	2022	63	24	12	1	100	2.8	0.0	5.1	5.1	3.0	27	584
May	2022	61	23	15	0	100	2.8	-0.1	5.2	5.3	2.7	33	593
June	2022	60	22	18	0	100	2.6	-0.3	5.1	5.4	2.3	37	603
July	2022	57	25	18	0	100	2.1	-0.3	5.0	5.4	2.0	39	593
August	2022	58	25	16	1	100	2.1	-0.2	4.8	5.0	1.9	32	588
September	2022	55	26	17	1	100	1.7	-0.2	4.8	5.0	1.9	33	585
October	2022	57	24	17	2	100	2.1	-0.1	4.9	5.0	2.0	33	580
November	2022	56	25	18	1	100	2.1	-0.2	4.9	5.1	1.9	35	576
December	2022	61	23	15	1	100	2.5	-0.1	5.0	5.0	2.4	30	574
January	2023	64	22	14	1	100	2.7	0.0	5.0	5.0	2.6	26	574
February	2023	68	20	11	1	100	2.8	0.1	5.1	4.9	2.9	24	580
March	2023	66	21	12	1	100	2.6	0.1	4.9	4.8	2.7	22	572
April	2023	66	22	10	2	100	2.6	0.1	4.9	4.8	2.8	22	572
May	2023	64	23	11	2	100	2.6	0.1	4.9	4.8	2.5	25	573
June	2023	70	19	10	1	100	3.1	0.5	5.3	4.8	3.1	27	571

INCOME TOP 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
July	2023	72	17	10	1	100	3.3	0.6	5.3	4.8	3.3	25	571
August	2023	73	16	10	1	100	3.3	0.7	5.3	4.6	3.5	21	551
September	2023	71	18	10	1	100	3.1	0.4	5.1	4.8	3.2	20	552
October	2023	69	19	11	1	100	3.0	0.2	5.0	4.8	3.0	23	565
November	2023	68	20	11	1	100	2.9	0.2	5.0	4.8	2.9	24	574
December	2023	67	21	10	1	100	2.8	0.2	4.8	4.6	2.7	23	587
January	2024	70	18	10	2	100	3.0	0.6	4.9	4.3	2.9	20	583
February	2024	75	15	9	2	100	3.4	1.0	5.0	4.0	3.2	19	587
March	2024	79	12	8	1	100	3.7	1.5	5.2	3.8	3.6	19	594
April	2024	78	13	7	1	100	3.6	1.4	5.2	3.8	3.9	27	660
May	2024	77	14	8	1	100	3.4	1.1	5.3	4.2	4.0	33	793
June	2024	74	15	10	1	100	3.5	0.6	5.9	5.2	4.0	59	878
July	2024	71	17	10	1	100	3.6	0.2	6.9	6.7	4.5	75	896
August	2024	71	18	10	1	100	3.8	0.1	7.0	6.8	4.6	80	932
September	2024	72	19	8	1	100	3.9	0.1	7.8	7.7	5.1	73	943
October	2024	73	19	8	0	100	3.7	0.2	7.5	7.3	5.0	70	960
November	2024	72	20	8	0	100	3.8	0.2	7.6	7.5	4.8	69	840
December	2024	71	21	8	0	100	3.6	0.1	7.5	7.4	4.8	76	793
January	2025	70	21	8	1	100	3.7	0.1	7.5	7.4	4.9	78	810
February	2025	70	21	8	1	100	3.4	0.1	7.4	7.3	4.8	85	856
March	2025	68	22	10	1	100	3.3	0.0	6.9	6.9	4.5	78	1083
April	2025	65	23	11	1	100	3.1	0.0	7.0	7.0	4.1	81	1138
May	2025	62	25	11	2	100	3.0	0.0	7.4	7.4	4.1	77	1213
June	2025	63	25	11	1	100	3.4	-0.1	7.9	8.0	4.3	78	1084
July	2025	66	23	10	1	100	3.5	-0.1	8.2	8.3	4.4	76	1136
August	2025	67	23	10	1	100	3.4	-0.1	7.7	7.8	4.3	79	1106
September	2025	64	24	11	1	100	2.9	-0.1	6.2	6.3	3.8	74	1158
October	2025	63	25	11	1	100	2.9	-0.1	6.1	6.2	3.9	69	1106
November	2025	63	25	11	1	100	2.9	-0.2	6.1	6.3	3.9	67	1124
December	2025	62	24	13	1	100	2.6	-0.1	6.2	6.4	3.8	72	1033
January	2026	62	24	13	1	100	2.6	-0.2	5.5	5.7	3.5	72	1080
February	2026	61	25	13	2	100	2.4	-0.2	5.3	5.5	3.2	65	1172
March	2026	63	24	12	2	100	2.7	-0.1	5.4	5.6	3.5	60	1338
April	2026	62	25	11	2	100	2.7	0.0	5.4	5.4	3.6	55	1335
May	2026	65	24	9	1	100	2.9	0.1	5.6	5.5	4.1	56	1261
June	2026	67	24	8	1	100	3.0	0.0	5.5	5.5	4.1	62	1212
July	2026	68	23	8	1	100	3.1	-0.1	5.9	6.0	4.3	69	1244