

# REGION NORTH CENTRAL

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**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	62	27	10	1	100	2.5	0.0	5.1	5.1	2.9	38	340
June 2007	61	28	9	1	100	2.6	0.0	5.1	5.1	2.9	36	358
July 2007	64	26	10	1	100	2.7	0.0	5.0	5.0	2.9	29	346
August 2007	64	26	9	1	100	2.5	0.1	4.5	4.4	2.9	31	337
September 2007	64	26	10	0	100	2.4	0.0	4.4	4.3	2.6	31	340
October 2007	61	31	8	1	100	2.3	0.0	4.5	4.5	2.8	37	346
November 2007	57	33	9	1	100	1.8	-0.1	4.4	4.5	2.6	40	372
December 2007	53	34	11	2	100	1.6	-0.1	4.5	4.5	2.2	34	372
January 2008	53	33	12	2	100	1.4	-0.3	4.0	4.2	1.9	30	357
February 2008	54	33	12	2	100	1.4	-0.3	4.5	4.8	2.1	29	342
March 2008	58	33	9	1	100	1.6	-0.2	4.4	4.7	2.2	26	326
April 2008	57	32	10	1	100	1.6	-0.1	4.6	4.8	2.2	23	337
May 2008	59	31	9	1	100	2.1	0.0	4.6	4.7	2.2	21	335
June 2008	54	32	12	2	100	1.4	-0.2	4.6	4.8	2.0	24	341
July 2008	55	32	12	1	100	1.5	-0.3	4.8	5.1	2.1	25	337
August 2008	56	32	11	1	100	1.6	-0.3	4.8	5.1	2.1	30	340
September 2008	58	32	9	0	100	1.8	-0.1	4.7	4.9	2.4	32	324
October 2008	56	33	10	1	100	1.5	-0.1	4.6	4.7	2.2	28	321
November 2008	56	30	12	2	100	1.4	-0.1	4.5	4.5	2.1	22	313
December 2008	55	30	13	2	100	1.4	-0.2	4.6	4.7	1.8	27	323
January 2009	55	32	11	2	100	1.5	-1.0	4.6	5.6	1.6	37	322
February 2009	51	38	9	2	100	1.1	-1.0	4.5	5.6	1.6	36	335
March 2009	53	38	8	2	100	1.3	-0.9	4.5	5.4	1.6	32	348
April 2009	51	39	8	2	100	0.9	-0.3	4.0	4.3	1.7	22	357
May 2009	51	38	9	2	100	0.9	-0.3	3.7	4.0	1.5	21	354
June 2009	53	34	11	2	100	1.1	-0.3	3.7	4.0	1.7	25	353
July 2009	59	29	12	1	100	1.6	-0.2	4.3	4.5	2.2	35	366
August 2009	60	30	10	0	100	1.8	-0.2	4.4	4.6	2.4	35	370
September 2009	56	35	8	0	100	1.3	-0.3	4.0	4.2	2.1	27	362
October 2009	54	35	11	1	100	1.1	-0.2	3.9	4.1	1.7	22	366
November 2009	56	31	11	2	100	1.3	-0.2	4.3	4.4	1.9	21	353
December 2009	55	31	12	2	100	1.3	-0.2	4.5	4.7	1.8	23	350
January 2010	55	33	9	2	100	1.5	-0.2	4.5	4.6	2.1	20	346
February 2010	57	32	10	1	100	1.6	-0.1	4.5	4.7	2.2	26	356
March 2010	57	33	8	2	100	1.8	0.0	4.3	4.3	2.5	25	357
April 2010	58	32	9	2	100	1.7	0.0	4.3	4.3	2.3	23	352
May 2010	55	34	9	1	100	1.5	-0.1	4.2	4.2	2.1	19	357
June 2010	58	32	9	1	100	1.6	-0.1	4.4	4.5	2.0	24	382
July 2010	57	31	11	1	100	1.5	-0.2	4.2	4.3	1.8	36	375
August 2010	58	30	11	2	100	1.7	-0.1	4.2	4.3	1.8	35	374
September 2010	55	30	14	2	100	1.4	-0.1	4.3	4.4	1.7	33	364
October 2010	52	34	13	1	100	1.1	-0.3	4.2	4.4	1.7	20	366
November 2010	50	35	14	1	100	0.7	-0.3	3.6	3.9	1.3	23	364
December 2010	51	37	11	1	100	0.8	-0.4	3.5	3.9	1.4	18	381

**REGION NORTH CENTRAL**

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**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 2011	55	34	10	1	100	1.5	-0.2	4.0	4.3	1.8	23	363
February 2011	54	34	10	2	100	1.4	-0.2	4.5	4.8	1.9	27	356
March 2011	53	33	13	1	100	1.2	-0.1	4.3	4.4	1.8	26	334
April 2011	52	33	14	1	100	0.7	-0.2	3.4	3.6	1.4	22	352
May 2011	51	33	14	1	100	0.7	-0.3	3.1	3.4	1.3	19	346
June 2011	50	36	13	1	100	0.6	-0.4	3.1	3.5	1.2	23	351
July 2011	47	39	12	1	100	0.4	-0.4	3.8	4.2	1.7	34	320
August 2011	47	41	10	2	100	0.5	-0.3	3.6	3.9	1.9	31	329
September 2011	52	37	10	1	100	0.8	-0.1	3.7	3.7	2.2	30	301
October 2011	52	37	10	1	100	0.8	-0.1	3.2	3.2	1.7	19	347
November 2011	53	34	13	0	100	0.8	-0.3	3.5	3.8	1.4	26	348
December 2011	50	36	14	1	100	0.6	-0.3	3.4	3.8	1.2	23	370
January 2012	52	35	12	1	100	0.8	-0.3	4.0	4.3	1.5	24	341
February 2012	51	38	9	1	100	0.8	-0.2	4.1	4.4	2.0	20	326
March 2012	52	37	10	1	100	0.9	-0.2	4.6	4.8	2.1	23	318
April 2012	51	35	13	1	100	0.7	-0.3	4.4	4.7	1.7	29	338
May 2012	53	33	13	1	100	1.0	-0.2	4.4	4.6	1.8	29	347
June 2012	52	35	12	1	100	0.8	-0.2	4.1	4.2	1.4	29	348
July 2012	51	37	10	1	100	0.8	-0.1	3.8	3.9	1.5	24	336
August 2012	51	36	11	1	100	0.8	-0.1	3.9	4.0	1.6	23	332
September 2012	56	32	11	1	100	1.3	0.0	4.2	4.3	2.0	19	326
October 2012	58	32	9	1	100	1.5	0.0	4.5	4.6	2.3	20	337
November 2012	59	32	7	2	100	1.7	0.1	4.4	4.3	2.3	18	337
December 2012	57	34	7	2	100	1.4	-0.1	3.9	4.0	2.0	19	341
January 2013	55	35	9	1	100	1.2	-0.1	3.4	3.6	1.7	18	324
February 2013	51	36	12	0	100	0.7	-0.4	3.1	3.4	1.2	19	323
March 2013	54	34	12	0	100	1.0	-0.2	3.5	3.7	1.5	19	307
April 2013	55	32	12	1	100	1.2	-0.2	3.8	3.9	1.7	19	317
May 2013	53	34	11	2	100	1.1	-0.2	3.8	4.0	1.8	18	322
June 2013	48	38	12	2	100	0.6	-0.3	3.4	3.7	1.5	18	351
July 2013	49	37	12	3	100	0.6	-0.5	3.6	4.1	1.4	14	348
August 2013	53	32	13	3	100	1.1	-0.3	3.6	3.9	1.5	13	339
September 2013	56	29	13	2	100	1.5	-0.3	4.0	4.3	1.8	14	324
October 2013	56	30	13	1	100	1.6	-0.2	3.8	4.0	1.8	18	318
November 2013	54	35	11	0	100	1.2	-0.2	3.7	3.9	1.8	21	323
December 2013	55	34	10	1	100	1.3	-0.1	3.8	4.0	1.7	23	339
January 2014	58	31	8	2	100	1.4	0.1	4.0	4.0	1.7	21	333
February 2014	60	28	10	2	100	1.5	-0.1	3.9	4.0	1.4	22	333
March 2014	59	28	12	1	100	1.3	-0.1	3.6	3.8	1.4	33	326
April 2014	56	31	12	1	100	1.1	-0.3	3.3	3.6	1.2	36	340
May 2014	56	33	10	1	100	1.3	-0.2	3.8	4.0	1.6	33	333
June 2014	57	33	8	3	100	1.4	-0.2	4.0	4.2	1.7	26	314
July 2014	57	31	9	3	100	1.8	-0.2	4.3	4.5	2.1	25	301
August 2014	54	34	8	4	100	1.5	-0.2	3.6	3.8	1.7	22	313
September 2014	55	32	10	3	100	1.4	-0.2	3.3	3.5	1.6	19	331
October 2014	53	34	10	3	100	1.0	-0.2	3.1	3.3	1.4	14	348
November 2014	58	30	10	3	100	1.5	-0.2	3.7	3.9	1.8	14	341
December 2014	57	31	10	2	100	1.5	-0.2	3.5	3.7	1.8	14	312
January 2015	59	31	10	0	100	1.8	-0.1	3.8	3.9	2.0	13	278
February 2015	59	30	11	0	100	1.7	0.0	3.5	3.6	1.8	22	277

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**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>			
March	2015	57	32	11	0	100	1.4	-0.1	3.5	3.6	1.5	21	293
April	2015	53	36	9	1	100	0.9	-0.5	3.4	3.9	1.5	22	296
May	2015	53	36	10	1	100	0.9	-0.5	3.4	3.9	1.8	15	287
June	2015	55	33	10	2	100	1.2	-0.4	3.4	3.9	1.8	17	268
July	2015	59	26	13	1	100	1.5	-0.1	3.8	3.9	1.8	17	269
August	2015	57	29	13	2	100	1.4	-0.1	3.7	3.8	1.6	15	280
September	2015	58	29	13	1	100	1.4	-0.1	3.9	4.0	1.6	13	282
October	2015	55	29	14	1	100	1.3	-0.1	3.7	3.9	1.4	15	269
November	2015	55	31	14	0	100	1.2	-0.2	4.0	4.3	1.6	18	251
December	2015	53	34	12	1	100	1.1	-0.3	3.9	4.1	1.6	20	263
January	2016	55	33	11	1	100	1.3	-0.2	3.9	4.1	1.6	31	288
February	2016	55	33	11	1	100	1.3	-0.1	3.6	3.7	1.3	33	299
March	2016	59	28	11	1	100	1.6	-0.1	3.9	4.0	1.6	36	297
April	2016	59	28	11	1	100	1.6	-0.1	3.5	3.6	1.5	25	296
May	2016	60	26	13	1	100	1.7	-0.1	3.8	3.9	1.7	22	310
June	2016	59	27	12	2	100	1.7	-0.1	3.9	4.0	1.7	15	310
July	2016	60	28	11	1	100	1.6	0.0	4.1	4.1	1.9	13	307
August	2016	62	27	10	1	100	1.7	0.0	3.9	3.9	1.8	19	312
September	2016	61	27	11	1	100	1.5	0.0	3.6	3.6	1.5	23	330
October	2016	60	28	11	1	100	1.7	0.0	3.9	3.9	1.7	25	349
November	2016	58	29	10	2	100	1.8	0.0	3.9	3.9	2.0	19	338
December	2016	60	29	8	3	100	2.0	0.0	4.4	4.3	2.3	15	332
January	2017	63	26	8	3	100	2.1	0.0	4.4	4.3	2.4	13	310
February	2017	66	24	8	2	100	2.0	0.1	4.3	4.2	2.3	12	311
March	2017	66	24	9	1	100	2.0	0.1	4.3	4.2	2.5	19	311
April	2017	66	24	9	1	100	2.1	0.1	4.2	4.0	2.4	20	326
May	2017	64	27	9	1	100	2.1	0.1	4.4	4.4	2.4	19	347
June	2017	65	26	8	1	100	2.1	0.2	4.3	4.1	2.2	12	349
July	2017	65	26	8	1	100	2.1	0.2	4.4	4.2	2.3	11	364
August	2017	66	24	9	1	100	1.9	0.2	4.0	3.9	2.2	13	335
September	2017	65	26	8	1	100	1.7	0.1	3.7	3.6	2.2	15	341
October	2017	65	28	6	1	100	1.8	0.1	3.9	3.8	2.4	16	325
November	2017	63	29	7	1	100	1.9	0.1	4.1	4.0	2.5	17	344
December	2017	63	28	9	0	100	2.1	0.1	4.5	4.4	2.3	20	342
January	2018	60	30	10	1	100	1.6	0.0	3.8	3.8	1.9	18	362
February	2018	63	27	9	1	100	1.8	0.1	4.0	3.9	1.9	17	355