

# 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   |
|                |      |          |      |          |        |       |        |             |      |     |      |          |       |
| 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   |

# REGION NORTH CENTRAL

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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 | 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          |
| 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          |

# REGION NORTH CENTRAL

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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        | 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          |
| March 2018            | 62              | 27          | 10              | 1             | 100          | 1.7           | 0.1                | 3.8         | 3.8        | 1.8         | 19              | 370          |
| April 2018            | 61              | 24          | 13              | 1             | 100          | 1.7           | 0.0                | 4.0         | 4.1        | 1.7         | 26              | 360          |
| May 2018              | 58              | 26          | 14              | 1             | 100          | 1.5           | -0.1               | 3.8         | 3.9        | 1.6         | 30              | 354          |
| June 2018             | 60              | 27          | 12              | 1             | 100          | 1.8           | -0.1               | 4.0         | 4.1        | 2.0         | 27              | 333          |
| July 2018             | 60              | 28          | 11              | 1             | 100          | 2.0           | 0.0                | 4.3         | 4.3        | 2.3         | 28              | 334          |
| August 2018           | 62              | 27          | 10              | 1             | 100          | 2.2           | 0.0                | 4.8         | 4.8        | 2.6         | 26              | 341          |
| September 2018        | 58              | 28          | 13              | 1             | 100          | 1.8           | -0.1               | 4.3         | 4.4        | 2.3         | 26              | 362          |
| October 2018          | 57              | 29          | 13              | 1             | 100          | 1.7           | -0.1               | 3.8         | 3.9        | 2.1         | 19              | 358          |
| November 2018         | 59              | 26          | 13              | 2             | 100          | 1.7           | 0.0                | 3.8         | 3.8        | 2.0         | 17              | 363          |
| December 2018         | 60              | 26          | 12              | 2             | 100          | 2.0           | 0.0                | 4.2         | 4.2        | 2.3         | 23              | 344          |
| January 2019          | 60              | 26          | 11              | 2             | 100          | 1.9           | 0.0                | 4.3         | 4.2        | 2.4         | 27              | 344          |
| February 2019         | 59              | 27          | 12              | 2             | 100          | 1.9           | -0.1               | 4.2         | 4.2        | 2.2         | 39              | 336          |
| March 2019            | 59              | 26          | 13              | 2             | 100          | 1.7           | -0.1               | 3.8         | 3.9        | 1.6         | 39              | 343          |
| April 2019            | 59              | 26          | 14              | 1             | 100          | 1.7           | -0.2               | 3.8         | 4.0        | 1.5         | 37              | 342          |
| May 2019              | 59              | 26          | 13              | 2             | 100          | 1.7           | -0.1               | 3.6         | 3.8        | 1.6         | 25              | 351          |
| June 2019             | 57              | 28          | 12              | 2             | 100          | 1.5           | -0.2               | 3.7         | 3.8        | 1.6         | 27              | 354          |
| July 2019             | 59              | 27          | 12              | 2             | 100          | 1.8           | 0.0                | 4.0         | 4.1        | 1.9         | 29              | 356          |
| August 2019           | 62              | 27          | 11              | 1             | 100          | 1.7           | 0.0                | 3.8         | 3.8        | 2.0         | 28              | 366          |
| September 2019        | 65              | 23          | 12              | 1             | 100          | 1.9           | 0.0                | 3.9         | 3.8        | 2.2         | 20              | 358          |
| October 2019          | 64              | 22          | 14              | 1             | 100          | 1.7           | 0.0                | 3.9         | 3.9        | 1.9         | 17              | 362          |
| November 2019         | 60              | 23          | 16              | 1             | 100          | 1.6           | -0.2               | 3.9         | 4.1        | 1.7         | 23              | 343          |
| December 2019         | 61              | 24          | 14              | 1             | 100          | 1.6           | -0.2               | 3.7         | 3.9        | 1.8         | 21              | 340          |

# 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               | 2020 | 60              | 26          | 12              | 1             | 100          | 1.5           | -0.2               | 3.3         | 3.5        | 1.7         | 22              | 345          |
| February              | 2020 | 62              | 25          | 11              | 2             | 100          | 1.7           | -0.1               | 3.2         | 3.3        | 1.8         | 16              | 379          |
| March                 | 2020 | 62              | 24          | 11              | 2             | 100          | 1.6           | -0.1               | 3.3         | 3.4        | 1.9         | 17              | 402          |
| April                 | 2020 | 66              | 23          | 9               | 3             | 100          | 2.1           | 0.1                | 3.9         | 3.7        | 2.4         | 17              | 392          |
| May                   | 2020 | 62              | 28          | 7               | 2             | 100          | 2.0           | 0.0                | 4.1         | 4.1        | 2.5         | 16              | 340          |
| June                  | 2020 | 63              | 28          | 7               | 2             | 100          | 2.1           | 0.1                | 4.4         | 4.3        | 2.7         | 16              | 319          |
| July                  | 2020 | 63              | 27          | 8               | 1             | 100          | 1.8           | 0.1                | 4.3         | 4.2        | 2.3         | 13              | 317          |
| August                | 2020 | 70              | 20          | 10              | 1             | 100          | 2.2           | 0.3                | 4.5         | 4.2        | 2.4         | 14              | 355          |
| September             | 2020 | 69              | 22          | 8               | 1             | 100          | 2.2           | 0.3                | 4.2         | 3.9        | 2.3         | 15              | 360          |
| October               | 2020 | 69              | 23          | 8               | 0             | 100          | 2.4           | 0.2                | 4.4         | 4.1        | 2.5         | 18              | 351          |
| November              | 2020 | 65              | 24          | 10              | 1             | 100          | 2.1           | 0.1                | 4.1         | 4.0        | 2.4         | 24              | 320          |
| December              | 2020 | 66              | 22          | 11              | 1             | 100          | 2.1           | 0.0                | 4.5         | 4.5        | 2.2         | 30              | 320          |
|                       |      |                 |             |                 |               |              |               |                    |             |            |             |                 |              |
| January               | 2021 | 68              | 19          | 11              | 2             | 100          | 2.3           | 0.2                | 4.6         | 4.4        | 2.3         | 28              | 333          |
| February              | 2021 | 67              | 21          | 11              | 1             | 100          | 2.5           | 0.2                | 4.7         | 4.6        | 2.4         | 27              | 339          |
| March                 | 2021 | 68              | 20          | 11              | 1             | 100          | 2.7           | 0.2                | 4.8         | 4.6        | 2.7         | 23              | 344          |
| April                 | 2021 | 66              | 22          | 11              | 0             | 100          | 2.5           | 0.1                | 4.9         | 4.8        | 2.8         | 29              | 320          |
| May                   | 2021 | 65              | 24          | 10              | 1             | 100          | 2.3           | 0.1                | 5.1         | 5.0        | 3.0         | 28              | 321          |
| June                  | 2021 | 61              | 25          | 13              | 1             | 100          | 2.2           | -0.1               | 5.0         | 5.0        | 2.2         | 37              | 328          |
| July                  | 2021 | 60              | 26          | 13              | 1             | 100          | 2.3           | -0.1               | 5.1         | 5.1        | 2.2         | 40              | 350          |
| August                | 2021 | 61              | 22          | 16              | 2             | 100          | 2.4           | -0.1               | 5.0         | 5.1        | 1.9         | 43              | 354          |
| September             | 2021 | 60              | 24          | 14              | 1             | 100          | 2.4           | -0.1               | 4.9         | 4.9        | 2.2         | 33              | 351          |
| October               | 2021 | 58              | 24          | 16              | 2             | 100          | 2.2           | -0.1               | 4.7         | 4.9        | 2.0         | 28              | 349          |
| November              | 2021 | 56              | 25          | 17              | 2             | 100          | 1.8           | -0.2               | 4.8         | 5.0        | 1.9         | 29              | 354          |
| December              | 2021 | 54              | 25          | 19              | 2             | 100          | 1.3           | -0.3               | 4.9         | 5.3        | 2.0         | 39              | 341          |
|                       |      |                 |             |                 |               |              |               |                    |             |            |             |                 |              |
| January               | 2022 | 54              | 24          | 20              | 2             | 100          | 1.4           | -0.3               | 4.9         | 5.2        | 2.0         | 40              | 356          |
| February              | 2022 | 54              | 27          | 17              | 2             | 100          | 1.5           | -0.2               | 4.8         | 5.1        | 2.3         | 35              | 361          |
| March                 | 2022 | 55              | 28          | 15              | 3             | 100          | 1.7           | -0.2               | 4.9         | 5.0        | 2.5         | 30              | 360          |