

REGION NORTH CENTRAL

TABLE 46 EXPECTED CHANGE IN HOME VALUE IN THE NEXT YEAR (Three Month Moving Averages)

The questions were: "What do you think will happen to the prices of homes like yours in your community over the next 12 months? Will they increase at a rapid rate, increase at a moderate rate, remain about the same, decrease at a moderate rate, or decrease at a rapid rate?"

"By about what percent do you expect prices of homes like yours in your community to go (up/down), on average, over the next 12 months?"

Date of Survey	Increase	Same	Decrease	DK, NA	Total	Median	Percentiles			Mean	Variance	Cases
							25th	75th	Rng			
March 2007	39	51	10	1	100	0.3	-0.6	3.9	4.5	1.5	30	368
April 2007	33	53	12	2	100	0.2	-0.6	2.9	3.6	1.1	22	355
May 2007	30	55	14	2	100	0.1	-0.5	1.9	2.4	0.5	29	340
June 2007	28	57	14	1	100	0.1	-0.5	2.1	2.6	0.5	40	358
July 2007	30	55	14	1	100	0.1	-0.7	2.6	3.3	0.5	46	346
August 2007	31	53	15	1	100	0.1	-0.5	3.0	3.4	0.9	43	337
September 2007	29	53	18	1	100	0.0	-0.5	1.9	2.4	0.5	38	340
October 2007	25	56	19	0	100	0.2	-0.4	1.3	1.7	0.6	56	346
November 2007	20	59	21	0	100	0.1	-0.6	0.7	1.3	0.0	55	372
December 2007	19	59	22	0	100	0.1	-0.7	0.7	1.4	0.0	49	372
January 2008	16	60	24	0	100	-0.1	-0.8	0.3	1.1	-0.6	27	357
February 2008	18	57	25	0	100	-0.1	-0.7	0.4	1.0	-0.5	30	342
March 2008	16	63	22	0	100	-0.1	-0.6	0.5	1.0	-0.6	27	326
April 2008	15	60	25	0	100	-0.1	-1.7	0.6	2.2	-1.0	29	337
May 2008	13	58	29	1	100	-0.1	-3.1	0.5	3.7	-1.5	29	335
June 2008	13	54	33	1	100	-0.2	-3.8	0.4	4.2	-1.8	43	341
July 2008	15	56	28	1	100	-0.1	-2.8	0.6	3.4	-1.3	43	337
August 2008	16	56	28	0	100	-0.1	-2.8	0.7	3.5	-1.2	47	340
September 2008	17	56	26	0	100	0.1	-2.0	0.9	2.9	-0.8	34	324
October 2008	16	57	27	1	100	-0.1	-2.1	0.6	2.6	-0.8	34	321
November 2008	15	59	25	1	100	-0.3	-1.8	0.4	2.2	-0.8	27	313
December 2008	16	60	23	1	100	-0.5	-2.0	0.3	2.2	-0.8	30	323
January 2009	14	62	24	1	100	-0.5	-2.0	0.2	2.1	-1.7	41	322
February 2009	11	63	24	1	100	-0.3	-1.5	0.2	1.7	-2.2	46	335
March 2009	7	65	27	2	100	-0.5	-2.1	0.1	2.2	-2.7	44	348
April 2009	6	64	28	2	100	-0.3	-3.1	0.4	3.5	-2.2	29	357
May 2009	9	63	27	1	100	-0.3	-2.8	0.4	3.2	-1.7	30	354
June 2009	13	61	25	1	100	0.0	-2.0	0.7	2.7	-1.4	37	353
July 2009	15	60	24	1	100	-0.1	-0.9	0.5	1.3	-1.2	37	366
August 2009	16	61	23	0	100	0.1	-0.4	0.7	1.1	-0.9	37	370
September 2009	14	63	22	0	100	-0.2	-0.7	0.4	1.2	-0.7	30	362
October 2009	15	64	21	0	100	-0.1	-0.7	0.5	1.2	-0.5	31	366
November 2009	15	63	21	1	100	-0.2	-0.7	0.5	1.2	-0.6	24	353
December 2009	16	61	22	1	100	-0.1	-0.6	0.5	1.1	-0.6	23	350
January 2010	17	63	19	1	100	0.0	-0.6	0.5	1.0	-0.2	21	346
February 2010	19	64	17	0	100	-0.1	-0.5	0.4	0.9	-0.3	23	356
March 2010	17	67	15	1	100	0.0	-0.4	0.4	0.7	-0.6	28	357
April 2010	17	63	19	1	100	0.1	-0.4	0.5	0.9	-0.9	27	352
May 2010	18	63	17	1	100	0.2	-0.3	0.7	1.0	-0.5	33	357
June 2010	21	63	15	1	100	0.2	-0.3	0.7	1.0	-0.1	31	382
July 2010	21	62	16	1	100	0.1	-0.5	0.6	1.1	-0.1	39	375
August 2010	19	64	16	1	100	0.0	-0.5	0.5	1.0	-0.3	30	374
September 2010	17	61	21	1	100	0.0	-0.6	0.5	1.1	-0.6	30	364
October 2010	18	63	19	1	100	0.1	-0.4	0.6	0.9	-0.4	20	366
November 2010	17	63	19	1	100	-0.2	-0.7	0.4	1.0	-0.5	25	364

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TABLE 46
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(Three Month Moving Averages)

Date of Survey	Increase	Same	Decrease	DK, NA	Total	Median	Percentiles			Mean	Variance	Cases
							25th	75th	Rng			
December 2010	19	66	14	1	100	0.0	-0.6	0.5	1.1	0.0	22	381
January 2011	15	68	15	1	100	-0.1	-0.9	0.7	1.6	-0.6	29	363
February 2011	16	67	16	1	100	-0.1	-0.9	0.7	1.6	-0.6	29	356
March 2011	13	66	20	1	100	-0.3	-1.0	0.5	1.5	-0.9	26	334
April 2011	13	65	21	1	100	-0.2	-0.8	0.3	1.0	-0.7	18	352
May 2011	15	63	21	1	100	-0.1	-0.6	0.4	0.9	-0.4	17	346
June 2011	16	63	20	1	100	-0.2	-0.7	0.4	1.1	-0.6	19	351
July 2011	18	63	19	1	100	-0.3	-0.8	0.4	1.2	-0.4	24	320
August 2011	15	66	19	0	100	-0.2	-0.7	0.3	1.0	-0.4	23	329
September 2011	15	66	19	0	100	-0.1	-0.5	0.3	0.8	-0.3	29	301
October 2011	11	67	21	1	100	0.2	-0.6	0.8	1.3	-0.6	24	347
November 2011	11	66	22	1	100	0.1	-0.6	0.8	1.4	-0.9	28	348
December 2011	11	66	22	1	100	0.2	-0.6	0.9	1.5	-0.8	30	370
January 2012	13	66	20	1	100	0.0	-0.4	0.5	0.9	-0.6	31	341
February 2012	14	68	17	1	100	0.1	-0.5	0.6	1.1	-0.4	27	326
March 2012	13	68	18	1	100	0.0	-0.5	0.5	0.9	-0.7	20	318
April 2012	16	66	17	1	100	0.0	-0.5	0.5	1.0	-0.6	29	338
May 2012	15	66	18	1	100	0.1	-0.5	0.6	1.1	-0.7	32	347
June 2012	19	66	14	1	100	0.2	-0.4	0.8	1.2	-0.3	35	348
July 2012	15	67	16	2	100	0.2	-0.4	0.9	1.3	-0.6	29	336
August 2012	16	65	17	2	100	0.1	-0.3	0.7	1.0	-0.5	28	332
September 2012	17	65	16	2	100	0.0	-0.5	0.5	1.0	-0.3	24	326
October 2012	22	65	13	1	100	0.0	-0.7	0.9	1.5	0.1	24	337
November 2012	26	63	10	1	100	0.0	-0.7	1.5	2.2	0.3	24	337
December 2012	26	63	11	0	100	0.1	-0.6	1.5	2.1	0.3	25	341
January 2013	23	65	11	0	100	0.0	-0.5	1.1	1.6	0.3	24	324
February 2013	20	68	13	0	100	-0.2	-0.7	0.4	1.1	0.1	20	323
March 2013	24	64	12	0	100	-0.2	-0.8	1.1	1.9	0.4	19	307
April 2013	28	59	12	0	100	0.1	-0.6	2.0	2.7	0.4	23	317
May 2013	32	55	12	0	100	0.3	-0.4	3.0	3.4	0.9	32	322
June 2013	32	52	15	0	100	0.3	-0.3	3.4	3.7	0.8	37	351
July 2013	35	51	13	0	100	0.2	-0.3	3.5	3.7	1.2	31	348
August 2013	35	52	12	0	100	0.2	-0.3	2.9	3.2	1.0	26	339
September 2013	32	58	10	0	100	0.3	-0.2	2.0	2.3	1.1	21	324
October 2013	32	56	12	0	100	0.3	-0.2	2.2	2.4	1.0	31	318
November 2013	32	57	11	0	100	0.3	-0.2	2.0	2.3	0.8	29	323
December 2013	34	56	9	0	100	0.2	-0.2	2.7	2.9	0.8	32	339
January 2014	33	59	9	0	100	0.2	-0.2	2.7	2.9	0.9	26	333
February 2014	33	58	9	0	100	0.1	-0.3	2.7	3.1	0.8	25	333
March 2014	30	59	11	0	100	0.1	-0.4	1.9	2.3	0.6	27	326
April 2014	31	58	11	1	100	0.1	-0.4	1.6	2.0	0.6	31	340
May 2014	33	56	10	1	100	0.2	-0.3	2.5	2.8	1.0	31	333
June 2014	40	52	7	1	100	0.2	-0.4	3.8	4.2	1.6	29	314
July 2014	39	53	7	1	100	0.2	-0.4	4.1	4.4	1.7	28	301
August 2014	35	56	7	1	100	0.2	-0.3	3.1	3.3	1.4	27	313
September 2014	32	58	9	1	100	0.1	-0.4	2.3	2.6	0.9	24	331
October 2014	30	59	11	0	100	0.1	-0.4	1.9	2.3	0.5	17	348
November 2014	34	55	11	0	100	0.2	-0.4	2.8	3.1	0.9	18	341
December 2014	35	56	9	0	100	0.2	-0.3	2.8	3.2	1.0	19	312

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Date of Survey	Increase	Same	Decrease	DK, NA	Total	Median	Percentiles			Mean	Variance	Cases
							25th	75th	Rng			
January 2015	36	58	6	0	100	0.2	-0.4	2.9	3.3	1.5	21	278
February 2015	33	61	6	0	100	0.1	-0.4	2.5	2.9	1.4	24	277
March 2015	33	61	6	0	100	0.1	-0.4	2.5	2.9	1.5	22	293
April 2015	33	60	7	0	100	0.1	-0.5	2.6	3.1	1.1	22	296
May 2015	36	56	8	0	100	0.1	-0.5	2.9	3.4	1.6	25	287
June 2015	39	53	8	0	100	0.2	-0.4	3.1	3.5	1.7	25	268
July 2015	41	51	8	0	100	0.3	-0.2	3.7	3.9	2.1	22	269
August 2015	39	54	7	0	100	0.3	-0.2	3.6	3.7	1.6	14	280
September 2015	37	53	10	0	100	0.3	-0.2	3.5	3.7	1.2	15	282
October 2015	33	56	10	0	100	0.2	-0.4	2.3	2.7	0.7	18	269
November 2015	33	57	11	0	100	0.1	-0.5	2.3	2.8	0.7	22	251
December 2015	34	57	9	0	100	0.1	-0.5	2.3	2.8	0.8	26	263
January 2016	35	57	8	0	100	0.1	-0.5	2.7	3.2	1.0	29	288
February 2016	35	58	8	0	100	0.1	-0.5	2.4	2.8	1.1	30	299
March 2016	34	56	10	0	100	0.1	-0.5	2.5	3.0	1.1	32	297
April 2016	34	54	12	0	100	0.1	-0.4	2.7	3.1	0.9	37	296
May 2016	37	50	12	0	100	0.1	-0.7	3.4	4.1	1.1	39	310
June 2016	35	56	8	0	100	0.1	-0.8	3.0	3.8	1.1	31	310
July 2016	38	53	8	1	100	0.1	-0.7	3.5	4.3	1.5	23	307
August 2016	37	54	9	0	100	0.2	-0.3	3.4	3.7	1.3	24	312
September 2016	40	48	11	0	100	0.3	-0.2	3.7	4.0	1.1	29	330
October 2016	41	49	9	0	100	0.3	-0.2	3.5	3.7	1.2	24	349
November 2016	41	48	11	0	100	0.3	-0.3	3.9	4.2	1.3	24	338
December 2016	42	50	8	0	100	0.3	-0.3	3.9	4.2	1.6	18	332
January 2017	45	47	8	0	100	0.5	-0.4	4.2	4.7	1.8	22	310
February 2017	46	47	7	0	100	0.6	-0.3	4.0	4.2	1.9	16	311
March 2017	48	45	7	1	100	0.6	-0.5	4.1	4.6	2.1	19	311
April 2017	50	43	7	1	100	1.0	-0.2	4.2	4.5	2.3	19	326
May 2017	55	39	5	1	100	1.6	-0.2	4.6	4.8	2.7	22	347
June 2017	56	38	6	0	100	1.7	0.0	4.7	4.7	2.7	20	349
July 2017	55	40	5	0	100	1.3	0.0	4.7	4.7	2.8	22	364
August 2017	49	44	6	0	100	0.7	-0.1	4.0	4.1	2.2	17	335
September 2017	50	44	6	0	100	0.9	-0.1	4.2	4.3	2.3	18	341
October 2017	49	45	5	0	100	0.9	-0.1	4.2	4.3	2.1	13	325
November 2017	50	42	7	1	100	0.9	-0.2	4.6	4.7	2.0	20	344
December 2017	47	44	8	1	100	0.6	-0.2	4.2	4.4	1.6	23	342
January 2018	43	46	10	1	100	0.3	-0.3	3.5	3.8	1.4	33	362
February 2018	45	46	8	0	100	0.5	-0.3	3.7	4.0	1.8	31	355
March 2018	44	47	9	0	100	0.5	-0.2	3.7	3.9	1.8	34	370
April 2018	45	47	8	0	100	0.5	-0.2	3.7	3.8	1.9	30	360
May 2018	42	49	8	0	100	0.3	-0.3	3.6	3.9	1.7	32	354
June 2018	46	48	7	0	100	0.4	-0.2	4.1	4.3	2.2	28	333
July 2018	46	46	7	0	100	0.4	-0.2	4.7	4.9	2.2	26	334
August 2018	47	44	9	0	100	0.4	-0.1	4.8	5.0	2.2	27	341
September 2018	46	44	9	0	100	0.4	-0.1	4.7	4.9	2.0	26	362
October 2018	45	45	9	0	100	0.4	-0.1	4.4	4.5	1.9	23	358
November 2018	44	46	9	0	100	0.4	-0.2	3.9	4.1	1.7	17	363
December 2018	44	45	11	0	100	0.4	-0.3	3.9	4.2	1.6	29	344
January 2019	43	46	11	0	100	0.4	-0.3	3.7	4.0	1.5	29	344
February 2019	42	47	11	0	100	0.3	-0.3	3.6	3.9	1.4	46	336

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Date of Survey	Increase	Same	Decrease	DK, NA	Total	Median	Percentiles			Mean	Variance	Cases
							25th	75th	Rng			
March 2019	42	47	10	0	100	0.3	-0.4	3.2	3.6	1.2	48	343
April 2019	46	44	9	0	100	0.6	-0.5	3.8	4.2	1.4	53	342
May 2019	47	45	8	0	100	0.6	-0.8	4.3	5.1	1.9	44	351
June 2019	48	45	7	0	100	0.6	-0.6	4.5	5.0	2.0	38	354
July 2019	47	46	7	0	100	0.4	-0.6	4.4	5.0	1.9	37	356
August 2019	51	40	8	0	100	0.8	-0.3	4.3	4.6	1.9	32	366
September 2019	50	42	9	0	100	0.7	-0.4	4.2	4.6	1.9	27	358
October 2019	48	42	9	0	100	0.7	-0.4	4.1	4.6	1.8	25	362
November 2019	41	47	12	1	100	0.3	-0.4	3.4	3.9	1.3	27	343
December 2019	42	47	11	1	100	0.3	-0.7	3.3	4.1	1.3	26	340
January 2020	39	51	9	1	100	0.2	-0.7	2.7	3.4	1.6	32	345
February 2020	43	50	6	0	100	0.3	-0.6	2.9	3.6	1.9	30	379
March 2020	40	54	7	0	100	0.3	-0.3	2.8	3.0	1.6	30	402
April 2020	36	53	11	0	100	0.2	-0.2	2.2	2.4	0.9	24	392
May 2020	29	55	16	1	100	0.1	-0.3	1.9	2.2	0.3	38	340
June 2020	29	53	17	1	100	-0.1	-0.9	2.1	2.9	0.3	46	319
July 2020	33	53	13	1	100	-0.1	-1.2	2.9	4.1	0.7	48	317
August 2020	36	53	9	1	100	-0.1	-1.3	3.2	4.5	1.2	30	355
September 2020	38	54	7	1	100	0.1	-0.8	3.2	3.9	1.3	19	360
October 2020	43	48	8	1	100	0.6	-0.5	3.9	4.3	1.9	21	351
November 2020	43	47	9	0	100	0.8	-0.3	3.9	4.2	2.1	24	320
December 2020	43	46	11	0	100	0.8	-0.4	3.9	4.3	1.9	30	320
January 2021	42	47	11	1	100	0.5	-0.5	3.9	4.4	1.7	28	333
February 2021	43	46	11	1	100	0.4	-0.5	4.3	4.8	1.6	28	339
March 2021	46	44	9	1	100	0.4	-0.5	4.8	5.4	2.2	34	344
April 2021	51	41	8	0	100	1.3	-0.7	5.5	6.2	2.8	40	320
May 2021	56	37	7	0	100	2.5	-0.8	7.0	7.8	3.5	61	321
June 2021	58	33	8	0	100	3.1	-0.7	7.2	7.9	3.4	64	328
July 2021	57	33	9	1	100	3.2	-0.3	8.1	8.5	3.7	72	350
August 2021	53	32	13	2	100	2.0	-0.4	6.7	7.1	2.9	65	354
September 2021	51	33	14	2	100	1.7	-0.3	6.6	6.9	3.0	63	351
October 2021	52	31	15	1	100	1.6	-0.5	5.4	5.8	2.5	51	349
November 2021	52	33	15	1	100	1.6	-0.6	5.4	5.9	2.4	51	354
December 2021	52	31	16	1	100	1.4	-0.6	5.9	6.5	2.2	58	341
January 2022	48	35	15	2	100	0.6	-0.6	6.4	7.0	2.3	66	356
February 2022	49	38	12	2	100	0.7	-0.5	6.5	7.0	2.9	55	361
March 2022	43	45	9	2	100	0.4	-0.5	5.9	6.4	2.8	47	360
April 2022	44	46	9	1	100	0.6	-0.4	6.4	6.8	2.8	45	350
May 2022	42	46	11	1	100	0.5	-0.7	6.3	7.1	2.3	60	342
June 2022	43	43	13	1	100	0.4	-1.0	6.3	7.3	2.0	73	342
July 2022	38	43	18	2	100	0.1	-1.0	5.0	6.0	0.9	81	346
August 2022	35	44	19	2	100	0.1	-0.8	4.2	5.0	0.7	66	336
September 2022	32	44	22	2	100	-0.1	-0.9	3.9	4.8	0.4	54	340
October 2022	33	42	24	1	100	-0.1	-2.3	3.3	5.6	0.1	45	339
November 2022	31	41	26	1	100	-0.1	-2.8	2.6	5.4	-0.4	54	335
December 2022	30	41	29	1	100	0.1	-3.2	1.7	4.9	-0.6	43	331
January 2023	26	42	32	1	100	-0.1	-3.4	0.9	4.3	-1.2	47	331
February 2023	27	43	30	0	100	-0.1	-2.8	1.4	4.2	-0.6	46	329
March 2023	31	43	26	1	100	-0.2	-2.2	2.1	4.4	0.0	61	312
April 2023	35	45	19	1	100	0.0	-0.9	3.3	4.2	0.8	56	301

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TABLE 46

**EXPECTED CHANGE IN HOME VALUE IN THE NEXT YEAR
(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>			
May 2023	39	46	15	1	100	0.1	-1.1	4.3	5.4	1.1	50	318
June 2023	37	48	14	1	100	0.0	-1.3	4.1	5.3	0.9	34	335
July 2023	37	49	13	1	100	0.3	-0.9	4.2	5.1	1.2	33	335
August 2023	38	49	12	1	100	0.2	-0.9	4.3	5.2	1.4	36	336
September 2023	40	47	12	1	100	0.3	-0.8	5.1	5.8	1.7	45	322
October 2023	40	47	12	1	100	0.2	-0.8	4.6	5.4	1.9	44	330
November 2023	41	46	12	1	100	0.3	-0.5	4.5	4.9	2.0	37	333
December 2023	40	44	15	1	100	0.3	-0.5	4.1	4.6	1.5	32	347