

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

Date of Survey	Increase	Same	Decrease	DK, NA	Total	Median	Percentiles			Mean	Variance	Cases
							25th	75th	Rng			
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
January 2024	41	42	15	1	100	0.3	-0.6	4.4	5.0	1.6	34	335
February 2024	43	42	14	1	100	0.5	-0.5	4.5	4.9	1.6	37	327
March 2024	46	46	8	1	100	0.6	-0.2	4.7	4.9	2.3	41	315
April 2024	45	48	6	1	100	0.6	-0.3	4.8	5.1	2.3	37	384
May 2024	44	48	6	2	100	0.5	-0.3	4.8	5.0	2.7	39	477
June 2024	47	44	8	2	100	0.5	-0.3	4.9	5.2	2.8	52	600
July 2024	50	40	9	2	100	0.8	-0.2	5.0	5.2	3.2	64	627
August 2024	52	38	9	1	100	1.1	-0.4	5.0	5.4	2.9	66	698
September 2024	51	40	8	1	100	1.0	-0.3	4.6	5.0	2.4	56	691
October 2024	51	39	9	1	100	0.7	-0.2	4.6	4.8	2.2	49	704
November 2024	48	40	10	2	100	0.2	-0.1	4.4	4.5	1.8	49	620
December 2024	48	40	10	2	100	0.2	-0.3	4.8	5.1	2.4	52	624
January 2025	46	42	10	2	100	0.1	-0.3	4.5	4.8	2.3	54	641
February 2025	46	43	8	2	100	0.1	-0.3	4.6	4.9	2.7	55	711
March 2025	45	43	9	2	100	0.1	-0.1	4.6	4.7	2.3	51	821
April 2025	46	41	11	2	100	0.1	-0.3	4.9	5.2	2.2	59	844
May 2025	48	39	11	2	100	0.6	-0.4	4.9	5.3	2.4	56	872
June 2025	47	39	11	2	100	0.6	-0.4	4.8	5.2	2.5	62	811
July 2025	48	39	11	2	100	0.7	-0.2	4.8	5.0	2.8	63	865
August 2025	45	42	12	2	100	0.1	-0.4	4.7	5.1	2.2	58	835
September 2025	46	41	11	2	100	0.1	-0.5	4.7	5.2	2.0	50	864
October 2025	44	42	12	2	100	0.0	-0.5	4.4	4.9	1.9	48	839
November 2025	48	40	10	2	100	0.5	-0.5	4.5	5.0	2.2	49	854
December 2025	47	41	11	2	100	0.5	-0.5	4.1	4.6	2.2	48	820
January 2026	47	41	10	2	100	0.5	-0.5	3.8	4.3	2.2	42	850
February 2026	47	41	11	2	100	0.5	-0.4	3.8	4.3	2.2	45	890