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 25th	Percentiles 75th	Rng	Mean	Variance	Cases
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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Date of Survey		Increase	Same	Decrease	DK, NA	Total	Median	Percentiles 25th	Percentiles 75th	Percentiles Rng	Mean	Variance	Cases
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 25th	Percentiles 75th	Rng	Mean	Variance	Cases
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 25th	Percentiles 75th	Rng	Mean	Variance	Cases
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

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

Date of Survey		Increase	Same	Decrease	DK, NA	Total	Median	Percentiles 25th	Percentiles 75th	Rng	Mean	Variance	Cases
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
March	2026	46	41	12	2	100	0.6	-0.2	4.0	4.2	1.9	51	986
April	2026	46	42	11	2	100	0.6	-0.3	4.3	4.6	1.7	42	960
May	2026	46	41	11	2	100	0.6	-0.1	4.3	4.4	1.7	37	898
June	2026	49	41	8	2	100	0.6	-0.4	4.6	5.0	2.4	30	880
July	2026	51	40	7	2	100	1.0	-0.3	4.9	5.2	2.8	32	892