REGION NORTH CENTRAL
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 25th	Percentiles 75th	Rng	Mean	Variance	Cases
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
TABLE 47
EXPECTED CHANGE IN HOME VALUE DURING THE NEXT 5 YEARS
(Three Month Moving Averages)

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

REGION NORTH CENTRAL
TABLE 47
EXPECTED CHANGE IN HOME VALUE DURING THE NEXT 5 YEARS
(Three Month Moving Averages)

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

REGION NORTH CENTRAL
TABLE 47
EXPECTED CHANGE IN HOME VALUE DURING THE NEXT 5 YEARS
(Three Month Moving Averages)

Date of Survey		Increase	Same	Decrease	DK, NA	Total	Median	Percentiles 25th	Percentiles 75th	Rng	Mean	Variance	Cases
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
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
April	2022	55	29	15	1	100	1.5	-0.2	4.9	5.0	2.3	40	350
May	2022	57	27	15	1	100	2.0	-0.2	5.0	5.1	2.5	43	342
June	2022	57	25	16	1	100	2.2	-0.2	5.0	5.2	2.3	41	342
July	2022	56	28	15	2	100	2.0	-0.2	5.0	5.1	2.2	32	346
August	2022	54	29	15	2	100	1.5	-0.2	5.0	5.1	2.0	31	336
September	2022	52	30	16	2	100	1.1	-0.2	4.8	5.0	1.9	29	340
October	2022	53	26	19	2	100	1.1	-0.3	4.7	5.0	1.8	27	339
November	2022	53	26	19	1	100	1.1	-0.3	4.7	4.9	1.7	27	335
December	2022	57	25	18	1	100	1.5	-0.2	4.7	4.8	1.7	24	331
January	2023	56	26	17	2	100	1.6	-0.2	4.7	4.9	1.6	29	331
February	2023	56	26	16	2	100	1.6	-0.2	4.6	4.7	1.7	26	329
March	2023	56	28	14	2	100	1.7	-0.1	4.7	4.8	2.1	28	312
April	2023	58	29	11	2	100	1.6	-0.1	4.6	4.7	2.4	21	301
May	2023	60	28	9	2	100	2.1	0.0	4.8	4.8	2.5	22	318
June	2023	57	29	11	2	100	1.6	-0.2	4.7	4.9	2.4	28	335

REGION NORTH CENTRAL
TABLE 47
EXPECTED CHANGE IN HOME VALUE DURING THE NEXT 5 YEARS
(Three Month Moving Averages)

Date of Survey		Increase	Same	Decrease	DK, NA	Total	Median	Percentiles 25th	Percentiles 75th	Rng	Mean	Variance	Cases
July	2023	60	26	13	1	100	2.0	-0.1	5.0	5.1	2.4	29	335
August	2023	63	25	11	1	100	2.1	0.0	5.1	5.1	2.7	28	336
September	2023	66	20	12	2	100	2.9	0.0	5.2	5.2	2.7	27	322
October	2023	63	24	11	2	100	2.6	-0.1	5.0	5.1	2.6	27	330
November	2023	61	26	12	1	100	2.6	-0.2	5.0	5.2	2.6	31	333
December	2023	63	26	10	1	100	2.5	0.1	5.0	4.9	2.7	25	347
January	2024	66	22	10	1	100	2.7	0.2	5.0	4.9	2.9	24	335
February	2024	70	19	10	1	100	2.8	0.4	5.1	4.7	3.3	25	327
March	2024	74	17	8	1	100	3.0	0.6	5.1	4.6	3.6	30	315
April	2024	72	20	7	1	100	3.1	0.4	5.2	4.8	3.8	37	384
May	2024	69	22	8	1	100	3.0	0.2	5.2	5.0	3.6	39	477
June	2024	65	23	10	2	100	3.1	0.0	5.9	5.8	3.6	71	600
July	2024	63	24	11	3	100	3.1	-0.1	7.5	7.5	4.3	101	627
August	2024	62	24	11	3	100	3.0	-0.1	8.7	8.8	4.5	117	698
September	2024	61	28	9	3	100	2.6	-0.2	8.4	8.5	4.7	96	691
October	2024	63	28	7	2	100	2.3	-0.1	6.8	6.9	4.6	74	704
November	2024	62	28	8	3	100	2.3	-0.1	5.9	6.0	4.2	72	620
December	2024	63	26	9	3	100	2.7	-0.4	6.1	6.5	3.9	87	624
January	2025	61	25	11	3	100	2.9	-0.4	7.0	7.4	3.8	96	641
February	2025	60	26	10	3	100	3.0	-0.4	7.4	7.9	4.0	94	711
March	2025	58	27	12	4	100	2.8	-0.1	8.3	8.4	4.3	95	821
April	2025	59	26	12	3	100	2.9	-0.3	7.6	7.9	4.2	98	844
May	2025	60	26	11	3	100	2.8	-0.2	8.2	8.3	4.5	102	872
June	2025	61	27	10	3	100	3.0	-0.4	7.8	8.2	4.6	93	811
July	2025	60	27	9	3	100	3.1	-0.3	9.1	9.4	4.7	96	865
August	2025	61	27	10	3	100	3.0	-0.3	7.8	8.1	4.3	90	835
September	2025	62	25	10	3	100	3.1	-0.2	8.1	8.3	4.1	86	864
October	2025	63	24	10	3	100	3.0	-0.2	7.8	8.0	4.2	77	839
November	2025	64	24	9	2	100	3.0	-0.2	9.4	9.6	4.4	81	854
December	2025	62	25	11	2	100	2.6	-0.1	8.1	8.2	4.0	79	820
January	2026	59	27	12	2	100	2.2	-0.1	6.8	7.0	3.5	75	850
February	2026	59	26	13	2	100	2.2	-0.1	5.6	5.7	3.4	68	890
March	2026	61	25	11	2	100	2.4	-0.1	5.8	5.9	3.6	75	986
April	2026	65	23	10	2	100	2.9	-0.1	7.0	7.1	3.8	66	960
May	2026	64	23	9	3	100	2.9	-0.1	7.8	7.9	4.0	72	898
June	2026	66	22	8	4	100	3.1	-0.1	8.5	8.6	4.6	70	880
July	2026	66	23	8	3	100	3.0	0.0	8.7	8.8	4.8	79	892