

REGION NORTH EAST

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	66	23	8	2	100	2.9	0.2	5.7	5.5	4.0	45	222
June	2007	65	25	8	1	100	3.4	0.1	6.0	5.9	4.4	51	222
July	2007	65	22	12	1	100	3.1	-0.1	5.6	5.8	3.8	44	211
August	2007	66	23	11	1	100	3.2	0.0	5.7	5.8	3.5	34	213
September	2007	67	21	11	1	100	2.8	0.4	5.2	4.8	2.9	28	200
October	2007	64	27	7	2	100	2.9	0.4	5.3	4.8	3.3	38	212
November	2007	70	21	7	2	100	3.2	0.7	5.6	4.9	3.9	45	213
December	2007	67	21	10	2	100	3.2	0.2	5.7	5.5	4.0	48	227
January	2008	68	17	12	3	100	3.1	0.2	5.3	5.0	3.3	34	215
February	2008	63	22	13	2	100	2.7	-0.1	5.2	5.2	2.7	31	216
March	2008	61	26	10	3	100	2.2	-0.1	5.0	5.0	2.4	29	215
April	2008	60	29	8	3	100	2.3	0.0	5.2	5.2	2.8	28	227
May	2008	58	31	8	3	100	2.3	-0.1	4.9	5.0	2.6	21	226
June	2008	54	32	11	3	100	1.8	-0.2	5.0	5.1	2.5	26	232
July	2008	57	31	11	2	100	1.9	-0.2	5.1	5.2	2.9	40	234
August	2008	60	28	9	3	100	2.2	-0.1	5.2	5.2	3.3	48	234
September	2008	64	29	5	3	100	2.8	0.0	5.2	5.2	3.6	39	241
October	2008	60	33	5	2	100	2.5	-0.2	5.0	5.2	3.2	28	229
November	2008	60	32	7	1	100	2.3	-0.3	5.0	5.3	2.8	21	226
December	2008	62	30	7	1	100	2.2	-0.3	4.9	5.2	2.6	17	212
January	2009	60	31	8	1	100	1.7	-0.1	4.8	5.0	2.3	18	215
February	2009	56	33	8	2	100	1.5	-0.1	4.3	4.3	2.2	25	218
March	2009	52	32	13	4	100	1.7	-0.2	4.4	4.5	1.9	33	220
April	2009	61	26	10	3	100	2.7	0.1	5.1	5.0	2.9	33	216
May	2009	66	24	7	2	100	3.0	0.2	5.6	5.5	3.4	29	227
June	2009	71	25	4	1	100	3.0	0.3	5.6	5.3	3.8	23	226
July	2009	63	28	7	1	100	2.2	0.0	4.9	5.0	2.9	39	231
August	2009	64	26	8	2	100	2.3	0.2	5.0	4.8	3.1	41	225
September	2009	62	28	8	2	100	2.3	-0.1	5.4	5.4	3.2	45	239
October	2009	67	24	7	2	100	2.8	0.2	5.4	5.2	3.3	24	224
November	2009	64	27	8	1	100	2.5	-0.2	5.1	5.4	2.8	24	230
December	2009	65	25	9	1	100	2.3	0.0	4.6	4.7	2.5	23	237
January	2010	63	30	6	1	100	2.0	NA	4.6	NA	2.6	21	241
February	2010	63	31	6	0	100	1.9	NA	4.6	NA	3.1	32	229
March	2010	64	32	4	1	100	2.1	NA	4.8	NA	3.3	28	218
April	2010	65	30	5	0	100	2.4	0.1	4.7	4.5	3.2	28	219
May	2010	66	28	5	1	100	2.4	0.1	4.6	4.6	2.5	12	233
June	2010	61	32	7	0	100	1.9	0.0	4.3	4.4	2.2	13	225
July	2010	56	36	7	1	100	1.2	-0.2	4.4	4.5	2.2	15	232
August	2010	55	37	7	1	100	1.1	-0.4	3.9	4.3	2.0	16	231
September	2010	58	32	7	2	100	1.4	-0.3	4.1	4.4	2.0	15	233
October	2010	60	30	8	2	100	1.8	-0.2	3.8	4.0	1.7	18	235
November	2010	57	33	8	2	100	1.5	-0.3	3.9	4.2	1.9	18	239
December	2010	57	35	5	2	100	1.6	NA	4.1	NA	2.3	21	225

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<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 2011	60	33	5	3	100	1.7	NA	4.4	NA	2.6	19	237
February 2011	66	27	5	2	100	2.3	NA	4.9	NA	3.0	23	237
March 2011	64	28	6	2	100	2.1	0.1	4.6	4.6	2.8	22	242
April 2011	60	33	6	1	100	1.7	0.1	4.8	4.8	2.6	24	234
May 2011	59	34	5	2	100	1.8	0.1	4.9	4.8	2.8	23	223
June 2011	57	35	5	3	100	2.0	-0.2	5.0	5.2	2.8	20	222
July 2011	60	33	4	3	100	2.3	-0.2	5.0	5.2	3.2	21	220
August 2011	56	33	8	2	100	2.0	-0.3	4.9	5.3	2.8	26	228
September 2011	54	34	10	1	100	1.3	-0.2	4.5	4.7	2.3	32	233
October 2011	54	32	12	2	100	1.4	-0.3	4.7	5.0	2.5	39	241
November 2011	54	33	10	3	100	1.4	-0.3	4.4	4.7	2.4	31	248
December 2011	52	32	12	4	100	1.3	-0.2	3.7	3.9	1.9	26	246
January 2012	53	34	9	4	100	1.4	-0.2	3.6	3.8	1.7	17	239
February 2012	51	36	10	3	100	1.3	-0.2	3.5	3.8	1.6	19	235
March 2012	56	34	8	2	100	1.5	-0.1	4.4	4.6	2.1	32	246
April 2012	61	28	9	2	100	1.7	0.1	4.5	4.4	2.1	29	254
May 2012	63	24	10	2	100	2.0	0.0	5.0	5.0	2.3	33	247
June 2012	63	26	10	1	100	1.9	0.0	4.5	4.6	2.3	23	238
July 2012	59	28	12	2	100	1.6	-0.3	4.3	4.6	2.1	27	227
August 2012	54	30	13	3	100	1.0	-0.2	4.2	4.4	1.6	24	232
September 2012	57	29	11	4	100	1.4	-0.2	4.9	5.1	2.0	28	239
October 2012	61	27	9	3	100	1.7	0.0	5.0	4.9	2.2	27	240
November 2012	66	26	7	1	100	2.3	0.1	5.0	4.9	2.5	25	225
December 2012	65	26	8	1	100	2.5	0.1	4.7	4.7	2.5	16	208
January 2013	64	27	6	3	100	2.4	0.1	4.6	4.6	2.6	16	202
February 2013	64	29	4	3	100	2.4	-0.1	4.7	4.8	2.9	16	213
March 2013	64	31	3	2	100	2.3	-0.1	4.9	5.0	3.0	15	221
April 2013	62	31	6	0	100	2.3	-0.2	5.0	5.1	2.8	21	227
May 2013	65	27	7	0	100	2.3	-0.1	5.0	5.0	2.7	21	216
June 2013	63	26	8	3	100	2.3	-0.1	4.8	4.8	2.5	25	207
July 2013	65	26	6	3	100	2.3	-0.1	4.6	4.7	2.4	20	211
August 2013	63	24	10	4	100	2.3	-0.1	4.4	4.5	2.2	22	220
September 2013	64	26	9	1	100	2.3	-0.2	4.6	4.8	2.2	22	219
October 2013	62	28	9	2	100	2.0	-0.1	4.7	4.8	2.3	20	198
November 2013	60	31	7	2	100	1.9	-0.1	4.7	4.8	2.3	22	200
December 2013	61	30	8	1	100	1.7	-0.1	4.1	4.2	2.3	17	215
January 2014	58	32	9	1	100	1.4	-0.2	3.6	3.8	1.9	17	230
February 2014	60	33	7	0	100	1.7	-0.1	3.8	3.8	2.0	12	221
March 2014	59	33	7	1	100	2.0	0.0	4.4	4.4	2.1	14	200
April 2014	61	29	8	2	100	2.4	-0.1	4.6	4.7	2.5	19	188
May 2014	62	27	8	2	100	2.5	0.0	4.8	4.8	3.0	27	191
June 2014	65	23	9	3	100	2.5	0.0	4.7	4.8	2.8	39	210
July 2014	68	22	9	1	100	2.5	0.0	5.1	5.1	2.8	39	207
August 2014	62	25	12	1	100	2.0	-0.3	4.8	5.0	2.0	32	202
September 2014	62	28	10	0	100	1.7	-0.2	4.6	4.8	2.2	16	185
October 2014	60	29	11	0	100	1.7	-0.3	4.1	4.4	2.1	13	172
November 2014	64	27	8	1	100	2.1	-0.4	3.9	4.3	2.3	17	162
December 2014	65	26	8	1	100	2.3	-0.4	4.0	4.4	2.5	20	179
January 2015	68	25	6	1	100	2.4	-0.1	4.0	4.1	2.4	20	195
February 2015	63	29	8	0	100	2.1	0.0	4.2	4.2	2.4	22	189

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							<u>25th</u>	<u>75th</u>	<u>Rng</u>			
March 2015	67	26	7	0	100	2.3	0.3	4.3	4.1	2.8	27	172
April 2015	68	25	6	1	100	2.4	0.3	4.9	4.6	3.1	24	161
May 2015	74	20	4	1	100	2.8	0.6	5.0	4.4	3.1	18	161
June 2015	72	22	5	1	100	2.7	0.4	4.5	4.1	2.6	10	168
July 2015	71	21	7	2	100	2.6	0.3	4.4	4.1	2.8	15	174
August 2015	66	22	10	2	100	2.2	0.2	4.2	4.1	2.6	16	169
September 2015	63	26	10	2	100	1.7	0.1	4.0	4.0	2.6	27	146
October 2015	62	30	7	1	100	1.5	0.0	3.7	3.7	2.4	22	144
November 2015	67	29	4	0	100	1.8	0.2	3.9	3.7	2.7	23	151
December 2015	69	26	5	0	100	2.2	0.1	4.4	4.2	2.7	17	166
January 2016	70	24	6	0	100	2.4	0.1	4.6	4.5	2.7	20	162
February 2016	67	27	6	0	100	2.3	0.0	4.7	4.7	2.8	24	154
March 2016	65	29	5	0	100	2.2	0.0	4.5	4.5	2.8	21	155
April 2016	65	27	8	0	100	2.2	0.0	4.2	4.2	2.6	19	165
May 2016	62	29	9	0	100	2.1	-0.3	4.0	4.3	2.1	18	181
June 2016	61	29	9	0	100	2.2	-0.2	4.0	4.2	2.2	17	183
July 2016	61	30	8	0	100	2.0	-0.1	4.5	4.6	2.5	23	175
August 2016	66	25	8	1	100	1.9	0.2	4.4	4.2	2.8	20	156
September 2016	68	23	8	1	100	1.9	0.2	4.6	4.4	2.7	18	163
October 2016	65	25	7	3	100	1.7	0.2	4.2	4.0	2.2	12	158
November 2016	63	26	8	3	100	1.8	-0.2	4.2	4.4	1.8	17	196
December 2016	62	27	9	3	100	2.1	-0.3	4.3	4.5	2.0	23	189
January 2017	68	22	9	1	100	2.4	-0.1	4.4	4.5	2.2	22	199
February 2017	69	23	8	0	100	2.2	0.2	4.3	4.1	2.5	16	171
March 2017	67	23	9	0	100	1.9	0.2	4.3	4.2	2.2	12	173
April 2017	63	26	11	0	100	1.8	-0.1	4.1	4.1	2.0	15	170
May 2017	64	26	10	0	100	1.9	-0.2	4.3	4.5	1.8	21	165
June 2017	66	25	8	1	100	1.9	-0.1	3.9	3.9	1.8	19	162
July 2017	66	24	9	1	100	2.0	-0.1	4.5	4.5	2.3	28	178
August 2017	67	21	11	1	100	2.2	0.2	4.0	3.8	2.3	31	196
September 2017	67	21	11	1	100	2.4	0.1	4.3	4.2	2.6	34	207
October 2017	69	19	10	2	100	2.5	0.1	4.2	4.0	2.2	27	199
November 2017	66	24	8	3	100	2.4	-0.1	4.1	4.2	2.4	17	187
December 2017	65	23	9	3	100	2.5	-0.1	4.2	4.3	2.3	16	187
January 2018	60	29	9	1	100	2.2	-0.2	4.3	4.5	2.2	14	189
February 2018	62	26	12	0	100	2.3	-0.1	4.8	4.9	2.6	23	190
March 2018	66	24	10	1	100	2.5	0.1	5.0	4.9	2.9	23	189
April 2018	72	17	10	1	100	2.9	0.5	5.1	4.6	3.1	26	188
May 2018	74	17	8	1	100	2.9	0.6	5.0	4.4	2.9	17	190
June 2018	74	18	8	0	100	2.5	0.5	4.6	4.1	3.1	36	180
July 2018	68	22	10	0	100	2.1	0.2	4.0	3.8	2.6	30	177
August 2018	66	21	12	0	100	1.8	0.0	4.0	4.0	2.4	30	174
September 2018	62	23	15	1	100	1.8	-0.1	4.2	4.4	1.9	11	178
October 2018	64	23	12	0	100	1.9	-0.1	4.7	4.8	2.1	13	177
November 2018	67	23	10	1	100	2.2	0.1	4.7	4.6	2.2	20	185
December 2018	67	23	10	1	100	2.0	0.2	4.5	4.3	2.0	19	186
January 2019	66	23	9	2	100	2.3	0.1	4.5	4.4	2.2	24	188
February 2019	64	26	8	3	100	2.2	-0.1	4.6	4.6	2.5	18	178
March 2019	69	21	7	3	100	2.7	0.3	4.8	4.5	2.9	21	177
April 2019	70	21	6	2	100	2.6	0.5	5.0	4.5	2.9	15	170

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							<u>25th</u>	<u>75th</u>	<u>Rng</u>			
May 2019	64	26	8	2	100	1.9	0.3	4.5	4.2	2.5	13	164
June 2019	61	28	8	3	100	1.9	0.0	4.7	4.7	2.3	12	155
July 2019	60	28	9	3	100	1.8	0.0	4.5	4.5	2.2	13	170
August 2019	67	21	9	3	100	2.7	0.2	5.4	5.2	2.9	19	178
September 2019	65	23	10	2	100	2.3	0.1	4.7	4.5	2.6	17	182
October 2019	61	24	13	2	100	1.8	0.0	4.6	4.6	2.2	15	176
November 2019	54	29	16	1	100	0.9	-0.2	3.7	3.8	1.7	19	181
December 2019	55	31	13	2	100	1.1	-0.2	4.1	4.2	2.0	20	186
January 2020	61	28	10	1	100	1.5	0.0	4.2	4.2	2.4	24	186
February 2020	70	23	6	1	100	2.3	0.3	4.7	4.5	2.8	14	191
March 2020	71	24	5	0	100	2.3	0.3	4.5	4.2	2.7	12	210
April 2020	67	28	4	0	100	2.1	-0.1	4.1	4.2	2.4	9	200
May 2020	61	33	5	0	100	1.5	-0.2	3.9	4.1	1.9	9	201
June 2020	62	33	5	0	100	1.7	-0.2	4.3	4.5	2.3	12	174
July 2020	61	33	6	0	100	2.1	0.0	4.8	4.8	2.5	12	184
August 2020	68	28	5	0	100	2.6	0.2	5.0	4.8	2.9	15	200
September 2020	67	23	10	1	100	2.6	0.1	5.0	4.9	2.8	15	203
October 2020	69	20	9	2	100	2.4	0.2	4.9	4.7	2.7	17	202
November 2020	66	21	10	3	100	2.3	0.0	4.9	4.8	2.6	16	188
December 2020	68	23	6	3	100	2.5	0.2	5.0	4.7	2.8	14	191
January 2021	70	20	8	2	100	2.6	0.3	5.1	4.8	3.0	15	182
February 2021	72	18	9	2	100	2.8	0.4	5.2	4.8	3.2	24	187
March 2021	70	20	9	1	100	2.6	0.2	5.0	4.7	3.0	31	185
April 2021	71	21	8	0	100	2.8	0.2	5.0	4.7	2.9	30	196
May 2021	66	23	10	1	100	2.7	0.0	5.0	4.9	2.6	27	191
June 2021	64	22	14	1	100	2.7	0.0	5.0	5.0	2.4	35	198
July 2021	59	22	19	1	100	2.3	-0.4	4.9	5.2	1.8	38	197
August 2021	56	25	19	1	100	1.6	-0.5	4.5	5.0	1.6	36	204
September 2021	56	23	20	1	100	1.6	-0.7	4.6	5.3	1.6	24	194
October 2021	61	22	16	1	100	1.9	-0.3	4.6	5.0	2.0	19	182
November 2021	64	22	13	1	100	2.5	-0.2	5.0	5.2	2.5	20	169
December 2021	67	21	11	1	100	2.6	0.1	5.0	4.9	2.9	26	180
January 2022	64	22	13	1	100	2.6	-0.1	5.1	5.2	2.8	30	197
February 2022	60	25	14	1	100	2.0	-0.2	5.0	5.2	2.5	39	195
March 2022	59	27	12	1	100	2.1	-0.3	5.1	5.4	2.7	38	186
April 2022	58	29	12	1	100	2.0	-0.2	5.0	5.2	2.8	38	173
May 2022	59	25	15	1	100	2.2	-0.2	4.9	5.0	2.6	38	188
June 2022	58	22	19	1	100	2.0	-0.2	4.7	4.9	1.7	36	182
July 2022	55	24	20	2	100	1.7	-0.4	4.8	5.2	1.8	44	189
August 2022	56	27	16	2	100	1.7	-0.3	5.0	5.3	2.2	31	182
September 2022	52	33	13	3	100	1.3	-0.4	4.7	5.1	2.6	31	179
October 2022	55	32	10	3	100	1.6	-0.3	4.6	4.9	2.5	24	178
November 2022	53	30	14	3	100	1.4	-0.4	4.5	4.9	2.2	32	182
December 2022	58	26	12	4	100	1.7	-0.2	5.0	5.2	2.7	33	179
January 2023	55	27	14	3	100	1.4	-0.3	5.0	5.2	2.3	36	177
February 2023	63	27	8	3	100	2.4	0.0	5.2	5.2	3.1	28	175
March 2023	62	27	10	0	100	2.3	-0.1	5.1	5.3	3.1	38	185
April 2023	67	24	8	1	100	2.8	0.1	5.3	5.2	3.5	32	183
May 2023	63	24	11	2	100	2.5	-0.2	5.2	5.4	2.9	37	186
June 2023	67	23	8	2	100	2.9	0.1	5.3	5.3	3.0	32	183

REGION NORTH EAST
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>				
July	2023	64	23	12	1	100	2.8	-0.2	5.3	5.5	2.7	47	199
August	2023	67	21	11	1	100	3.0	0.1	5.3	5.2	3.0	47	195
September	2023	65	20	13	2	100	2.8	0.0	5.2	5.2	2.6	39	201
October	2023	68	19	9	3	100	3.0	0.3	5.0	4.6	2.8	25	197
November	2023	66	20	11	3	100	2.7	0.2	5.0	4.8	2.6	29	202
December	2023	60	25	12	2	100	1.9	-0.2	4.9	5.1	2.4	35	203
January	2024	63	24	13	1	100	2.1	0.0	5.2	5.2	2.9	36	211
February	2024	68	20	12	0	100	2.5	0.4	5.2	4.8	3.1	44	205
March	2024	76	14	9	2	100	3.4	1.0	5.2	4.2	3.7	40	213
April	2024	75	13	9	3	100	3.0	0.8	5.1	4.2	3.3	46	213
May	2024	73	15	10	3	100	2.9	0.6	5.1	4.5	3.5	36	262
June	2024	69	16	12	2	100	3.2	0.2	6.4	6.2	3.8	75	302
July	2024	65	23	10	1	100	3.2	-0.1	7.6	7.7	4.6	85	337
August	2024	64	26	8	1	100	3.2	-0.4	9.0	9.3	4.8	87	368
September	2024	64	29	6	1	100	3.1	-0.3	9.1	9.4	4.8	65	380
October	2024	66	25	7	2	100	3.9	-0.3	9.4	9.7	4.7	74	409
November	2024	65	25	8	2	100	4.1	-0.1	8.2	8.3	4.6	75	358
December	2024	62	29	8	2	100	3.7	-0.6	7.9	8.5	4.7	77	334
January	2025	62	30	7	1	100	3.1	-0.5	6.7	7.2	4.6	68	325
February	2025	61	30	8	2	100	2.8	-0.5	6.9	7.4	4.5	82	357
March	2025	63	25	10	2	100	3.2	-0.2	7.1	7.3	4.3	86	470
April	2025	61	24	12	3	100	3.3	-0.1	7.9	8.1	4.1	103	502
May	2025	63	21	12	4	100	4.0	-0.2	9.2	9.4	4.3	97	529
June	2025	64	21	12	4	100	4.3	-0.1	9.4	9.5	4.5	109	453
July	2025	64	21	11	3	100	4.2	-0.2	9.6	9.8	4.8	97	470
August	2025	61	26	11	2	100	3.1	-0.4	8.0	8.5	4.4	105	449
September	2025	61	26	10	2	100	3.1	-0.4	7.9	8.3	4.8	95	505
October	2025	63	27	9	2	100	3.6	-0.5	8.3	8.8	4.9	93	495
November	2025	66	23	9	3	100	4.1	-0.2	8.4	8.5	5.0	83	513
December	2025	64	25	8	3	100	3.6	-0.4	8.8	9.1	4.9	85	461
January	2026	64	25	8	3	100	3.2	-0.3	8.5	8.8	4.7	92	482
February	2026	63	25	10	2	100	3.1	-0.3	8.5	8.8	4.5	98	514