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?"

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

REGION NORTH EAST
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	Percentiles Rng	Mean	Variance	Cases
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

REGION NORTH EAST
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	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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(Three Month Moving Averages)

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

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(Three Month Moving Averages)

Date of Survey		Increase	Same	Decrease	DK, NA	Total	Median	Percentiles 25th	Percentiles 75th	Rng	Mean	Variance	Cases
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
March	2026	63	25	10	1	100	3.2	-0.3	7.9	8.2	4.5	90	595
April	2026	62	25	10	3	100	3.2	-0.2	7.9	8.0	4.4	84	585
May	2026	65	25	7	2	100	3.5	-0.3	9.3	9.6	5.1	82	566
June	2026	64	25	9	2	100	3.3	-0.2	8.6	8.8	4.3	86	534
July	2026	66	24	9	1	100	3.5	-0.2	8.9	9.1	4.9	85	538
August	2026	63	25	10	1	100	3.3	-0.4	8.0	8.4	4.4	88	519