

REGION WEST

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	72	23	4	1	100	4.3	0.5	5.9	5.4	4.6	39	239
June	2007	70	23	7	0	100	3.8	0.4	5.9	5.6	4.0	44	224
July	2007	65	27	8	1	100	3.1	0.2	5.5	5.4	3.9	52	211
August	2007	65	24	10	1	100	3.1	0.1	5.4	5.3	3.5	55	222
September	2007	65	24	9	2	100	3.2	0.2	5.7	5.5	4.3	68	230
October	2007	68	24	7	1	100	3.9	0.1	6.3	6.2	4.5	61	248
November	2007	65	27	7	1	100	3.4	0.1	6.3	6.3	4.4	49	234
December	2007	65	28	6	1	100	3.3	-0.2	6.0	6.2	3.6	32	228
January	2008	63	27	9	1	100	2.7	-0.2	5.2	5.4	3.0	39	212
February	2008	68	23	8	1	100	3.5	0.3	5.6	5.3	3.7	55	226
March	2008	67	25	7	0	100	3.4	0.3	5.5	5.2	3.8	57	240
April	2008	65	28	7	0	100	3.4	0.3	5.7	5.4	3.9	52	257
May	2008	62	30	8	0	100	2.6	-0.2	5.2	5.5	2.8	31	259
June	2008	63	27	9	0	100	2.7	-0.2	5.4	5.5	3.1	36	251
July	2008	66	24	9	1	100	2.8	-0.1	5.5	5.6	3.5	39	236
August	2008	67	24	9	0	100	3.1	-0.1	5.6	5.6	3.9	49	242
September	2008	67	24	8	0	100	2.9	0.0	5.4	5.4	3.9	40	244
October	2008	65	28	7	0	100	2.4	-0.1	5.1	5.2	3.1	37	252
November	2008	67	27	5	0	100	2.8	0.2	5.0	4.8	3.3	27	248
December	2008	69	24	6	1	100	2.9	0.3	5.1	4.8	3.2	29	254
January	2009	70	21	7	2	100	3.3	0.5	5.4	4.9	3.6	30	254
February	2009	68	22	9	2	100	2.9	0.2	5.6	5.4	3.1	52	251
March	2009	62	26	10	2	100	2.6	0.0	5.5	5.5	2.7	51	242
April	2009	62	28	9	1	100	2.3	-0.2	5.3	5.5	2.7	49	242
May	2009	66	25	8	1	100	2.8	0.4	5.1	4.7	3.0	37	233
June	2009	69	24	7	0	100	3.0	0.4	5.0	4.7	3.1	34	236
July	2009	68	22	9	0	100	3.0	0.5	5.1	4.5	2.8	41	230
August	2009	62	27	10	0	100	2.4	-0.2	5.0	5.1	2.3	35	239
September	2009	62	27	10	1	100	2.5	0.0	5.1	5.1	2.7	35	242
October	2009	69	23	7	1	100	3.3	0.3	5.5	5.2	3.5	35	252
November	2009	71	24	4	1	100	3.3	NA	5.4	NA	3.7	27	236
December	2009	69	24	5	1	100	3.2	NA	5.3	NA	3.3	25	223
January	2010	63	28	7	2	100	2.4	NA	4.9	NA	2.7	16	211
February	2010	62	26	9	3	100	2.3	-0.2	4.9	5.1	2.4	21	236
March	2010	64	23	9	4	100	2.5	-0.1	4.9	5.0	2.8	28	246
April	2010	66	22	9	3	100	2.9	0.0	5.1	5.1	2.9	38	264
May	2010	61	29	8	2	100	2.3	0.1	5.0	4.8	2.9	35	235
June	2010	62	31	7	0	100	2.2	0.1	4.9	4.8	2.7	27	222
July	2010	61	30	8	1	100	1.7	0.1	4.7	4.6	2.3	19	213
August	2010	68	21	10	1	100	2.4	0.2	4.9	4.7	2.7	20	228
September	2010	64	23	11	2	100	2.2	0.2	5.0	4.8	2.7	24	251
October	2010	59	27	12	2	100	1.7	-0.2	4.4	4.7	2.1	23	265
November	2010	60	28	10	2	100	1.8	-0.2	4.7	5.0	2.8	38	274
December	2010	59	30	10	1	100	1.7	-0.4	4.7	5.1	2.6	39	247

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(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>			
January 2011	62	30	6	2	100	2.1	-0.2	5.2	5.4	3.4	37	240
February 2011	62	31	5	2	100	2.1	-0.2	4.9	5.0	2.5	24	237
March 2011	64	31	4	1	100	2.0	0.0	4.8	4.7	2.5	22	264
April 2011	63	28	8	0	100	1.8	0.0	4.2	4.2	2.0	19	261
May 2011	64	27	8	0	100	1.9	0.1	4.4	4.3	2.6	19	261
June 2011	62	29	9	0	100	1.8	-0.1	4.0	4.1	2.7	24	250
July 2011	64	29	7	1	100	2.4	-0.1	4.5	4.6	3.4	33	243
August 2011	56	33	9	2	100	1.6	-0.3	4.3	4.6	2.6	30	258
September 2011	56	33	8	3	100	1.6	-0.4	4.4	4.8	2.4	26	278
October 2011	56	33	9	3	100	1.2	-0.3	4.5	4.9	2.2	24	267
November 2011	57	32	9	2	100	1.2	-0.3	4.3	4.7	2.3	24	243
December 2011	58	30	10	1	100	1.6	-0.1	4.8	4.9	2.4	26	230
January 2012	58	31	9	1	100	1.3	-0.1	4.5	4.6	2.0	17	249
February 2012	60	28	9	3	100	1.8	0.0	4.8	4.8	1.7	33	271
March 2012	59	29	10	2	100	1.7	0.0	4.9	4.9	2.0	34	269
April 2012	64	24	9	2	100	2.4	0.3	5.2	4.9	2.4	42	252
May 2012	68	25	6	1	100	2.7	0.3	5.4	5.1	3.3	31	228
June 2012	68	24	6	2	100	2.9	0.2	5.3	5.0	3.3	26	233
July 2012	62	28	8	2	100	2.3	-0.2	5.0	5.2	2.9	23	246
August 2012	58	28	10	3	100	2.2	-0.1	4.8	5.0	2.5	26	247
September 2012	62	25	9	3	100	2.2	0.0	4.9	4.8	2.7	28	244
October 2012	66	25	5	4	100	2.6	NA	5.0	NA	3.2	27	240
November 2012	69	25	3	3	100	2.9	NA	5.3	NA	3.6	30	241
December 2012	69	25	3	3	100	2.9	NA	5.3	NA	3.9	35	246
January 2013	72	20	5	3	100	3.0	0.4	5.3	4.9	3.7	39	247
February 2013	75	17	5	2	100	2.9	0.7	5.2	4.5	3.7	32	242
March 2013	79	13	6	2	100	3.2	1.1	5.7	4.6	3.8	42	233
April 2013	76	18	6	1	100	3.3	0.8	5.8	5.0	4.0	42	222
May 2013	74	18	7	1	100	3.7	0.6	5.9	5.3	4.1	44	230
June 2013	73	20	6	1	100	3.8	0.4	5.7	5.3	4.2	32	227
July 2013	77	15	7	1	100	3.8	0.8	5.7	4.9	4.1	32	219
August 2013	76	19	5	1	100	3.4	0.7	6.1	5.4	4.1	31	215
September 2013	75	18	6	1	100	3.6	0.7	6.2	5.6	4.0	34	216
October 2013	71	21	7	1	100	3.6	0.4	6.2	5.8	3.9	35	232
November 2013	70	19	11	1	100	3.4	0.2	5.5	5.3	3.3	44	238
December 2013	70	21	8	1	100	3.2	0.4	5.2	4.7	3.6	45	237
January 2014	71	22	5	1	100	3.1	0.4	5.3	4.8	3.6	38	225
February 2014	70	26	2	2	100	3.0	0.6	5.5	4.8	4.0	35	212
March 2014	68	25	3	3	100	2.9	0.3	5.9	5.5	3.5	29	220
April 2014	69	24	4	3	100	3.0	0.4	5.8	5.4	3.8	32	228
May 2014	72	20	5	3	100	3.3	0.5	5.7	5.1	3.7	20	244
June 2014	73	20	6	1	100	3.3	0.5	5.2	4.7	3.5	15	241
July 2014	69	22	8	1	100	3.1	0.3	5.2	4.9	2.9	20	230
August 2014	69	21	8	1	100	3.0	0.3	5.0	4.7	2.7	18	227
September 2014	69	20	10	1	100	2.8	0.3	5.0	4.7	2.4	33	215
October 2014	74	18	8	0	100	3.5	0.4	5.0	4.6	3.0	26	220
November 2014	74	18	8	1	100	3.6	0.5	5.2	4.7	3.1	28	214
December 2014	72	21	6	1	100	3.5	0.4	5.1	4.7	3.5	24	210
January 2015	71	20	7	2	100	2.9	0.4	4.9	4.5	3.2	39	225
February 2015	73	19	7	1	100	3.2	0.7	5.0	4.3	3.6	44	223

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							<u>25th</u>	<u>75th</u>	<u>Rng</u>			
March 2015	74	17	8	1	100	3.5	0.7	5.2	4.5	3.4	41	217
April 2015	74	17	8	1	100	3.6	0.7	5.4	4.7	3.6	36	218
May 2015	71	19	8	1	100	3.2	0.3	5.3	5.0	3.3	34	210
June 2015	73	20	6	1	100	3.2	0.5	5.3	4.9	3.8	34	220
July 2015	76	20	3	1	100	3.3	0.9	5.2	4.3	3.9	24	211
August 2015	79	17	3	1	100	3.7	1.3	5.3	4.1	4.2	24	233
September 2015	77	18	5	1	100	3.6	1.1	5.2	4.0	3.7	17	243
October 2015	72	18	7	3	100	3.2	0.7	5.0	4.3	3.5	18	254
November 2015	70	19	7	3	100	2.9	0.4	5.0	4.6	3.1	16	244
December 2015	71	17	9	3	100	2.8	0.3	4.9	4.5	2.4	25	238
January 2016	70	20	9	1	100	2.7	0.2	4.7	4.6	2.1	23	217
February 2016	69	21	10	1	100	2.6	0.1	4.6	4.6	2.1	26	228
March 2016	73	19	7	0	100	2.8	0.4	4.8	4.4	3.1	20	257
April 2016	73	19	7	1	100	2.7	0.5	5.0	4.6	3.4	26	280
May 2016	75	17	7	1	100	2.6	0.6	5.0	4.4	3.3	24	273
June 2016	71	18	11	1	100	2.5	0.3	5.0	4.7	2.9	26	233
July 2016	73	14	13	1	100	2.7	0.4	5.0	4.6	2.5	28	226
August 2016	69	18	12	2	100	2.8	0.2	5.0	4.8	2.6	30	224
September 2016	70	18	10	2	100	2.9	0.3	4.9	4.6	2.5	25	254
October 2016	67	23	8	2	100	2.6	0.2	4.6	4.3	2.6	21	267
November 2016	68	20	11	1	100	2.7	0.2	4.6	4.4	2.5	28	274
December 2016	69	20	10	1	100	3.1	0.4	4.9	4.6	3.1	31	257
January 2017	70	17	11	2	100	3.6	0.5	5.4	5.0	3.7	33	259
February 2017	67	20	11	2	100	3.1	0.3	5.0	4.7	3.2	25	259
March 2017	65	22	11	2	100	2.5	0.1	4.7	4.6	2.9	27	272
April 2017	65	23	11	1	100	2.2	0.1	4.5	4.4	2.5	31	270
May 2017	65	24	10	1	100	2.2	0.2	4.9	4.8	2.8	30	286
June 2017	66	23	10	1	100	2.5	0.2	5.5	5.3	3.0	40	293
July 2017	67	23	9	1	100	2.5	0.2	5.7	5.5	3.1	35	314
August 2017	70	20	10	0	100	2.9	0.2	5.7	5.5	3.4	37	312
September 2017	69	20	10	0	100	2.8	0.2	5.3	5.1	3.2	24	312
October 2017	69	20	11	0	100	3.0	0.2	5.3	5.1	3.4	26	282
November 2017	72	19	9	0	100	3.4	0.3	5.4	5.1	3.8	33	277
December 2017	73	17	9	1	100	3.8	0.6	5.3	4.7	3.9	30	273
January 2018	72	19	8	1	100	3.7	0.6	5.4	4.8	3.8	27	277
February 2018	72	19	9	1	100	3.1	0.5	5.2	4.7	3.4	20	286
March 2018	71	18	9	2	100	2.8	0.3	5.6	5.3	3.4	24	296
April 2018	72	16	10	2	100	3.3	0.5	5.7	5.1	3.6	25	290
May 2018	72	17	9	2	100	3.5	0.5	5.7	5.2	3.7	25	278
June 2018	73	18	9	1	100	3.6	0.4	5.4	4.9	3.8	34	259
July 2018	75	15	10	0	100	3.6	0.7	6.3	5.5	4.1	41	264
August 2018	74	15	11	0	100	3.8	0.8	6.4	5.6	4.3	41	266
September 2018	75	14	10	1	100	4.0	1.0	6.4	5.4	4.2	33	287
October 2018	68	20	11	1	100	3.3	0.4	5.1	4.7	2.8	37	285
November 2018	66	23	10	1	100	2.9	0.3	4.9	4.6	2.4	35	290
December 2018	64	24	11	1	100	2.6	0.0	4.8	4.8	2.2	39	274
January 2019	69	20	10	1	100	2.7	0.1	5.1	4.9	2.9	25	284
February 2019	71	16	12	2	100	3.0	0.3	5.0	4.8	3.0	28	289
March 2019	71	15	12	1	100	2.9	0.3	5.0	4.8	2.8	25	310
April 2019	67	18	13	2	100	2.6	0.2	4.9	4.8	2.5	22	315

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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>			
May 2019	68	19	12	1	100	2.4	0.2	4.8	4.6	2.4	19	310
June 2019	66	19	13	1	100	2.3	0.0	4.8	4.8	2.3	20	314
July 2019	69	18	12	0	100	2.6	0.1	4.9	4.8	2.8	26	308
August 2019	67	18	15	1	100	2.5	-0.2	5.0	5.1	2.5	26	300
September 2019	66	18	14	1	100	2.6	-0.1	5.1	5.2	2.8	23	276
October 2019	64	18	16	3	100	2.5	-0.2	5.1	5.3	2.5	19	272
November 2019	64	20	13	3	100	2.5	0.0	5.0	5.1	2.7	20	297
December 2019	64	19	13	4	100	2.5	0.0	4.8	4.8	2.4	27	319
January 2020	69	19	11	2	100	2.5	0.1	4.9	4.8	2.8	30	329
February 2020	69	20	9	2	100	2.7	0.2	5.0	4.9	3.1	30	317
March 2020	72	19	8	2	100	2.8	0.4	5.1	4.7	3.2	22	304
April 2020	68	21	9	2	100	2.7	0.3	4.9	4.6	2.8	19	292
May 2020	71	17	10	2	100	2.8	0.4	4.9	4.5	2.9	18	295
June 2020	69	19	10	2	100	2.8	0.2	4.9	4.7	3.0	22	297
July 2020	67	21	11	2	100	2.7	0.2	5.1	4.9	2.8	27	290
August 2020	69	20	10	1	100	2.8	0.4	5.2	4.8	2.8	26	292
September 2020	69	18	12	1	100	2.8	0.4	5.1	4.7	2.7	26	282
October 2020	75	16	9	0	100	3.0	0.6	5.1	4.5	3.1	26	306
November 2020	73	16	11	0	100	2.8	0.3	5.0	4.6	2.7	30	306
December 2020	71	17	12	1	100	2.8	0.3	5.1	4.8	2.6	34	317
January 2021	69	19	11	1	100	2.9	0.1	5.1	5.1	2.7	32	301
February 2021	68	20	11	1	100	3.1	0.0	5.3	5.3	3.2	35	301
March 2021	66	21	11	2	100	2.9	0.0	5.3	5.4	3.5	32	284
April 2021	65	20	14	2	100	2.9	0.1	5.4	5.3	3.3	36	303
May 2021	62	21	15	2	100	2.7	0.0	5.3	5.3	3.2	43	302
June 2021	62	22	15	1	100	3.1	0.0	5.3	5.4	3.3	48	315
July 2021	62	23	14	1	100	3.1	0.0	5.5	5.5	3.3	53	289
August 2021	62	24	13	2	100	2.8	-0.1	5.4	5.5	2.8	53	284
September 2021	63	22	12	3	100	2.9	0.0	5.5	5.5	2.9	52	295
October 2021	64	21	14	2	100	2.8	-0.1	5.4	5.5	2.9	51	308
November 2021	66	17	16	2	100	3.3	0.0	5.8	5.8	3.5	49	307
December 2021	66	17	16	1	100	3.2	0.1	5.7	5.6	3.8	60	290
January 2022	66	18	15	1	100	3.4	0.0	5.8	5.8	3.7	71	274
February 2022	67	19	12	2	100	3.6	0.1	5.8	5.7	3.9	63	267
March 2022	61	22	13	3	100	3.2	-0.2	5.9	6.1	3.2	50	282
April 2022	63	20	13	4	100	3.3	0.0	5.9	5.8	3.6	37	306
May 2022	59	19	17	5	100	2.8	-0.2	6.5	6.7	3.6	58	292
June 2022	58	20	19	3	100	2.2	-0.3	6.2	6.4	3.1	59	277
July 2022	53	20	24	3	100	1.8	-0.9	6.0	6.9	2.2	72	254
August 2022	57	21	19	3	100	1.9	-0.7	5.1	5.8	1.8	57	267
September 2022	56	23	17	4	100	1.9	-0.6	5.1	5.8	2.1	54	272
October 2022	57	26	12	5	100	2.1	0.0	5.1	5.1	2.8	44	291
November 2022	53	27	17	3	100	1.7	-0.1	5.1	5.2	2.7	43	283
December 2022	56	24	16	3	100	2.5	-0.2	5.2	5.4	3.0	46	272
January 2023	57	25	16	3	100	2.3	-0.4	5.0	5.4	2.7	39	256
February 2023	61	24	12	2	100	2.6	-0.3	5.0	5.3	2.8	31	263
March 2023	61	25	11	3	100	2.2	-0.3	4.9	5.2	2.6	25	277
April 2023	65	23	9	3	100	2.5	-0.1	5.0	5.1	2.9	30	310
May 2023	61	22	13	4	100	2.5	-0.5	5.4	5.9	2.6	39	312
June 2023	63	23	11	3	100	2.9	-0.3	5.5	5.7	2.8	42	307

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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	63	22	11	4	100	3.2	-0.2	5.6	5.9	3.0	36	265
August	2023	66	25	6	3	100	3.2	0.2	5.3	5.2	3.7	37	268
September	2023	68	22	8	2	100	3.3	0.2	5.3	5.1	3.9	39	283
October	2023	69	23	7	1	100	3.1	0.2	5.2	5.0	4.0	44	290
November	2023	67	22	9	2	100	3.2	0.1	5.2	5.1	3.7	36	301
December	2023	65	21	10	3	100	3.1	0.0	5.1	5.0	3.2	37	291
January	2024	67	17	12	4	100	3.0	0.2	5.1	4.9	2.8	31	299
February	2024	69	16	12	2	100	3.0	0.2	5.1	4.9	2.7	30	278
March	2024	74	15	10	1	100	3.2	0.5	5.2	4.6	3.1	26	278
April	2024	73	17	9	1	100	3.2	0.5	5.2	4.6	3.7	33	313
May	2024	74	17	8	2	100	3.7	0.7	6.4	5.8	4.5	44	396
June	2024	71	18	10	2	100	4.0	0.3	7.8	7.5	4.6	53	458
July	2024	70	19	10	1	100	4.1	0.2	9.3	9.1	4.8	66	483
August	2024	70	19	9	1	100	4.1	0.1	8.6	8.5	4.9	71	505
September	2024	72	20	6	2	100	4.1	0.2	9.2	9.0	5.7	85	496
October	2024	72	20	6	2	100	4.5	0.2	9.3	9.1	5.9	86	502
November	2024	71	20	7	2	100	4.6	0.2	10.3	10.2	5.8	91	446
December	2024	70	20	9	2	100	4.4	0.1	9.0	8.9	5.0	91	448
January	2025	68	22	9	1	100	3.7	0.0	8.3	8.3	4.6	82	480
February	2025	67	24	8	1	100	3.4	-0.1	7.4	7.5	4.4	84	514
March	2025	65	25	8	2	100	3.7	0.0	8.3	8.4	5.1	83	605
April	2025	63	24	10	3	100	3.6	-0.2	9.0	9.2	4.8	119	617
May	2025	58	27	11	4	100	3.0	-0.5	8.4	8.8	4.2	135	656
June	2025	58	26	12	3	100	2.7	-0.6	8.5	9.0	4.0	138	601
July	2025	60	25	12	3	100	2.6	-0.6	6.9	7.4	3.8	103	650
August	2025	63	21	13	3	100	2.8	-0.2	7.8	8.0	4.2	92	635
September	2025	63	22	13	2	100	2.5	-0.1	7.2	7.3	4.0	86	654
October	2025	63	23	12	2	100	2.8	-0.1	8.5	8.6	4.5	85	610
November	2025	61	26	11	1	100	2.9	-0.2	7.6	7.8	4.2	76	614
December	2025	60	27	10	2	100	2.8	-0.2	7.9	8.1	4.1	75	607
January	2026	58	28	12	2	100	2.3	-0.2	6.8	6.9	3.5	82	643
February	2026	59	26	12	3	100	2.5	-0.1	7.4	7.5	3.4	74	674