

TABLE 47

## EXPECTED CHANGE IN HOME VALUE DURING THE NEXT 5 YEARS

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			
Jan.-Mar. 2007	70	22	6	2	100	3.3	0.3	5.4	5.1	4.6	57	1245
Apr.-June 2007	65	27	7	1	100	3.0	0.2	5.3	5.2	3.9	44	1230
Jul.-Sep. 2007	66	24	9	1	100	2.9	0.1	5.2	5.0	3.5	48	1238
Oct.-Dec. 2007	63	27	9	1	100	2.7	0.1	5.2	5.1	3.2	41	1252
Jan.-Mar. 2008	61	29	9	1	100	2.4	0.0	5.0	4.9	3.0	40	1229
Apr.-June 2008	58	30	10	2	100	2.3	0.0	4.9	5.0	2.7	31	1259
Jul.-Sep. 2008	62	29	8	1	100	2.4	0.1	4.9	4.9	3.0	37	1241
Oct.-Dec. 2008	61	29	9	1	100	2.2	0.0	4.8	4.8	2.4	28	1227
Jan.-Mar. 2009	56	32	10	2	100	2.0	0.0	4.8	4.8	2.2	35	1246
Apr.-June 2009	63	29	7	1	100	2.4	0.1	4.9	4.8	2.7	28	1262
Jul.-Sep. 2009	60	29	9	2	100	2.1	0.0	4.9	4.8	2.6	35	1275
Oct.-Dec. 2009	63	27	9	1	100	2.3	0.1	4.9	4.8	2.7	32	1258
Jan.-Mar. 2010	60	31	7	2	100	2.0	0.1	4.8	4.7	2.7	28	1252
Apr.-June 2010	59	32	9	0	100	1.9	0.0	4.7	4.7	2.3	28	1257
Jul.-Sep. 2010	57	30	11	2	100	1.6	0.0	4.6	4.7	2.1	26	1264
Oct.-Dec. 2010	55	34	10	1	100	1.4	-0.1	4.5	4.6	1.9	31	1279
Jan.-Mar. 2011	57	33	9	1	100	1.5	0.0	4.6	4.7	2.2	25	1250
Apr.-June 2011	56	34	9	1	100	1.3	0.0	4.6	4.6	2.2	26	1257
Jul.-Sep. 2011	51	37	10	2	100	0.8	-0.1	4.0	4.1	2.0	32	1226
Oct.-Dec. 2011	53	33	13	1	100	1.0	-0.1	3.5	3.6	1.6	29	1270
Jan.-Mar. 2012	55	34	9	2	100	1.3	-0.1	4.6	4.7	2.1	29	1254
Apr.-June 2012	56	32	10	2	100	1.5	0.0	4.6	4.7	2.0	31	1241
Jul.-Sep. 2012	57	30	10	3	100	1.8	0.0	4.6	4.7	2.1	28	1242
Oct.-Dec. 2012	60	30	7	3	100	1.8	0.1	4.6	4.5	2.5	26	1212
Jan.-Mar. 2013	61	29	9	1	100	2.0	0.0	4.7	4.6	2.4	35	1172
Apr.-June 2013	59	31	8	2	100	2.0	0.0	4.7	4.7	2.6	27	1188
Jul.-Sep. 2013	61	27	11	1	100	2.1	0.0	4.6	4.6	2.3	25	1167
Oct.-Dec. 2013	61	28	10	1	100	2.0	0.0	4.7	4.7	2.2	26	1192
Jan.-Mar. 2014	60	29	9	2	100	1.7	0.0	4.6	4.6	2.1	27	1178
Apr.-June 2014	63	27	8	2	100	2.3	0.1	4.8	4.7	2.5	28	1147
Jul.-Sep. 2014	60	28	11	1	100	1.7	0.0	4.6	4.6	2.1	22	1135
Oct.-Dec. 2014	63	26	9	2	100	2.2	0.1	4.7	4.6	2.6	21	1113
Jan.-Mar. 2015	64	26	9	1	100	2.2	0.1	4.6	4.5	2.4	33	1092
Apr.-June 2015	65	25	9	1	100	2.4	0.1	4.8	4.6	2.6	27	1035
Jul.-Sep. 2015	67	23	9	1	100	2.2	0.2	4.7	4.6	2.7	22	1085
Oct.-Dec. 2015	63	27	9	1	100	2.0	0.1	4.6	4.5	2.2	23	1045
Jan.-Mar. 2016	64	26	9	1	100	2.2	0.1	4.7	4.6	2.5	27	1105
Apr.-June 2016	64	25	10	1	100	2.1	0.1	4.6	4.5	2.4	23	1119
Jul.-Sep. 2016	65	24	10	1	100	2.0	0.1	4.7	4.6	2.2	23	1206
Oct.-Dec. 2016	64	25	9	2	100	2.4	0.1	4.7	4.6	2.4	26	1242
Jan.-Mar. 2017	67	22	10	1	100	2.3	0.2	4.7	4.6	2.5	23	1254
Apr.-June 2017	68	22	9	1	100	2.3	0.2	4.7	4.5	2.5	24	1263
Jul.-Sep. 2017	67	22	10	1	100	2.4	0.2	4.8	4.6	2.7	25	1305
Oct.-Dec. 2017	67	23	9	1	100	2.5	0.2	4.9	4.7	2.7	24	1286

**TABLE 47**

**EXPECTED CHANGE IN HOME VALUE DURING THE NEXT 5 YEARS**

<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>			
Jan.-Mar. 2018	66	23	10	1	100	2.3	0.2	4.8	4.6	2.7	24	1332
Apr.-June 2018	67	22	10	1	100	2.4	0.2	4.9	4.7	2.8	28	1271
Jul.-Sep. 2018	67	22	10	1	100	2.7	0.2	5.0	4.8	3.1	27	1305
Oct.-Dec. 2018	64	24	10	2	100	2.2	0.1	4.7	4.6	2.4	28	1301
Jan.-Mar. 2019	67	21	11	1	100	2.6	0.2	4.8	4.6	2.6	30	1333
Apr.-June 2019	65	22	11	2	100	2.2	0.1	4.6	4.5	2.2	26	1318
Jul.-Sep. 2019	67	21	11	1	100	2.3	0.1	4.7	4.6	2.7	20	1304
Oct.-Dec. 2019	64	23	11	2	100	2.2	0.1	4.7	4.6	2.4	25	1356
Jan.-Mar. 2020	70	21	8	1	100	2.6	0.3	4.8	4.5	2.9	22	1438
Apr.-June 2020	67	24	7	2	100	2.5	0.2	4.8	4.6	2.9	21	1287
Jul.-Sep. 2020	70	20	9	1	100	2.7	0.3	4.9	4.6	2.7	22	1348
Oct.-Dec. 2020	69	20	9	2	100	2.5	0.3	4.9	4.6	2.7	26	1279
Jan.-Mar. 2021	68	20	11	1	100	2.8	0.2	5.1	4.9	3.1	32	1265
Apr.-June 2021	64	21	13	2	100	2.9	0.0	5.1	5.1	2.9	39	1284
Jul.-Sep. 2021	63	22	13	2	100	2.7	0.0	5.1	5.1	2.7	40	1319
Oct.-Dec. 2021	61	22	16	1	100	2.6	-0.1	5.2	5.3	2.9	46	1305
Jan.-Mar. 2022	59	25	13	3	100	2.8	0.0	5.3	5.3	3.1	40	1315
Apr.-June 2022	58	23	17	2	100	2.5	-0.2	5.2	5.4	2.7	53	1306
Jul.-Sep. 2022	54	27	16	3	100	1.8	-0.2	4.9	5.1	2.3	46	1295
Oct.-Dec. 2022	57	26	14	3	100	2.1	-0.1	5.0	5.1	2.5	41	1285
Jan.-Mar. 2023	61	25	12	2	100	2.3	0.0	5.0	5.0	2.6	32	1258
Apr.-June 2023	63	23	11	3	100	2.7	0.1	5.1	5.1	3.1	36	1294
Jul.-Sep. 2023	66	21	11	2	100	3.0	0.2	5.2	5.1	3.3	37	1304