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 25th	Percentiles 75th	Rng	Mean	Variance	Cases
Jan.-Mar.	2007	70	22	6	2	100	3.3	0.3	5.4	5.1	4.6	57	1245
Apr.-Jun.	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.-Jun.	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.-Jun.	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.-Jun.	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.-Jun.	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.-Jun.	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.-Jun.	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.-Jun.	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.-Jun.	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.-Jun.	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

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Date of Survey		Increase	Same	Decrease	DK, NA	Total	Median	Percentiles 25th	Percentiles 75th	Rng	Mean	Variance	Cases
Apr.-Jun.	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
Jan.-Mar.	2018	66	23	10	1	100	2.3	0.2	4.8	4.6	2.7	24	1332
Apr.-Jun.	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.-Jun.	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.-Jun.	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.-Jun.	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.-Jun.	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.-Jun.	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	1303
Oct.-Dec.	2023	64	23	11	2	100	2.8	0.1	5.1	5.0	3.0	34	1328
Jan.-Mar.	2024	73	16	10	1	100	3.3	0.5	5.2	4.7	3.7	37	1302
Apr.-Jun.	2024	67	20	10	2	100	3.1	0.2	6.2	6.0	3.9	67	2098
Jul.-Sep.	2024	64	25	9	2	100	3.1	0.0	9.0	9.0	4.9	91	2410
Oct.-Dec.	2024	63	25	10	2	100	3.3	0.0	8.7	8.7	4.5	90	2100
Jan.-Mar.	2025	62	25	10	2	100	3.1	0.0	8.0	8.1	4.6	99	2830
Apr.-Jun.	2025	60	26	11	3	100	2.9	-0.1	9.0	9.2	4.4	110	2752
Jul.-Sep.	2025	61	25	12	2	100	2.7	-0.1	7.6	7.7	4.1	96	2949
Oct.-Dec.	2025	61	26	11	2	100	2.8	0.0	8.1	8.2	4.3	83	2755
Jan.-Mar.	2026	60	26	12	2	100	2.5	0.0	6.0	6.0	3.8	82	3356
Apr.-Jun.	2026	63	26	9	3	100	3.0	0.0	7.4	7.4	4.2	81	3033