

**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?"

| Year | Increase | Same | Decrease | DK, NA | Total | Median | Percentiles |      |     | Mean | Variance | Cases |
|------|----------|------|----------|--------|-------|--------|-------------|------|-----|------|----------|-------|
|      |          |      |          |        |       |        | 25th        | 75th | Rng |      |          |       |
| 2007 | 65       | 26   | 8        | 1      | 100   | 2.9    | 0.1         | 5.2  | 5.1 | 3.6  | 46       | 4965  |
| 2008 | 60       | 30   | 9        | 1      | 100   | 2.3    | 0.0         | 4.9  | 4.9 | 2.8  | 34       | 4956  |
| 2009 | 61       | 29   | 9        | 1      | 100   | 2.2    | 0.0         | 4.9  | 4.8 | 2.6  | 32       | 5041  |
| 2010 | 58       | 32   | 9        | 1      | 100   | 1.7    | 0.0         | 4.7  | 4.7 | 2.2  | 28       | 5052  |
| 2011 | 54       | 34   | 10       | 2      | 100   | 1.2    | -0.1        | 4.5  | 4.6 | 2.0  | 28       | 5003  |
| 2012 | 57       | 32   | 9        | 2      | 100   | 1.6    | 0.0         | 4.6  | 4.6 | 2.2  | 29       | 4949  |
| 2013 | 60       | 29   | 9        | 2      | 100   | 2.0    | 0.0         | 4.7  | 4.7 | 2.4  | 28       | 4719  |
| 2014 | 61       | 28   | 9        | 2      | 100   | 2.0    | 0.1         | 4.7  | 4.6 | 2.3  | 25       | 4573  |
| 2015 | 65       | 25   | 9        | 1      | 100   | 2.2    | 0.1         | 4.7  | 4.6 | 2.5  | 26       | 4257  |
| 2016 | 64       | 25   | 10       | 1      | 100   | 2.2    | 0.1         | 4.7  | 4.5 | 2.4  | 24       | 4672  |
| 2017 | 67       | 23   | 9        | 1      | 100   | 2.4    | 0.2         | 4.8  | 4.6 | 2.6  | 24       | 5108  |
| 2018 | 66       | 23   | 10       | 1      | 100   | 2.4    | 0.1         | 4.9  | 4.7 | 2.8  | 26       | 5209  |
| 2019 | 65       | 22   | 11       | 2      | 100   | 2.3    | 0.1         | 4.7  | 4.6 | 2.5  | 25       | 5311  |
| 2020 | 69       | 22   | 8        | 1      | 100   | 2.6    | 0.3         | 4.9  | 4.6 | 2.8  | 23       | 5352  |
| 2021 | 66       | 21   | 12       | 1      | 100   | 2.8    | 0.1         | 5.1  | 5.0 | 3.0  | 36       | 2971  |