

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			
March 2007	70	22	6	2	100	3.3	0.3	5.4	5.1	4.6	57	413
April 2007	65	26	8	1	100	3.0	0.2	5.3	5.2	3.4	36	418
May 2007	67	26	6	1	100	3.1	0.2	5.3	5.1	4.2	47	403
June 2007	64	28	7	1	100	3.0	0.1	5.4	5.2	4.1	50	409
July 2007	69	20	10	1	100	3.1	0.2	5.4	5.2	4.0	51	418
August 2007	62	27	10	1	100	2.7	0.0	4.9	4.9	2.7	41	407
September 2007	66	26	8	0	100	2.9	0.2	5.2	5.0	3.8	50	413
October 2007	64	29	6	1	100	3.0	0.1	5.3	5.2	3.7	48	420
November 2007	64	25	9	2	100	2.6	0.1	5.2	5.1	3.1	42	411
December 2007	60	27	11	2	100	2.5	0.0	5.0	5.0	2.9	31	421
January 2008	61	28	8	3	100	2.4	0.1	4.8	4.8	2.7	31	400
February 2008	57	32	11	0	100	2.2	-0.1	5.1	5.2	3.1	52	408
March 2008	65	27	7	1	100	2.5	0.0	5.0	5.0	3.1	35	421
April 2008	59	29	9	3	100	2.6	0.0	4.9	4.9	3.0	26	426
May 2008	59	30	9	2	100	2.2	0.0	4.9	4.9	2.5	28	416
June 2008	55	32	12	1	100	1.9	-0.1	4.9	5.1	2.7	40	417
July 2008	61	28	10	1	100	2.3	0.0	4.9	4.9	3.1	41	409
August 2008	63	28	8	1	100	2.7	0.1	5.0	4.9	3.0	38	427
September 2008	61	31	7	1	100	2.1	0.1	4.9	4.8	2.9	31	405
October 2008	56	34	8	2	100	1.7	0.0	4.6	4.6	2.1	25	405
November 2008	65	25	9	1	100	2.7	0.1	5.0	4.9	2.7	26	401
December 2008	61	29	9	1	100	2.2	-0.2	4.8	5.0	2.4	32	421
January 2009	55	34	9	2	100	1.7	-0.1	4.7	4.8	2.1	32	411
February 2009	59	29	10	2	100	2.3	0.0	4.8	4.8	2.4	40	417
March 2009	56	32	10	2	100	1.9	-0.1	4.8	4.9	2.1	33	418
April 2009	57	34	7	2	100	1.9	0.0	4.8	4.8	2.6	33	412
May 2009	62	30	7	1	100	2.2	0.1	4.8	4.7	2.6	23	418
June 2009	69	24	7	0	100	2.8	0.2	5.0	4.8	3.0	27	432
July 2009	58	29	12	1	100	1.9	-0.1	4.9	4.9	2.4	54	413
August 2009	60	28	10	2	100	2.2	0.0	4.9	4.9	2.5	27	432
September 2009	62	30	7	1	100	2.2	0.1	4.8	4.7	2.9	26	430
October 2009	66	24	9	1	100	2.6	0.1	5.2	5.1	3.3	39	424
November 2009	61	28	9	2	100	2.2	0.0	4.8	4.7	2.2	29	415
December 2009	62	28	9	1	100	2.2	0.1	4.8	4.7	2.7	28	419
January 2010	59	32	7	2	100	1.9	0.0	4.9	4.9	2.7	26	412
February 2010	59	30	10	1	100	1.9	0.0	4.7	4.7	2.5	32	420
March 2010	62	30	6	2	100	2.3	0.1	4.7	4.6	3.0	27	420
April 2010	62	29	9	0	100	2.4	0.1	4.9	4.8	2.6	28	425
May 2010	55	34	11	0	100	1.5	-0.1	4.6	4.7	1.8	24	415
June 2010	59	34	6	1	100	1.9	0.0	4.6	4.6	2.4	33	417
July 2010	58	29	12	1	100	1.6	0.0	4.7	4.8	2.3	38	411
August 2010	58	30	10	2	100	1.6	0.0	4.1	4.1	1.8	17	431
September 2010	55	31	11	3	100	1.7	-0.1	4.7	4.8	2.3	21	422
October 2010	52	35	12	1	100	0.9	-0.1	3.4	3.6	1.5	23	435
November 2010	57	34	9	0	100	1.4	0.0	4.5	4.5	2.0	38	432
December 2010	57	34	8	1	100	1.7	0.0	4.7	4.7	2.3	31	412
January 2011	58	33	6	3	100	1.7	0.0	4.8	4.7	2.6	23	413
February 2011	58	31	10	1	100	1.8	0.0	4.6	4.6	1.8	31	422
March 2011	54	36	9	1	100	1.1	-0.1	4.6	4.6	2.1	20	415
April 2011	53	34	12	1	100	0.8	-0.1	3.2	3.3	1.7	19	425

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Date of Survey	Increase	Same	Decrease	DK, NA	Total	Median	Percentiles			Mean	Variance	Cases
							25th	75th	Rng			
May 2011	62	29	7	2	100	2.2	0.1	4.9	4.8	2.8	24	416
June 2011	52	37	9	2	100	1.0	-0.4	4.5	4.9	2.1	33	416
July 2011	52	36	10	2	100	1.0	-0.1	4.6	4.7	2.5	35	391
August 2011	49	36	12	3	100	0.7	-0.1	3.4	3.5	1.4	32	425
September 2011	51	39	8	2	100	0.7	-0.1	3.6	3.7	2.0	29	410
October 2011	55	32	11	2	100	1.3	-0.1	4.7	4.7	2.2	38	423
November 2011	53	32	14	1	100	1.1	-0.2	3.4	3.6	1.5	23	431
December 2011	50	35	13	2	100	0.6	-0.2	3.2	3.4	0.9	24	416
January 2012	55	36	7	2	100	1.2	0.0	4.6	4.6	2.1	21	421
February 2012	52	34	12	2	100	0.9	-0.1	4.5	4.7	1.5	36	418
March 2012	57	31	10	2	100	1.6	0.0	4.8	4.8	2.5	31	415
April 2012	59	30	10	1	100	1.8	0.0	4.8	4.8	1.9	35	417
May 2012	57	32	9	2	100	1.6	0.0	4.6	4.6	2.4	28	420
June 2012	53	34	11	2	100	1.1	-0.1	4.5	4.6	1.8	32	404
July 2012	55	32	11	2	100	1.1	-0.1	4.4	4.5	1.7	28	416
August 2012	54	30	13	3	100	1.6	-0.1	4.6	4.7	1.9	35	415
September 2012	63	27	8	2	100	2.3	0.1	4.8	4.7	2.6	22	411
October 2012	60	32	6	2	100	1.6	0.1	4.6	4.5	2.6	27	427
November 2012	60	29	8	3	100	2.2	0.1	4.8	4.7	2.5	28	387
December 2012	59	30	8	3	100	1.7	0.0	3.8	3.7	2.3	24	398
January 2013	60	31	7	2	100	1.5	0.1	4.3	4.3	2.0	28	390
February 2013	60	29	10	1	100	2.0	0.0	4.7	4.7	2.4	33	387
March 2013	63	27	8	2	100	2.3	0.1	4.9	4.8	2.8	44	395
April 2013	57	31	10	2	100	1.9	0.0	4.6	4.6	2.4	24	405
May 2013	62	28	9	1	100	2.4	0.1	5.1	5.1	2.8	35	386
June 2013	57	32	7	4	100	1.7	0.0	4.7	4.6	2.5	24	397
July 2013	62	28	9	1	100	1.9	-0.4	4.1	4.5	1.9	20	396
August 2013	59	25	14	2	100	2.0	-0.1	4.6	4.7	2.3	29	389
September 2013	61	27	10	2	100	2.5	0.1	5.0	4.9	2.7	27	382
October 2013	60	29	10	1	100	2.0	0.0	4.7	4.6	2.1	21	394
November 2013	59	28	13	0	100	1.6	-0.1	4.6	4.7	1.9	33	393
December 2013	63	28	7	2	100	2.3	0.1	4.8	4.7	2.6	23	405
January 2014	60	30	8	2	100	1.6	0.0	4.7	4.6	1.9	25	389
February 2014	59	30	10	1	100	1.7	0.0	4.4	4.4	2.1	28	393
March 2014	61	29	8	2	100	1.9	0.1	4.7	4.6	2.2	30	396
April 2014	61	29	7	3	100	1.9	-0.1	4.7	4.8	2.6	24	380
May 2014	63	27	9	1	100	2.4	0.1	4.8	4.7	2.6	20	372
June 2014	63	24	9	4	100	2.6	0.1	4.9	4.8	2.3	38	395
July 2014	59	29	11	1	100	1.9	0.0	4.7	4.8	2.3	31	374
August 2014	58	32	9	1	100	1.5	0.0	3.9	3.9	1.9	15	384
September 2014	62	25	11	2	100	1.8	0.0	4.8	4.7	2.1	21	377
October 2014	59	28	10	3	100	1.8	0.0	4.8	4.8	2.4	17	371
November 2014	65	25	9	1	100	2.5	0.1	4.8	4.6	2.6	25	369
December 2014	66	26	7	1	100	2.2	0.2	4.5	4.4	2.8	20	373
January 2015	65	24	10	1	100	2.3	0.1	4.4	4.2	2.2	31	372
February 2015	66	25	9	0	100	2.3	0.1	4.8	4.6	2.8	39	367
March 2015	62	27	10	1	100	2.0	0.0	4.7	4.6	2.3	29	353
April 2015	63	28	8	1	100	2.3	0.1	4.9	4.8	2.6	31	361
May 2015	64	24	10	2	100	2.2	0.1	4.7	4.6	2.4	23	330
June 2015	68	24	7	1	100	2.5	0.2	4.7	4.4	2.9	28	344
July 2015	68	23	8	1	100	2.3	0.2	4.7	4.5	2.7	17	353
August 2015	68	21	10	1	100	2.4	0.2	4.9	4.7	2.8	21	383
September 2015	64	26	9	1	100	1.9	0.1	4.5	4.4	2.6	26	349
October 2015	64	25	9	2	100	1.9	0.1	4.5	4.4	2.2	22	356
November 2015	63	28	7	2	100	2.1	0.1	4.6	4.5	2.6	18	340
December 2015	63	27	9	1	100	2.2	0.1	4.6	4.6	1.9	28	349

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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>			
January 2016	63	27	9	1	100	2.1	0.1	4.6	4.5	2.2	27	349
February 2016	62	27	11	0	100	1.9	0.0	4.5	4.5	2.4	25	361
March 2016	68	24	7	1	100	2.5	0.1	4.8	4.7	2.8	28	395
April 2016	65	25	9	1	100	2.1	0.1	4.2	4.1	2.1	22	369
May 2016	63	28	9	0	100	1.9	0.1	4.6	4.5	2.2	20	380
June 2016	65	24	10	1	100	2.3	0.1	4.8	4.7	2.7	26	370
July 2016	66	24	10	0	100	2.0	0.1	4.8	4.7	2.5	26	380
August 2016	62	26	10	2	100	1.9	0.1	4.5	4.5	2.2	25	397
September 2016	66	22	11	1	100	2.1	0.1	4.6	4.5	2.1	19	429
October 2016	63	27	9	1	100	2.1	0.1	4.5	4.4	2.3	23	410
November 2016	64	23	11	2	100	2.6	0.1	4.8	4.7	2.3	34	416
December 2016	65	26	8	1	100	2.6	0.2	4.8	4.6	2.7	19	416
January 2017	70	19	9	2	100	2.6	0.3	4.9	4.6	2.8	22	428
February 2017	64	25	10	1	100	2.0	0.1	4.4	4.4	1.9	17	402
March 2017	67	23	10	0	100	2.3	0.1	4.8	4.6	2.7	29	424
April 2017	68	21	10	1	100	2.4	0.2	4.5	4.3	2.4	22	417
May 2017	64	27	8	1	100	2.1	0.1	4.7	4.6	2.1	21	431
June 2017	72	19	8	1	100	2.4	0.4	4.8	4.5	3.0	28	415
July 2017	66	22	10	2	100	2.5	0.2	4.8	4.6	2.8	27	442
August 2017	67	21	11	1	100	2.4	0.2	4.7	4.5	2.6	29	428
September 2017	68	23	8	1	100	2.3	0.2	4.9	4.6	2.8	21	435
October 2017	70	20	8	2	100	2.7	0.3	5.0	4.7	3.1	21	410
November 2017	63	27	9	1	100	2.3	0.1	4.7	4.6	2.7	26	429
December 2017	67	21	11	1	100	2.6	0.2	4.9	4.7	2.5	25	447
January 2018	62	26	10	2	100	1.8	0.0	4.7	4.7	2.7	21	435
February 2018	68	20	11	1	100	2.5	0.2	4.8	4.6	2.9	25	439
March 2018	69	21	9	1	100	2.5	0.2	4.8	4.6	2.7	25	458
April 2018	70	18	11	1	100	2.5	0.2	4.9	4.6	2.8	26	416
May 2018	63	25	11	1	100	2.1	0.0	4.8	4.8	2.4	23	425
June 2018	68	22	8	2	100	2.6	0.2	5.0	4.8	3.3	35	430
July 2018	68	20	11	1	100	2.9	0.2	5.1	4.9	3.5	38	433
August 2018	67	23	10	0	100	2.7	0.2	5.0	4.9	3.0	21	416
September 2018	65	25	9	1	100	2.5	0.1	4.8	4.7	2.7	22	456
October 2018	63	25	11	1	100	2.0	0.0	4.3	4.2	2.0	25	433
November 2018	66	24	9	1	100	2.3	0.2	4.8	4.7	2.5	25	444
December 2018	63	24	10	3	100	2.2	0.1	4.8	4.7	2.8	32	424
January 2019	66	21	11	2	100	2.7	0.2	4.9	4.8	2.8	30	440
February 2019	67	21	10	2	100	2.6	0.2	4.8	4.6	2.7	30	450
March 2019	67	22	10	1	100	2.4	0.2	4.7	4.5	2.3	30	443
April 2019	63	25	11	1	100	2.1	0.1	4.5	4.5	2.3	18	430
May 2019	65	24	9	2	100	2.3	0.1	4.4	4.3	2.2	17	426
June 2019	67	19	13	1	100	2.3	0.1	4.8	4.7	2.1	40	462
July 2019	67	21	11	1	100	2.6	0.2	4.8	4.6	2.8	23	426
August 2019	67	22	10	1	100	2.1	0.2	4.8	4.6	2.5	18	434
September 2019	67	20	12	1	100	2.4	0.1	4.7	4.5	2.7	21	444
October 2019	59	25	14	2	100	2.1	-0.1	4.7	4.8	2.1	23	451
November 2019	64	23	11	2	100	2.1	0.1	4.6	4.5	2.5	27	449
December 2019	68	21	9	2	100	2.3	0.2	4.8	4.5	2.7	26	456
January 2020	71	20	8	1	100	2.6	0.3	4.8	4.5	2.9	21	465
February 2020	67	22	9	2	100	2.5	0.2	4.6	4.4	2.6	22	464
March 2020	73	20	6	1	100	2.6	0.4	4.9	4.4	3.2	22	509
April 2020	64	27	6	3	100	2.4	0.2	4.8	4.6	3.0	24	415
May 2020	66	25	8	1	100	2.3	0.2	4.7	4.5	2.6	16	434
June 2020	71	21	7	1	100	2.7	0.4	5.0	4.6	3.2	24	438
July 2020	64	25	9	2	100	2.5	0.1	4.9	4.8	2.3	24	426

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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>			
August 2020	76	16	8	0	100	2.8	0.6	5.0	4.4	2.9	22	488
September 2020	69	20	9	2	100	2.7	0.3	4.8	4.6	2.9	21	434
October 2020	71	22	6	1	100	2.6	0.4	4.9	4.6	3.0	22	424
November 2020	67	19	11	3	100	2.3	0.2	4.8	4.6	2.4	21	435
December 2020	69	20	11	0	100	2.5	0.2	5.0	4.7	2.6	34	420
January 2021	70	20	9	1	100	2.9	0.3	5.1	4.8	3.1	25	404
February 2021	67	19	13	1	100	2.7	0.1	5.1	5.0	2.7	35	438
March 2021	67	22	10	1	100	2.7	0.2	5.0	4.9	3.4	35	423
April 2021	66	21	12	1	100	2.9	0.1	5.1	5.0	2.7	28	412
May 2021	63	24	11	2	100	3.1	0.1	5.3	5.2	3.6	37	438
June 2021	63	19	16	2	100	2.8	0.0	5.0	5.1	2.4	51	434
July 2021	65	22	12	1	100	2.9	0.1	5.3	5.2	3.2	40	422