

**TABLE 47**

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

	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024
INCREASE	62%	63%	67%	67%	64%	66%	63%	63%	72%	72%	75%	69%	68%
REMAIN THE SAME	23	24	19	23	22	24	23	22	15	18	15	20	21
DECREASE	13	11	12	8	12	9	12	12	12	9	8	8	9
DK, NA	2	2	2	2	2	1	2	3	1	1	2	3	2
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
CASES	426	429	419	461	423	439	442	447	432	438	432	607	741
MEDIAN INCREASE	2.8	2.8	3.3	2.9	2.8	2.8	2.8	2.9	3.2	3.2	3.4	3.1	3.1
25th PERCENTILE	0.0	0.1	0.2	0.2	0.1	0.1	0.1	0.1	0.4	0.4	0.8	0.3	0.2
75th PERCENTILE	5.2	5.2	5.3	5.2	5.2	4.9	5.1	5.1	5.2	5.2	5.3	5.1	5.6
INTERQUARTILE RANGE (75th-25th)	5.2	5.1	5.2	4.9	5.1	4.8	5.1	5.1	4.8	4.8	4.5	4.8	5.4
MEAN INCREASE	2.8	3.4	3.4	3.5	3.0	3.0	3.1	2.8	3.4	3.6	4.0	4.0	3.9
VARIANCE	33	40	40	34	38	35	34	34	38	39	34	47	53

**EXPECTED CHANGE IN HOME VALUES DURING THE NEXT 5 YEARS - MEDIAN INCREASE  
THREE MONTH MOVING AVERAGES**

All	2.5	2.8	3.0	3.0	3.0	2.8	2.8	2.8	3.0	3.1	3.3	3.2	3.2
Age 18 to 44	2.3	2.8	2.9	2.8	2.8	2.8	2.9	2.8	3.0	3.1	3.3	3.1	3.1
Age 45 to 64	2.4	2.7	2.7	2.8	2.6	2.6	2.3	2.6	2.5	2.9	3.0	3.1	3.1
Age 65+	2.8	2.8	3.4	3.5	3.6	3.1	3.1	3.0	3.2	3.2	3.7	3.6	3.7
Income Bottom Third	1.8	1.5	1.7	2.3	3.1	3.1	2.7	2.6	2.8	3.0	3.4	3.1	2.9
Income Middle Third	2.3	2.4	2.8	2.7	2.6	2.5	2.7	3.0	3.0	2.9	3.0	3.1	3.2
Income Top Third	2.6	3.1	3.3	3.3	3.1	3.0	2.9	2.8	3.0	3.4	3.7	3.6	3.4
Educ High School or Less	1.8	1.2	1.6	1.4	1.9	2.0	2.4	2.4	2.2	2.1	2.5	2.7	2.9
Educ Some College	2.1	2.7	2.9	3.1	2.9	2.7	2.6	2.5	2.6	2.7	3.1	3.1	3.0
Educ College Degree	2.8	2.9	3.0	3.1	3.2	3.1	3.0	3.0	3.2	3.4	3.6	3.5	3.4
Democrat	3.0	3.6	3.9	3.9	3.5	3.1	3.1	3.1	3.4	3.4	3.7	3.5	3.9
Independent	2.4	2.4	2.7	2.6	2.7	2.5	2.4	2.6	2.9	3.2	3.2	3.2	3.1
Republican	1.7	2.2	2.2	2.6	2.6	2.7	2.8	2.7	2.6	2.6	3.0	3.2	3.1
Home Value Bottom Third	1.6	1.3	1.9	2.0	2.7	2.5	2.3	1.9	2.0	2.4	2.9	2.8	2.9
Home Value Middle Third	2.2	2.7	2.9	3.0	2.8	2.6	2.7	2.9	3.1	3.4	3.4	3.4	3.2
Home Value Top Third	3.1	3.3	3.5	3.5	3.4	3.3	3.1	3.1	3.3	3.5	3.8	3.7	3.7

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 per year do you expect prices of homes like yours in your community to go (up/down), on average, over the next 5 years or so?"

CASES is the number of homeowners.

\*: Less than half of one percent.