

TABLE 47**EXPECTED CHANGE IN HOME VALUES DURING THE NEXT 5 YEARS**

	Dec 2016	Jan 2017	Feb 2017	Mar 2017	Apr 2017	May 2017	Jun 2017	Jul 2017	Aug 2017	Sep 2017	Oct 2017	Nov 2017	Dec 2017
INCREASE	65%	70%	64%	67%	68%	64%	72%	66%	67%	68%	70%	63%	67%
REMAIN THE SAME	26	19	25	23	21	27	19	22	21	23	20	27	21
DECREASE	8	9	10	10	10	8	8	10	11	8	8	9	11
DK, NA	1	2	1	*	1	1	1	2	1	1	2	1	1
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
CASES	416	428	402	424	417	431	415	442	428	435	410	429	447
MEDIAN INCREASE	2.6	2.6	2.0	2.3	2.4	2.1	2.4	2.5	2.4	2.3	2.7	2.3	2.6
25th PERCENTILE	0.2	0.3	0.1	0.1	0.2	0.1	0.4	0.2	0.2	0.2	0.3	0.1	0.2
75th PERCENTILE	4.8	4.9	4.4	4.8	4.5	4.7	4.8	4.8	4.7	4.9	5.0	4.7	4.9
INTERQUARTILE RANGE (75th-25th)	4.6	4.6	4.4	4.6	4.3	4.6	4.5	4.6	4.5	4.6	4.7	4.6	4.7
MEAN INCREASE	2.7	2.8	1.9	2.7	2.4	2.1	3.0	2.8	2.6	2.8	3.1	2.7	2.5
VARIANCE	19	22	17	29	22	21	28	27	29	21	21	26	25

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

All	2.4	2.6	2.4	2.3	2.2	2.3	2.3	2.3	2.4	2.4	2.5	2.4	2.5
Age 18 to 44	2.2	2.4	2.3	2.2	1.9	2.0	2.1	2.1	2.2	2.1	2.3	2.4	2.7
Age 45 to 64	2.5	2.7	2.6	2.4	2.4	2.3	2.4	2.5	2.6	2.5	2.4	2.3	2.2
Age 65+	2.1	2.2	2.1	2.2	2.3	2.4	2.3	2.2	2.5	2.6	2.9	2.8	2.8
Income Bottom Third	0.5	1.2	1.4	1.4	1.1	1.1	1.8	1.9	2.2	1.7	1.2	1.0	1.2
Income Middle Third	2.1	2.3	2.1	2.2	2.3	2.3	2.3	2.2	2.6	2.4	2.5	2.0	2.4
Income Top Third	2.9	2.9	2.7	2.5	2.5	2.6	2.5	2.5	2.4	2.6	2.9	3.0	2.9
Home Value Bottom Third	0.5	1.3	1.2	1.2	1.0	1.3	1.9	1.6	1.5	1.1	1.1	1.1	1.4
Home Value Middle Third	2.7	2.8	2.7	2.4	2.3	2.2	2.5	2.7	2.8	2.5	2.7	2.6	2.9
Home Value Top Third	2.9	2.9	2.7	2.7	2.7	2.7	2.5	2.5	2.7	3.0	3.1	3.1	2.9

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.