TABLE 47

EXPECTED CHANGE IN HOME VALUES DURING THE NEXT 5 YEARS

	May 2017	Jun 2017	Jul 2017	Aug 2017	Sep 2017	Oct 2017	Nov 2017	Dec 2017	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018
INCREASE	64%	72%	66%	67%	68%	70%	63%	67%	62%	68%	69%	70%	63%
REMAIN THE SAME	27	19	22	21	23	20	27	21	26	20	21	18	25
DECREASE	8	8	10	11	8	8	9	11	10	11	9	11	11
DK, NA	1	1	2	1	1	2	1	1	2	1	1	1	1
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
CASES	431	415	442	428	435	410	429	447	435	439	458	416	425
MEDIAN INCREASE	2.1	2.4	2.5	2.4	2.3	2.7	2.3	2.6	1.8	2.5	2.5	2.5	2.1
25th PERCENTILE	0.1	0.4	0.2	0.2	0.2	0.3	0.1	0.2	0.0	0.2	0.2	0.2	0.0
75th PERCENTILE	4.7	4.8	4.8	4.7	4.9	5.0	4.7	4.9	4.7	4.8	4.8	4.9	4.8
INTERQUARTILE RANGE (75th-25th)	4.6	4.5	4.6	4.5	4.6	4.7	4.6	4.7	4.7	4.6	4.6	4.6	4.8
MEAN INCREASE	2.1	3.0	2.8	2.6	2.8	3.1	2.7	2.5	2.7	2.9	2.7	2.8	2.4
VARIANCE	21	28	27	29	21	21	26	25	21	25	25	26	23

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

All	2.3	2.3	2.3	2.4	2.4	2.5	2.4	2.5	2.2	2.3	2.3	2.5	2.4
Age 18 to 44	2.0	2.1	2.1	2.2	2.1	2.3	2.4	2.7	2.5	2.5	2.3	2.2	2.0
Age 45 to 64	2.3	2.4	2.5	2.6	2.5	2.4	2.3	2.2	2.0	2.1	2.1	2.4	2.3
Age 65+	2.4	2.3	2.2	2.5	2.6	2.9	2.8	2.8	2.3	2.2	2.3	2.8	2.8
Income Bottom Third	1.1	1.8	1.9	2.2	1.7	1.2	1.0	1.2	1.3	1.2	0.9	1.7	1.6
Income Middle Third	2.3	2.3	2.2	2.6	2.4	2.5	2.0	2.4	2.2	2.5	2.4	2.4	2.3
Income Top Third	2.6	2.5	2.5	2.4	2.6	2.9	3.0	2.9	2.5	2.4	2.5	2.7	2.7
Home Value Bottom Third	1.3	1.9	1.6	1.5	1.1	1.1	1.1	1.4	1.3	1.3	1.4	1.7	1.5
Home Value Middle Third	2.2	2.5	2.7	2.8	2.5	2.7	2.6	2.9	2.3	2.4	2.2	2.5	2.5
Home Value Top Third	2.7	2.5	2.5	2.7	3.0	3.1	3.1	2.9	2.7	2.8	2.7	2.9	2.7

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.