

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

	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021
INCREASE	69%	70%	67%	67%	66%	63%	63%	65%	61%	62%	62%	60%	62%
REMAIN THE SAME	20	20	19	22	21	24	19	22	22	23	22	21	22
DECREASE	11	9	13	10	12	11	16	12	15	13	15	18	15
DK, NA	*	1	1	1	1	2	2	1	2	2	1	1	1
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
CASES	420	404	438	423	412	438	434	422	449	448	428	443	434
MEDIAN INCREASE	2.5	2.9	2.7	2.7	2.9	3.1	2.8	2.9	2.4	2.8	2.5	2.7	2.7
25th PERCENTILE	0.2	0.3	0.1	0.2	0.1	0.1	0.0	0.1	-0.1	0.0	-0.1	-0.2	-0.1
75th PERCENTILE	5.0	5.1	5.1	5.0	5.1	5.3	5.0	5.3	5.1	5.0	5.2	5.2	5.1
INTERQUARTILE RANGE (75th-25th)	4.7	4.8	5.0	4.9	5.0	5.2	5.1	5.2	5.2	5.0	5.2	5.4	5.2
MEAN INCREASE	2.6	3.1	2.7	3.4	2.7	3.6	2.4	3.2	2.6	2.4	2.8	2.8	3.3
VARIANCE	34	25	35	35	28	37	51	40	45	34	40	50	47

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

All	2.5	2.6	2.7	2.8	2.8	2.9	2.9	2.9	2.7	2.7	2.6	2.7	2.6
Age 18 to 44	2.5	2.5	2.6	2.6	2.7	2.6	2.8	2.8	2.7	2.7	2.5	2.4	2.5
Age 45 to 64	2.5	2.5	2.4	2.3	2.4	2.8	2.8	2.7	2.2	2.4	2.1	2.2	2.2
Age 65+	2.6	3.0	3.2	3.5	3.0	3.4	3.4	3.9	3.6	3.4	3.1	3.2	2.9
Income Bottom Third	1.9	2.2	2.2	2.8	2.5	2.6	2.5	2.9	2.8	2.6	1.9	2.0	1.7
Income Middle Third	2.3	2.5	2.5	2.4	2.3	2.7	3.0	3.1	2.8	2.9	2.7	2.8	2.7
Income Top Third	2.9	2.9	3.0	2.9	3.0	3.1	3.0	2.8	2.6	2.6	2.6	2.6	2.8
Educ High School or Less	1.8	1.7	1.5	1.4	0.9	0.9	0.8	1.1	1.1	0.9	0.8	1.2	1.4
Educ Some College	2.0	1.9	2.0	2.1	2.3	2.7	3.0	3.1	2.8	2.8	2.5	2.3	1.5
Educ College Degree	2.8	3.0	3.1	3.1	3.1	3.1	3.1	3.1	2.9	2.8	2.7	2.8	2.9
Democrat	2.8	3.1	3.3	3.3	3.2	3.2	3.2	3.2	2.9	2.7	2.7	2.9	2.8
Independent	2.3	2.2	2.4	2.5	2.6	2.7	2.9	3.0	2.8	2.8	2.7	2.7	2.7
Republican	2.4	2.4	2.5	2.6	2.4	2.7	2.3	2.3	1.9	2.1	1.7	1.6	1.3
Home Value Bottom Third	1.9	2.0	2.1	2.3	1.8	2.0	2.3	2.7	2.3	2.3	1.9	1.9	1.3
Home Value Middle Third	2.6	2.5	2.8	2.9	2.9	2.9	2.8	2.9	2.7	2.8	2.5	2.8	2.6
Home Value Top Third	2.8	3.0	3.1	3.0	3.1	3.2	3.3	3.1	3.0	2.9	2.9	2.9	3.1

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.