

TABLE 46

EXPECTED CHANGE IN HOME VALUES DURING THE NEXT YEAR

	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021
INCREASE	40%	45%	52%	52%	50%	51%	50%	57%	54%	62%	65%	61%	57%
REMAIN THE SAME	48	44	40	41	37	37	41	34	39	31	27	28	33
DECREASE	11	10	8	7	13	11	9	8	6	7	7	10	9
DK, NA	1	1	*	*	*	1	*	1	1	*	1	1	1
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
CASES	426	488	434	424	435	420	404	438	423	412	438	434	422
MEDIAN INCREASE	0.3	0.4	1.3	1.0	0.5	1.1	0.5	2.5	2.2	3.2	4.8	3.3	3.1
25th PERCENTILE	-0.2	-0.2	-0.1	-0.1	-0.2	-0.1	-0.4	0.0	0.0	0.1	0.2	0.0	-0.3
75th PERCENTILE	4.1	4.8	4.9	4.9	4.8	5.0	5.0	5.4	5.3	7.1	9.6	6.8	9.7
INTERQUARTILE RANGE (75th-25th)	4.3	5.0	4.9	5.0	4.9	5.2	5.5	5.4	5.3	7.0	9.4	6.8	10.0
MEAN INCREASE	1.2	1.8	2.3	2.3	2.1	2.1	2.4	3.2	3.4	4.0	5.2	3.3	4.6
VARIANCE	40	29	28	41	35	45	35	42	42	53	67	80	78

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

All	0.2	0.3	0.7	0.9	0.9	0.9	0.7	1.4	1.7	2.6	3.4	3.8	3.7
Age 18 to 44	0.2	0.3	0.4	0.7	0.9	0.9	1.1	1.4	1.5	1.9	2.0	2.8	2.8
Age 45 to 64	0.1	0.2	0.3	0.4	0.4	0.7	0.6	1.2	1.2	2.2	3.1	3.5	3.2
Age 65+	0.2	0.2	1.0	1.6	1.8	1.4	1.4	2.3	3.3	3.9	4.5	4.5	4.9
Income Bottom Third	0.1	0.1	0.1	0.2	0.3	0.3	0.4	0.4	0.5	0.9	2.3	2.2	3.2
Income Middle Third	0.3	0.4	0.9	1.4	1.6	1.1	0.8	1.4	1.8	2.6	3.4	4.0	3.9
Income Top Third	0.2	0.3	0.7	1.0	1.5	1.8	1.6	2.0	2.0	3.3	3.9	4.2	3.8
Educ High School or Less	0.2	0.2	0.2	0.4	0.4	0.3	0.1	0.3	0.4	0.5	1.0	1.1	1.1
Educ Some College	0.2	0.2	0.7	1.1	1.3	1.3	0.9	0.9	0.5	1.2	2.7	3.5	3.4
Educ College Degree	0.2	0.7	1.1	1.5	1.6	1.8	2.0	2.5	2.8	3.5	4.1	4.7	4.6
Home Value Bottom Third	0.1	0.1	0.2	0.3	0.3	0.2	0.2	0.2	0.2	0.3	1.4	1.8	3.2
Home Value Middle Third	0.2	0.4	1.1	1.6	2.0	1.9	1.8	2.6	2.9	3.9	4.2	4.3	3.8
Home Value Top Third	0.2	0.4	0.4	0.8	1.4	2.1	2.3	2.6	2.6	3.6	4.2	4.6	4.3

The questions were:

"What do you think will happen to the prices of homes like yours in your community over the next 12 months? Will they increase at a rapid rate, increase at a moderate rate, remain about the same, decrease at a moderate rate, or decrease at a rapid rate?"

"By about what percent do you expect prices of homes like yours in your community to go (up/down), on average, over the next 12 months?"

CASES is the number of homeowners.

*: Less than half of one percent.