

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

	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	64%	76%	69%	71%	67%	69%	70%	67%	67%	66%	63%	63%	65%
REMAIN THE SAME	25	16	20	22	19	20	20	19	22	21	24	19	22
DECREASE	9	8	9	6	11	11	9	13	10	12	11	16	12
DK, NA	2	*	2	1	3	*	1	1	1	1	2	2	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	2.5	2.8	2.7	2.6	2.3	2.5	2.9	2.7	2.7	2.9	3.1	2.8	2.9
25th PERCENTILE	0.1	0.6	0.3	0.4	0.2	0.2	0.3	0.1	0.2	0.1	0.1	0.0	0.1
75th PERCENTILE	4.9	5.0	4.8	4.9	4.8	5.0	5.1	5.1	5.0	5.1	5.3	5.0	5.3
INTERQUARTILE RANGE (75th-25th)	4.8	4.4	4.6	4.6	4.6	4.7	4.8	5.0	4.9	5.0	5.2	5.1	5.2
MEAN INCREASE	2.3	2.9	2.9	3.0	2.4	2.6	3.1	2.7	3.4	2.7	3.6	2.4	3.2
VARIANCE	24	22	21	22	21	34	25	35	35	28	37	51	40

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

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