

TABLE 47

EXPECTED CHANGE IN HOME VALUES DURING THE NEXT 5 YEARS

	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023
INCREASE	59%	59%	61%	58%	55%	53%	58%	50%	58%	56%	59%	60%	65%
REMAIN THE SAME	26	27	24	22	24	28	27	28	26	27	24	25	24
DECREASE	12	12	14	18	18	17	12	19	14	14	14	13	10
DK, NA	3	2	1	2	3	2	3	3	2	3	3	2	1
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
CASES	442	439	434	432	440	430	438	427	425	418	442	412	440
MEDIAN INCREASE	2.7	2.7	2.8	2.5	2.1	1.7	2.3	1.1	2.2	1.8	2.2	2.4	2.4
25th PERCENTILE	0.0	0.0	-0.1	-0.2	-0.2	-0.2	-0.1	-0.3	-0.1	-0.1	-0.1	0.0	0.1
75th PERCENTILE	5.2	5.3	5.4	5.3	5.0	5.0	4.9	4.7	5.0	5.1	5.0	4.9	5.1
INTERQUARTILE RANGE (75th-25th)	5.3	5.4	5.4	5.6	5.2	5.2	5.0	5.0	5.1	5.2	5.1	4.9	5.0
MEAN INCREASE	3.0	3.4	3.1	2.9	2.0	2.1	2.5	2.1	2.6	2.7	2.2	2.3	3.1
VARIANCE	36	41	47	62	50	53	37	49	41	46	38	34	29

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

All	2.8	2.8	2.7	2.7	2.5	2.1	2.0	1.7	1.9	1.7	2.1	2.1	2.3
Age 18 to 44	2.7	2.7	2.7	2.7	2.7	2.2	2.3	1.7	2.2	1.8	2.3	2.3	2.7
Age 45 to 64	2.7	2.3	2.1	2.1	1.6	1.1	1.0	1.1	1.1	1.1	1.1	1.2	1.4
Age 65+	2.9	3.4	3.4	3.1	2.9	2.7	2.2	1.9	1.9	2.2	2.6	2.7	2.7
Income Bottom Third	2.4	2.9	2.6	2.4	1.7	1.8	1.7	2.0	1.7	1.8	1.4	1.2	0.9
Income Middle Third	2.6	2.5	2.5	2.6	2.5	2.2	2.0	1.5	1.7	1.3	1.9	1.8	2.2
Income Top Third	3.0	2.9	2.8	2.8	2.6	2.1	2.1	1.7	2.1	2.1	2.5	2.7	2.8
Educ High School or Less	1.9	1.6	1.4	0.9	1.5	1.6	1.2	0.7	0.9	1.8	2.1	2.0	1.1
Educ Some College	2.2	3.1	3.1	3.1	2.8	1.9	1.5	1.3	1.7	1.7	1.7	1.5	1.9
Educ College Degree	2.9	2.8	2.8	2.9	2.5	2.3	2.3	2.2	2.3	2.1	2.4	2.5	2.7
Democrat	2.6	2.8	2.8	3.0	2.8	2.7	2.6	2.4	2.4	2.6	3.0	2.9	2.7
Independent	3.0	3.0	3.0	2.8	2.5	2.1	1.9	1.4	1.5	1.4	2.1	2.3	2.5
Republican	2.0	2.3	2.0	1.9	1.8	1.3	1.5	1.6	1.7	1.1	0.7	0.9	1.0
Home Value Bottom Third	1.6	1.7	1.9	1.9	1.7	1.4	1.1	1.0	0.9	0.8	0.9	1.0	1.2
Home Value Middle Third	2.7	3.1	3.1	2.8	2.3	1.8	2.1	2.1	2.4	2.3	2.6	2.4	2.5
Home Value Top Third	3.2	3.0	2.9	2.9	2.8	2.7	2.6	2.0	2.1	2.0	2.7	2.7	2.8

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.