

TABLE 46

EXPECTED CHANGE IN HOME VALUES DURING THE NEXT YEAR

	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026
INCREASE	43%	43%	41%	45%	43%	44%	42%	43%	40%	41%	38%	40%	41%
REMAIN THE SAME	44	42	40	40	41	41	42	39	43	45	42	43	44
DECREASE	12	14	17	13	15	13	14	17	16	13	18	16	14
DK, NA	1	1	2	2	1	2	2	1	1	1	2	1	1
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
CASES	803	1196	912	953	887	1044	864	1041	963	905	887	1052	1078
MEDIAN INCREASE	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1
25th PERCENTILE	0.0	-0.1	0.0	0.0	-0.1	-0.2	-0.1	-0.2	-0.1	-0.3	-0.2	-0.1	0.0
75th PERCENTILE	4.8	5.0	4.8	4.8	4.8	4.8	3.5	4.8	4.2	3.0	2.9	3.0	4.0
INTERQUARTILE RANGE (75th-25th)	4.8	5.2	4.9	4.8	4.9	5.0	3.6	5.0	4.3	3.4	3.1	3.1	4.0
MEAN INCREASE	2.0	1.9	1.2	2.2	1.8	1.8	1.6	1.7	1.8	1.5	1.1	1.2	1.6
VARIANCE	56	53	72	67	55	63	55	60	50	41	41	46	40

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

All	0.3	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Age 18 to 44	0.9	0.8	0.1	0.1	0.2	0.2	0.3	0.3	0.4	0.2	0.1	0.1	0.2
Age 45 to 64	0.0	0.1	0.1	0.1	0.0	0.0	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1
Age 65+	0.3	0.2	0.1	0.0	0.1	0.1	0.1	0.0	0.0	0.0	0.1	0.1	0.1
Income Bottom Third	0.1	0.2	0.1	0.1	0.0	0.0	0.0	0.0	0.1	0.1	0.0	-0.1	-0.1
Income Middle Third	0.9	0.6	0.0	0.0	0.0	0.0	0.1	0.1	0.0	0.0	0.0	0.0	0.0
Income Top Third	0.1	0.1	0.1	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Educ High School or Less	0.2	0.6	0.5	0.1	-0.2	-0.1	0.0	-0.4	-0.3	-0.6	-0.3	-0.6	-0.3
Educ Some College	-0.1	0.0	0.0	0.0	0.0	0.0	0.1	0.1	0.1	0.1	0.1	0.1	0.1
Educ College Degree	0.8	0.7	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Democrat	0.8	0.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.1	0.1
Independent	0.2	0.2	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	-0.1	0.0
Republican	0.1	0.1	0.1	0.1	0.0	0.0	0.0	0.3	0.3	0.3	0.0	0.0	0.0
Home Value Bottom Third	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Home Value Middle Third	0.8	0.7	0.0	0.1	0.2	0.1	0.0	0.1	0.1	0.0	0.0	0.0	0.0
Home Value Top Third	0.6	0.4	0.1	0.0	0.1	0.1	0.1	0.0	-0.1	-0.1	0.0	0.0	0.0

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.