

TABLE 47

EXPECTED CHANGE IN HOME VALUES DURING THE NEXT 5 YEARS

	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	62%	61%	58%	61%	61%	63%	60%	60%	62%	62%	59%	57%	61%
REMAIN THE SAME	25	25	26	26	27	24	26	26	25	27	25	28	25
DECREASE	11	11	13	10	10	11	12	12	11	9	14	13	12
DK, NA	2	3	3	3	2	2	2	2	2	2	2	2	2
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	3.0	3.4	2.7	3.0	3.1	2.9	2.2	3.0	2.9	3.0	2.4	2.1	2.4
25th PERCENTILE	-0.1	0.0	0.0	0.0	-0.4	-0.1	-0.1	-0.1	0.0	0.0	-0.1	-0.1	0.0
75th PERCENTILE	6.3	9.4	8.1	9.6	9.4	9.5	5.3	8.0	9.7	6.7	8.0	5.7	5.0
INTERQUARTILE RANGE (75th-25th)	6.4	9.4	8.1	9.7	9.8	9.7	5.4	8.1	9.7	6.7	8.1	5.8	5.0
MEAN INCREASE	4.0	4.8	3.7	4.5	4.9	4.6	3.6	4.1	4.9	4.2	3.7	3.4	3.7
VARIANCE	95	101	122	108	101	105	86	98	91	73	85	85	80

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

All	3.0	3.1	3.0	3.0	2.9	3.0	2.7	2.7	2.7	3.0	2.8	2.5	2.3
Age 18 to 44	3.1	3.1	2.9	2.8	3.1	3.4	3.3	3.0	2.8	3.0	2.7	2.5	2.4
Age 45 to 64	2.6	2.7	2.4	2.6	2.6	2.9	2.6	2.2	1.9	2.1	2.2	2.0	2.0
Age 65+	3.6	4.0	3.9	3.6	3.3	3.1	3.1	2.9	3.0	3.1	3.1	2.8	2.8
Income Bottom Third	0.9	1.7	1.9	2.9	2.4	2.4	1.7	1.8	1.9	2.6	3.0	2.6	2.6
Income Middle Third	3.3	3.7	3.4	3.0	2.7	3.0	2.8	2.7	2.7	3.0	2.7	2.3	2.2
Income Top Third	3.4	3.3	3.1	3.0	3.4	3.5	3.4	2.9	2.9	2.9	2.6	2.6	2.4
Educ High School or Less	0.1	0.2	0.0	0.5	0.4	0.5	0.4	0.6	0.5	0.5	0.3	0.0	0.9
Educ Some College	1.9	2.6	2.8	3.2	3.7	3.3	2.6	1.4	1.8	2.5	3.0	2.6	2.5
Educ College Degree	3.3	3.5	3.4	3.2	3.2	3.3	3.2	3.0	2.9	3.0	2.8	2.8	2.6
Democrat	3.7	3.9	3.6	4.0	4.0	3.9	3.2	2.8	2.8	3.1	2.7	2.7	2.7
Independent	2.9	2.7	2.4	2.0	2.4	2.8	2.8	2.4	2.1	2.3	2.6	2.5	2.6
Republican	2.7	3.2	2.9	3.0	2.7	3.0	2.8	2.8	3.1	3.3	3.3	2.7	2.3
Home Value Bottom Third	1.4	2.2	2.3	2.6	2.7	3.5	2.8	2.8	2.0	2.6	2.6	2.4	2.5
Home Value Middle Third	3.3	3.5	3.3	3.3	2.8	3.0	2.9	2.9	2.9	2.9	2.6	2.3	2.1
Home Value Top Third	3.8	3.7	3.3	3.2	3.4	3.5	3.4	2.8	3.0	3.0	2.9	2.8	2.6

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.