

February 2021

The February survey was the 631st in a series of Surveys of Consumers conducted by the Survey Research Center at The University of Michigan. Initiated in 1946, these periodic surveys provide regular assessments of consumer attitudes and expectations, and are used to evaluate economic trends and prospects. The surveys are designed to explore why changes in consumer attitudes and expectations occur, and how these changes influence consumer spending and saving decisions.

All surveys are subject to sampling error because not all members of the population are interviewed. Most results for the total sample will differ by no more than 5 percentage points in either direction from what would have been obtained by using the same methods on the entire population. See the back of this book for sampling error information.

While every effort is made to accurately measure consumer attitudes and expectations, factors other than sampling may also affect the accuracy of these (and other) findings. These factors may include effects of the question wording, the ability of respondents to articulate answers and opinions, refusal to participate in the survey, and incomplete coverage of the population. There are no standard measures of these effects, but their presence should be acknowledged when using these and all other survey data. While measurement effects are present in all surveys, a noted advantage of time-series data is that the non-sampling influences remain relatively constant across samples.

Richard Curtin, Director • Surveys of Consumers • P.O. Box 1248 • Ann Arbor, Michigan 48106
Phone: (734) 763-5224 • Fax: (734) 764-3488 • Email: curtin@umich.edu

TABLE OF CONTENTS

Summary Indices

Table 1	The Index of Consumer Sentiment
Table 2	The Index of Consumer Sentiment Within Income Terciles
Table 3	The Index of Consumer Sentiment Within Age Subgroups
Table 4	The Index of Consumer Sentiment Within Regions
Table 5	Components of the Index of Consumer Sentiment

Personal Finances

Table 6	Current Financial Situation Compared with a Year Ago
Table 7	Selected Reasons for Opinions About Household Financial Situation
Table 8	Expected Change in Financial Situation in a Year
Table 9	Annual Trend in Past and Expected Household Financial Situation
Table 10	Current Financial Situation Compared with 5 Years Ago
Table 11	Expected Change in Financial Situation in 5 Years
Table 12	Five Year Trend in Past and Expected Household Financial Situation
Table 13	Expected Change in Household Income During the Next Year
Table 14	Expected Change in Real Household Income During the Next Year
Table 15	Probability that Personal Income will Increase During the Next Year
Table 16	Probability of Real Income Gains During the Next 5 Years
Table 17	Probability of Losing a Job During the Next 5 Years

Savings and Retirement

Table 18	Probability that Social Security and Pensions will Provide Adequate Retirement Income
Table 19	Change in Likelihood of a Comfortable Retirement Compared with 5 Years Ago
Table 20	Probability of Increase in the Stock Market Prices in the Next Year
Table 21	Current Value of Stock Market Investments
Table 22	Current Market Value of Primary Residence

Economic Conditions

Table 23	News Heard of Recent Changes in Business Conditions
Table 24	Selected Items of News Heard of Recent Changes in Business Conditions
Table 25	Current Business Conditions Compared with a Year Ago
Table 26	Expected Change in Business Conditions in a Year
Table 27	Trend in Past and Expected Changes in Business Conditions
Table 28	Business Conditions Expected During the Next Year
Table 29	Business Conditions Expected During the Next 5 Years

Unemployment, Interest Rates, Prices, Government Expectations

Table 30	Expected Change in Unemployment During the Next Year
Table 31	Expected Change in Interest Rates During the Next Year
Table 32	Expected Change in Prices During the Next Year
Table 33	Expected Change in Prices During the Next 5 Years
Table 34	Opinions About the Government's Economic Policy

Household Durables Buying Conditions

Table 35	Buying Conditions for Large Household Durables
Table 36	Selected Reasons for Opinions About Buying Conditions for Large Household Durables

Vehicle Buying Conditions

Table 37	Buying Conditions for Vehicles
Table 38	Selected Reasons for Opinions About Buying Conditions for Vehicles
Table 39	Expected Change in Gasoline Prices During the Next Year
Table 40	Expected Change in Gasoline Prices During the Next 5 Years

Home Buying and Selling Conditions

Table 41	Buying Conditions for Houses
Table 42	Selected Reasons for Opinions About Buying Conditions for Houses
Table 43	Selling Conditions for Houses
Table 44	Selected Reasons for Opinions About Selling Conditions for Houses
Table 45	Change in Home Values During the Past Year
Table 46	Expected Change in Home Values During the Next Year
Table 47	Expected Change in Home Values During the Next 5 Years

TABLE 1

THE INDEX OF CONSUMER SENTIMENT

DATE OF SURVEY		All families	Families with incomes under \$75,000	Families with incomes over \$75,000
February	2018	99.7	88.3	110.8
March	2018	101.4	97.3	106.8
April	2018	98.8	94.6	103.6
May	2018	98.0	94.1	102.3
June	2018	98.2	93.2	104.1
July	2018	97.9	92.9	104.7
August	2018	96.2	88.7	103.5
September	2018	100.1	97.0	103.5
October	2018	98.6	92.4	103.9
November	2018	97.5	95.3	98.1
December	2018	98.3	93.4	103.9
January	2019	91.2	86.6	95.2
February	2019	93.8	89.0	98.7
March	2019	98.4	97.0	99.5
April	2019	97.2	92.6	102.5
May	2019	100.0	95.0	105.2
June	2019	98.2	95.2	101.4
July	2019	98.4	93.6	102.5
August	2019	89.8	84.8	95.8
September	2019	93.2	90.6	96.1
October	2019	95.5	92.9	98.3
November	2019	96.8	91.2	101.7
December	2019	99.3	92.7	106.0
January	2020	99.8	94.2	104.4
February	2020	101.0	96.7	105.6
March	2020	89.1	85.9	91.7
April	2020	71.8	71.9	71.9
May	2020	72.3	69.1	75.1
June	2020	78.1	73.4	81.6
July	2020	72.5	67.2	75.9
August	2020	74.1	71.8	75.4
September	2020	80.4	77.2	83.6
October	2020	81.8	80.2	83.9
November	2020	76.9	73.6	79.5
December	2020	80.7	76.3	84.0
January	2021	79.0	74.5	83.3
February	2021	76.8	70.5	83.8

CHART 1: THE INDEX OF CONSUMER SENTIMENT

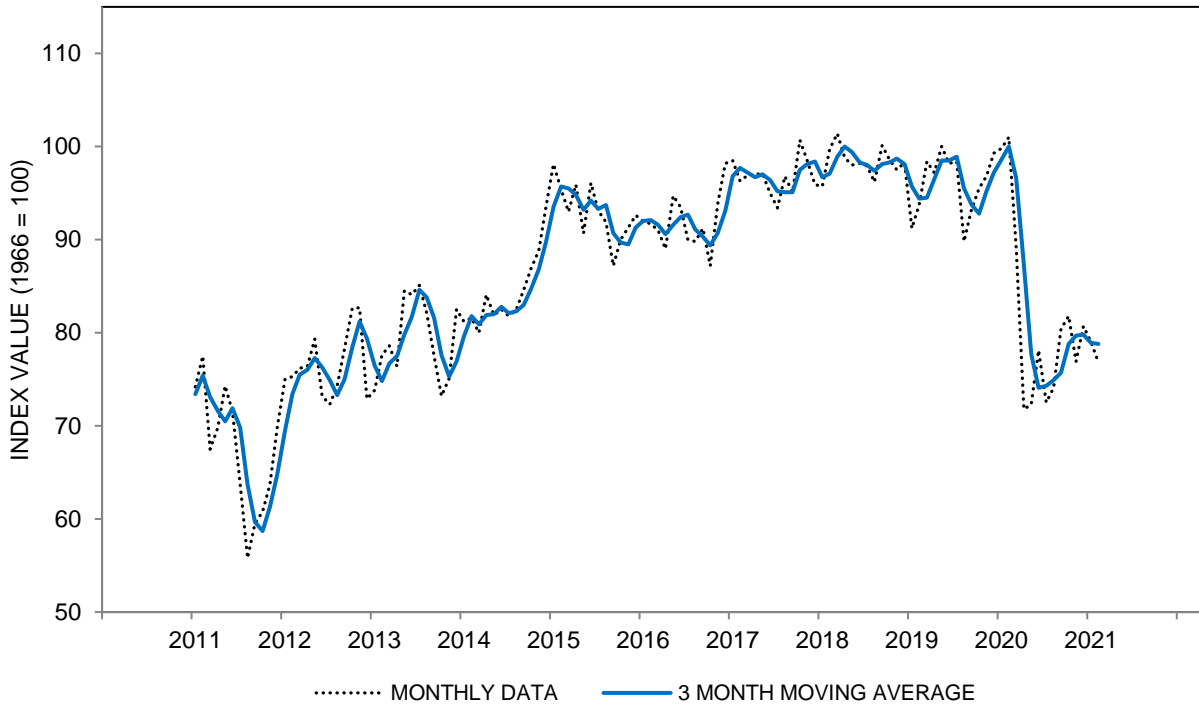


CHART 1: THE INDEX OF CONSUMER SENTIMENT

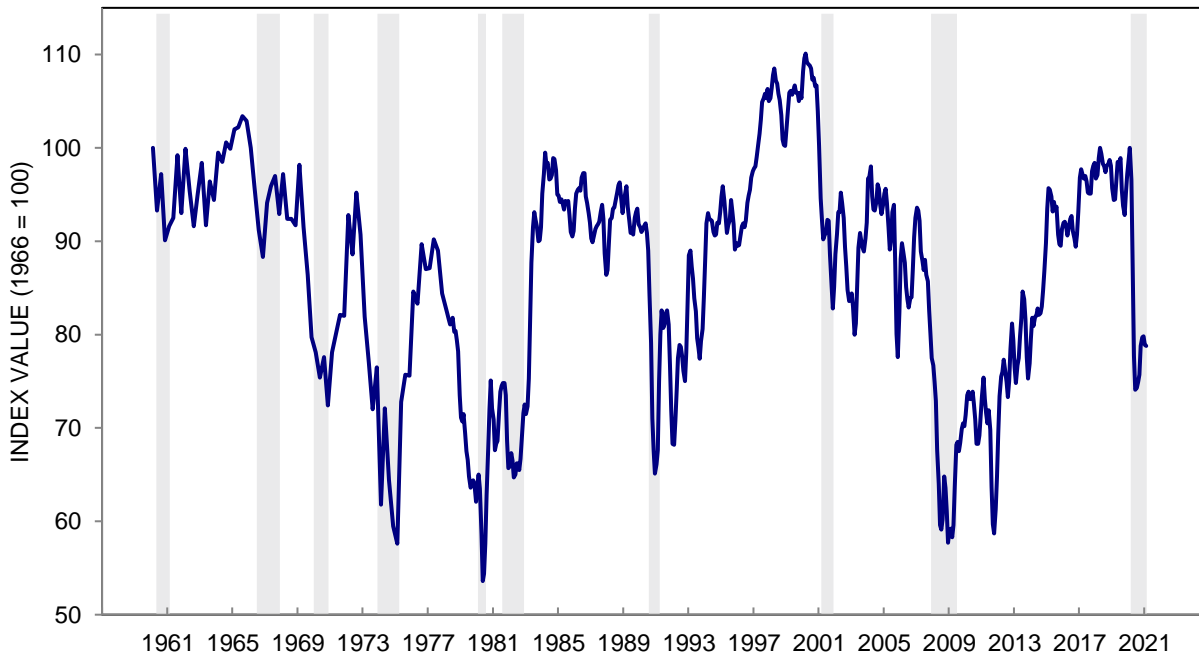


TABLE 2

THE INDEX OF CONSUMER SENTIMENT WITHIN INCOME TERCILES

THREE MONTH MOVING AVERAGES

DATE OF SURVEY		Household Income Terciles		
		Bottom Third	Middle Third	Top Third
February	2018	83.5	98.4	108.8
March	2018	87.0	100.6	109.0
April	2018	89.2	103.3	107.5
May	2018	92.6	102.2	104.2
June	2018	90.7	101.1	103.9
July	2018	90.6	99.9	104.7
August	2018	87.5	99.6	105.5
September	2018	89.7	99.8	104.6
October	2018	88.6	101.5	103.7
November	2018	93.2	99.9	101.9
December	2018	91.8	99.5	102.0
January	2019	90.9	95.9	99.3
February	2019	87.0	95.8	100.4
March	2019	86.6	96.8	99.6
April	2019	88.0	100.4	101.5
May	2019	90.7	102.2	103.2
June	2019	90.8	103.1	102.5
July	2019	92.0	100.5	104.1
August	2019	89.1	97.9	99.9
September	2019	88.2	94.8	99.0
October	2019	87.6	96.3	95.6
November	2019	88.8	99.0	97.8
December	2019	89.3	99.9	102.1
January	2020	90.0	100.7	104.7
February	2020	92.6	101.7	106.2
March	2020	90.4	100.0	100.0
April	2020	82.3	90.9	89.2
May	2020	72.5	81.3	79.5
June	2020	69.0	76.5	76.2
July	2020	69.1	75.1	77.5
August	2020	70.6	76.0	76.4
September	2020	70.8	77.4	77.9
October	2020	74.4	82.1	80.0
November	2020	74.6	82.4	82.6
December	2020	76.0	79.7	83.6
January	2021	73.5	77.7	84.9
February	2021	72.9	77.4	86.3

**CHART 2: INDEX OF CONSUMER SENTIMENT WITHIN INCOME TERCILES
(Three Month Moving Averages)**

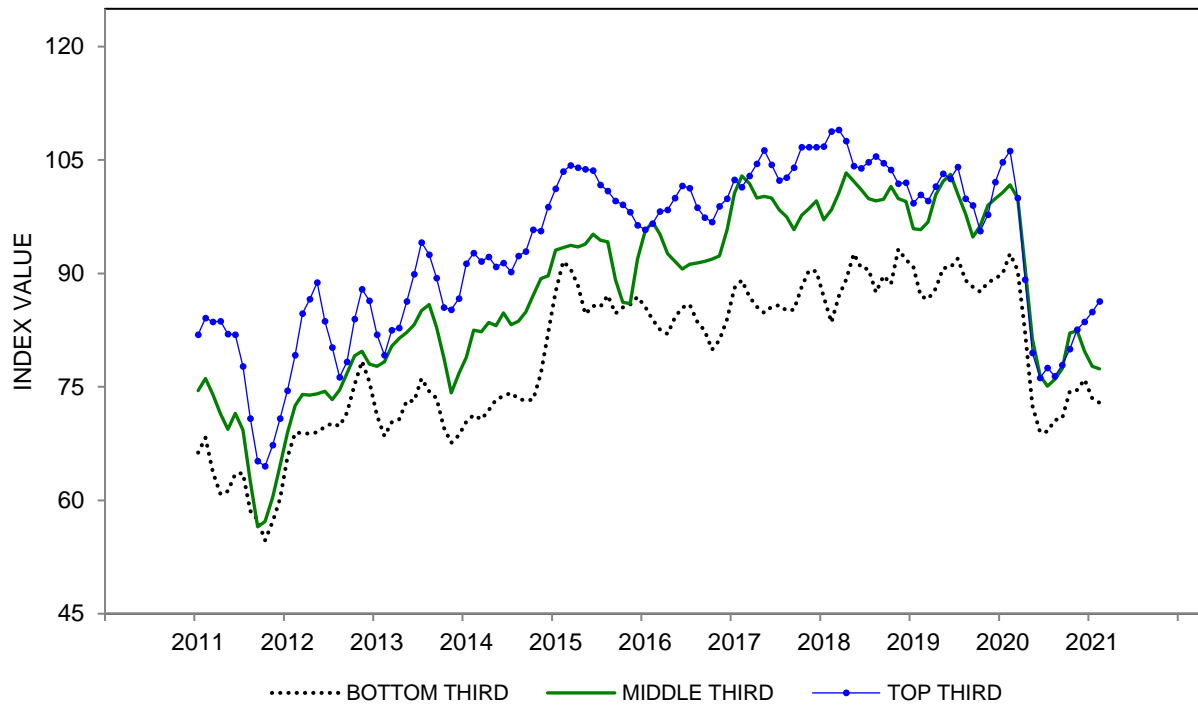


CHART 2: INDEX OF CONSUMER SENTIMENT WITHIN INCOME TERCILES

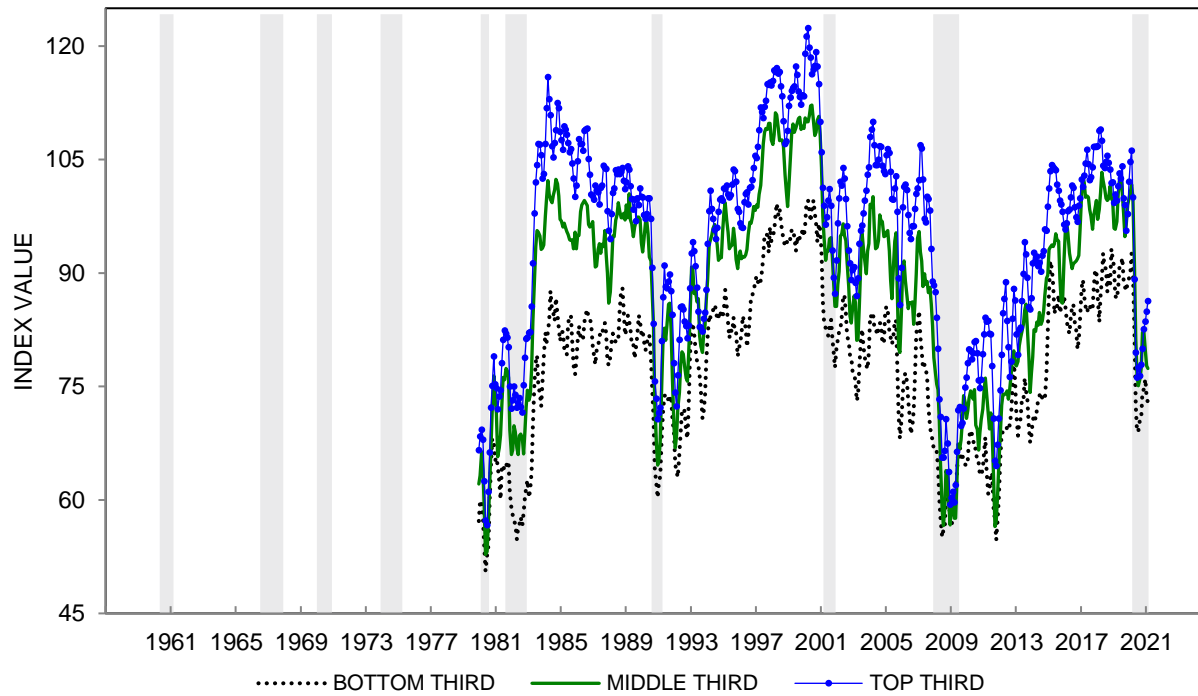


TABLE 3

THE INDEX OF CONSUMER SENTIMENT WITHIN AGE SUBGROUPS

THREE MONTH MOVING AVERAGES

DATE OF SURVEY		Age of Householder		
		18-34	35-54	55+
February	2018	98.6	99.4	94.5
March	2018	99.1	101.1	97.3
April	2018	101.0	102.2	97.4
May	2018	103.8	101.7	95.2
June	2018	101.8	102.3	93.2
July	2018	101.1	101.8	93.6
August	2018	98.5	101.9	93.3
September	2018	99.0	101.2	95.3
October	2018	97.8	101.5	96.2
November	2018	97.7	100.9	98.0
December	2018	97.5	100.2	97.3
January	2019	98.7	96.1	94.0
February	2019	99.8	95.2	91.4
March	2019	101.1	94.8	91.4
April	2019	99.4	98.0	94.3
May	2019	101.7	98.5	97.4
June	2019	102.5	98.2	96.8
July	2019	103.1	99.3	96.9
August	2019	100.3	96.6	92.5
September	2019	98.8	95.9	89.9
October	2019	100.0	93.7	88.6
November	2019	102.4	96.6	91.0
December	2019	102.2	97.9	94.8
January	2020	102.7	99.1	97.0
February	2020	100.6	102.3	98.3
March	2020	99.1	97.5	94.9
April	2020	89.5	86.4	86.7
May	2020	81.2	74.3	78.5
June	2020	74.4	72.0	75.4
July	2020	74.2	73.0	75.3
August	2020	74.1	74.4	75.5
September	2020	75.7	74.8	76.2
October	2020	80.2	79.1	77.9
November	2020	82.3	80.3	78.1
December	2020	85.2	79.7	77.1
January	2021	85.4	78.2	75.9
February	2021	88.7	78.6	74.0

**CHART 3: INDEX OF CONSUMER SENTIMENT WITHIN AGE SUBGROUPS
(Three Month Moving Averages)**

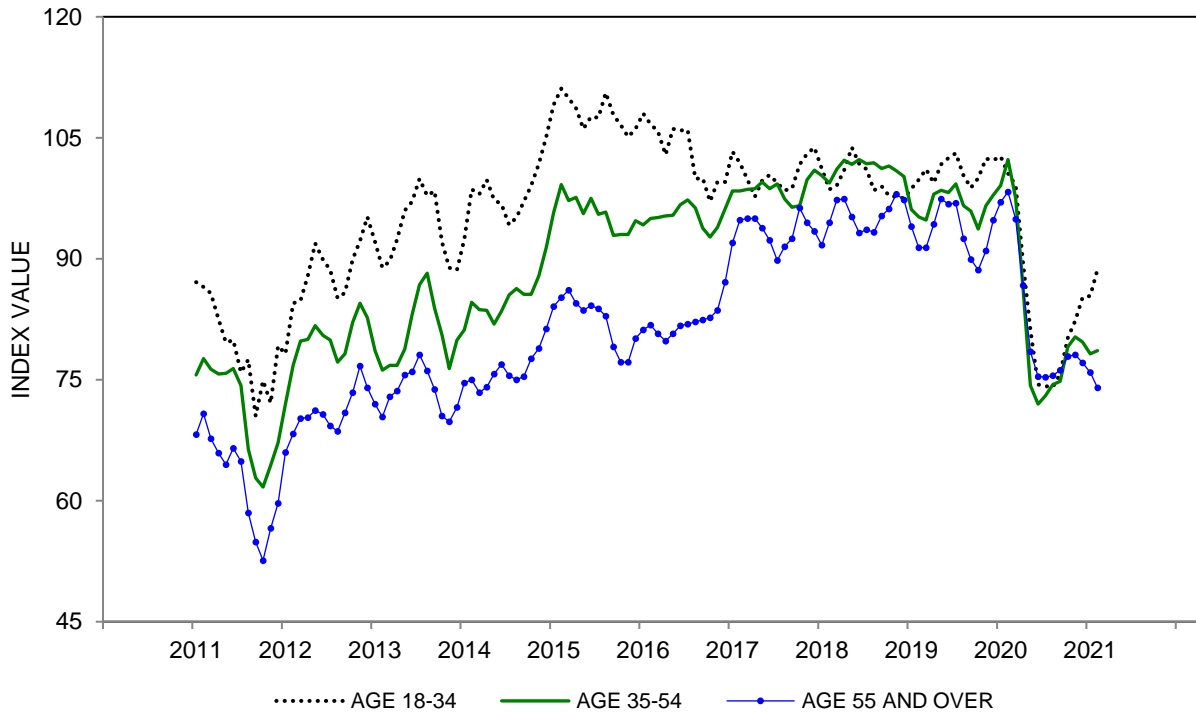


CHART 3: INDEX OF CONSUMER SENTIMENT WITHIN AGE SUBGROUPS

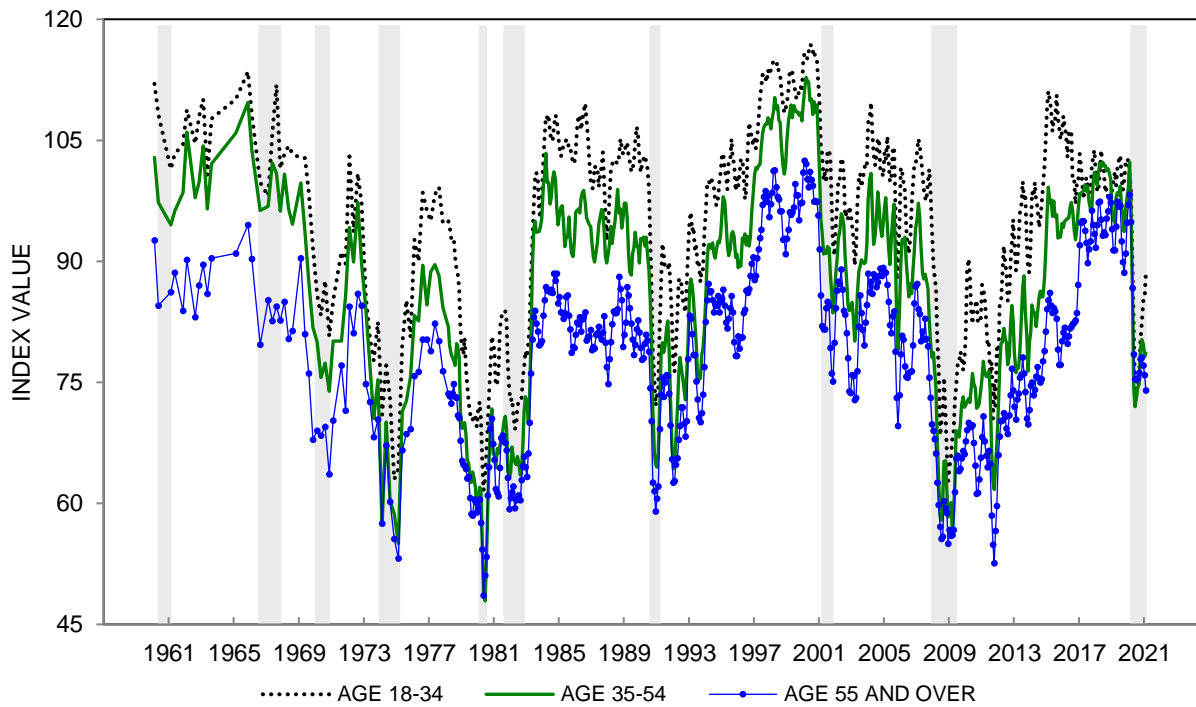


TABLE 4**THE INDEX OF CONSUMER SENTIMENT WITHIN REGIONS****THREE MONTH MOVING AVERAGES**

DATE OF SURVEY		Region of Residence			
		North East	Midwest	South	West
February	2018	90.5	98.4	99.7	96.2
March	2018	90.9	99.8	101.8	99.2
April	2018	93.7	100.5	103.1	98.9
May	2018	95.3	100.5	100.9	98.8
June	2018	97.2	100.1	100.0	94.4
July	2018	95.5	99.9	99.8	95.0
August	2018	93.7	98.9	101.3	92.1
September	2018	91.6	97.3	102.1	96.9
October	2018	92.9	97.3	101.7	97.6
November	2018	93.0	97.3	100.6	101.4
December	2018	96.5	96.9	99.4	98.6
January	2019	94.2	94.8	97.4	94.8
February	2019	93.9	93.1	98.0	90.4
March	2019	90.1	93.7	99.3	90.4
April	2019	94.5	96.3	99.9	92.5
May	2019	93.6	99.1	101.5	96.5
June	2019	95.9	99.0	100.2	96.6
July	2019	93.6	98.2	102.1	97.7
August	2019	93.9	95.2	98.3	92.5
September	2019	89.3	93.9	97.9	90.1
October	2019	88.2	93.8	96.2	89.6
November	2019	88.3	93.6	99.7	93.9
December	2019	90.6	95.2	101.3	97.2
January	2020	91.8	97.2	103.6	96.4
February	2020	93.9	101.3	103.7	96.8
March	2020	91.6	98.3	100.2	92.4
April	2020	82.9	88.4	90.3	84.2
May	2020	71.1	78.1	81.2	76.3
June	2020	70.2	75.2	76.0	72.5
July	2020	69.8	75.9	77.5	70.5
August	2020	73.2	76.8	77.3	70.0
September	2020	70.9	78.5	78.9	70.7
October	2020	75.3	82.4	81.1	74.1
November	2020	79.0	82.5	81.4	74.8
December	2020	82.1	81.4	81.1	74.8
January	2021	81.9	77.5	80.3	75.8
February	2021	78.8	78.5	79.7	77.7

**CHART 4: INDEX OF CONSUMER SENTIMENT WITHIN REGIONS
(Three Month Moving Averages)**

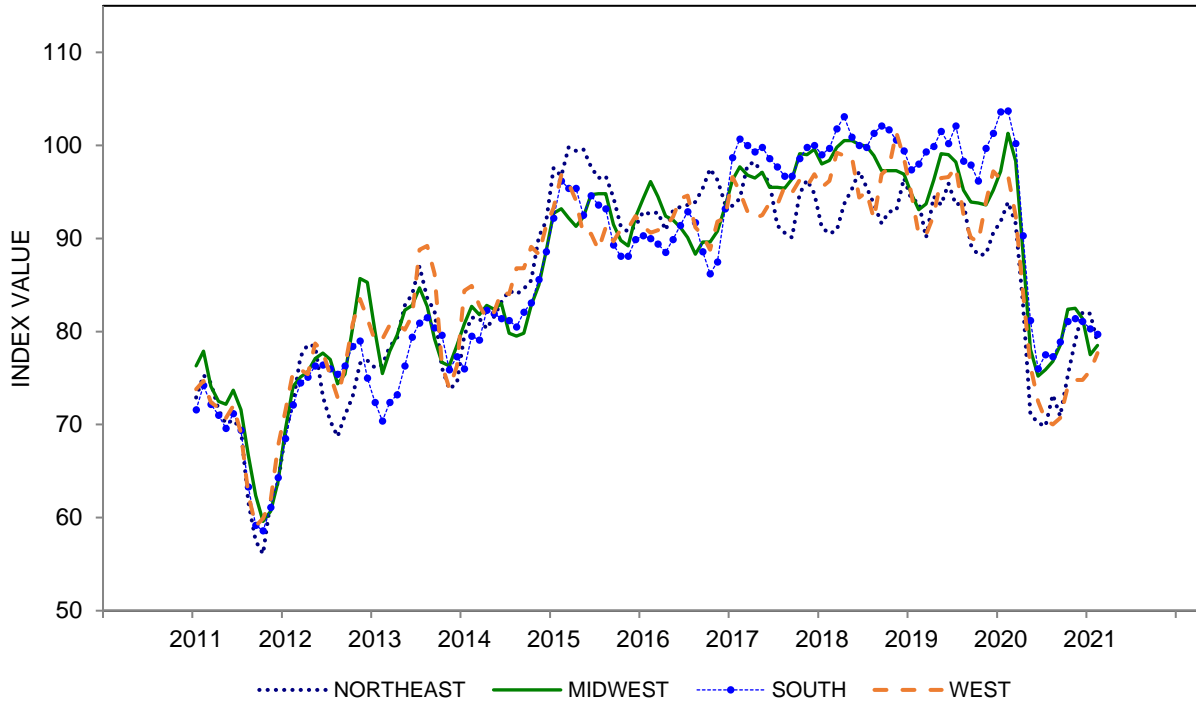


CHART 4: INDEX OF CONSUMER SENTIMENT WITHIN REGIONS

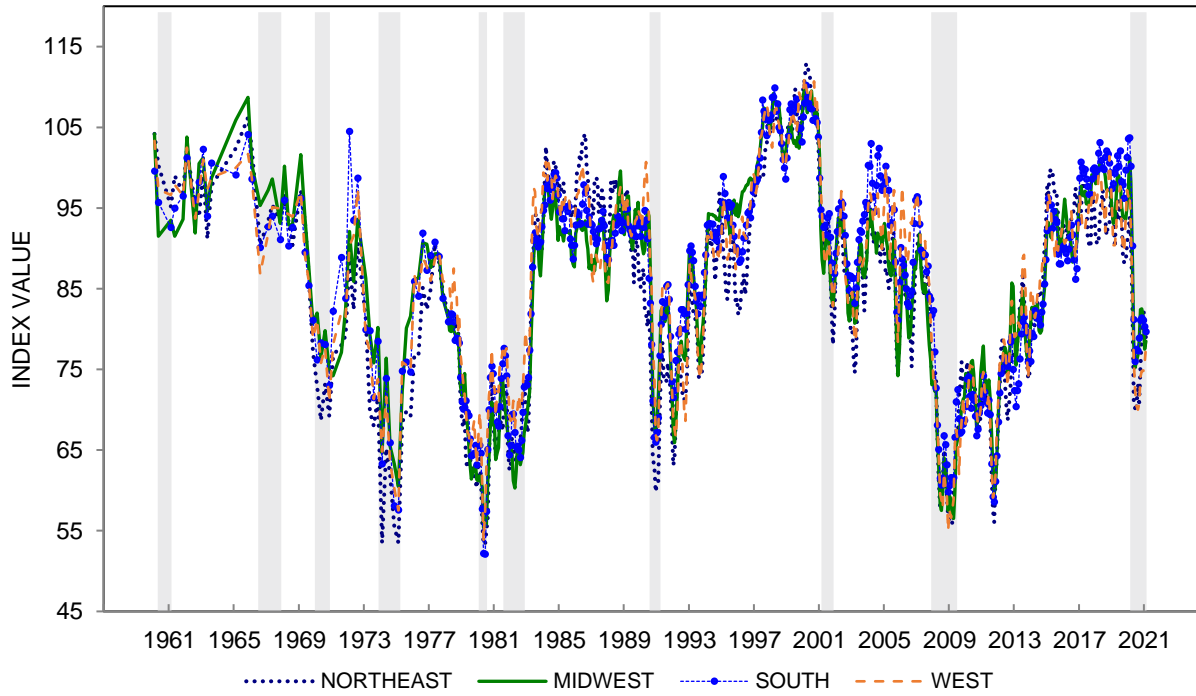


TABLE 5

COMPONENTS OF THE INDEX OF CONSUMER SENTIMENT

DATE OF SURVEY		INDEX COMPONENTS+					Current Index (1,5)	Expected Index (2,3,4)
		Personal finances		Business conditions		Buying Conditions (5)		
		Current (1)	Expected (2)	12 months (3)	5 years (4)			
February	2018	133	133	124	105	166	114.9	90.0
March	2018	142	132	120	105	173	121.2	88.8
April	2018	133	131	113	111	165	114.9	88.4
May	2018	130	129	122	108	160	111.8	89.1
June	2018	136	128	117	102	166	116.5	86.3
July	2018	133	134	116	101	164	114.4	87.3
August	2018	133	131	118	101	154	110.3	87.1
September	2018	135	135	123	106	164	115.2	90.5
October	2018	130	131	123	105	163	113.1	89.3
November	2018	130	129	117	109	161	112.3	88.1
December	2018	133	129	118	102	169	116.1	87.0
January	2019	127	131	92	97	155	108.8	79.9
February	2019	124	133	108	99	158	108.5	84.4
March	2019	138	131	124	102	156	113.3	88.8
April	2019	133	136	115	100	159	112.3	87.4
May	2019	134	135	130	112	151	110.0	93.5
June	2019	131	134	121	104	160	111.9	89.3
July	2019	131	137	122	106	156	110.7	90.5
August	2019	127	123	104	93	146	105.3	79.9
September	2019	131	128	109	98	150	108.5	83.4
October	2019	134	134	108	96	160	113.2	84.2
November	2019	134	131	116	105	156	111.6	87.3
December	2019	137	131	120	106	164	115.5	88.9
January	2020	134	133	121	110	163	114.4	90.5
February	2020	141	133	127	111	157	114.8	92.1
March	2020	128	124	83	112	141	103.7	79.7
April	2020	106	126	58	96	86	74.3	70.1
May	2020	107	117	58	88	105	82.3	65.9
June	2020	110	132	67	90	115	87.1	72.3
July	2020	108	123	60	80	106	82.8	65.9
August	2020	108	127	65	81	106	82.9	68.5
September	2020	113	127	83	92	114	87.8	75.6
October	2020	113	129	88	100	109	85.9	79.2
November	2020	111	122	75	85	114	87.0	70.5
December	2020	114	122	76	100	119	90.0	74.6
January	2021	109	121	87	88	115	86.7	74.0
February	2021	110	118	83	82	113	86.2	70.7

(1) See Table 6 (2) See Table 8 (3) See Table 28 (4) See Table 29 (5) See Table 35.

+: Percent saying "GOOD TIMES" (or "BETTER"), minus percent saying "BAD TIMES" (or "WORSE"), plus 100.

**CHART 5: CURRENT AND EXPECTED COMPONENTS OF THE SENTIMENT INDEX
(Three Month Moving Averages)**

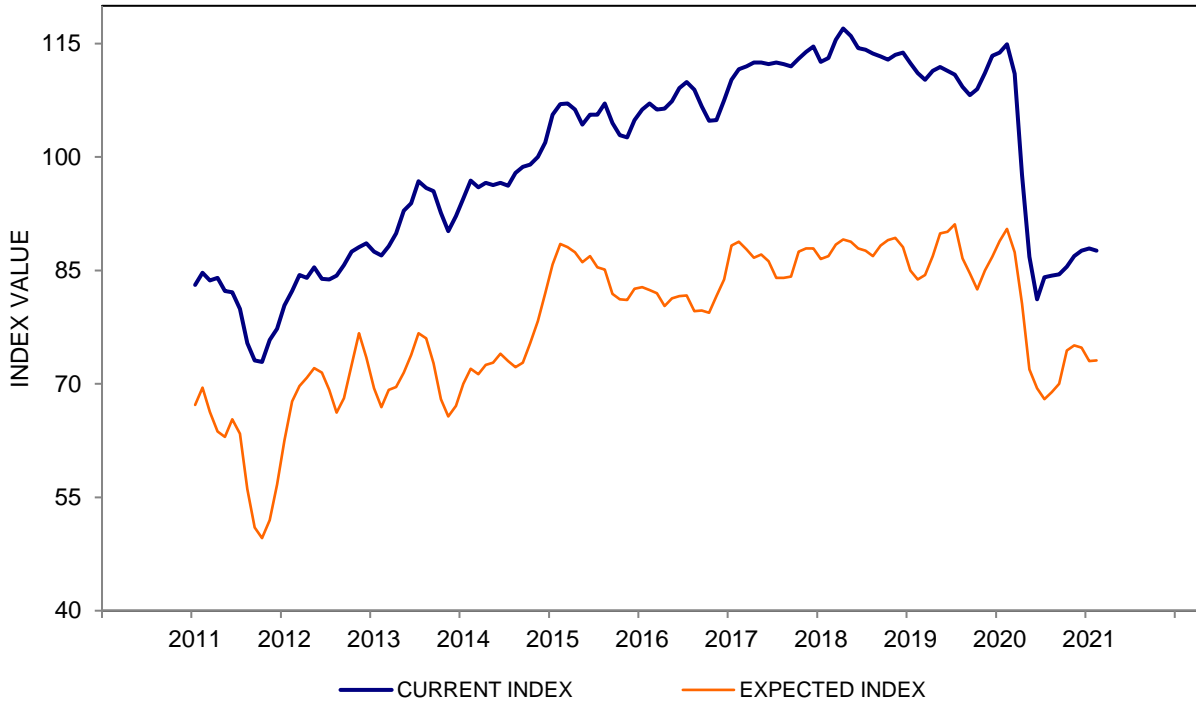


CHART 5: CURRENT AND EXPECTED COMPONENTS OF THE SENTIMENT INDEX

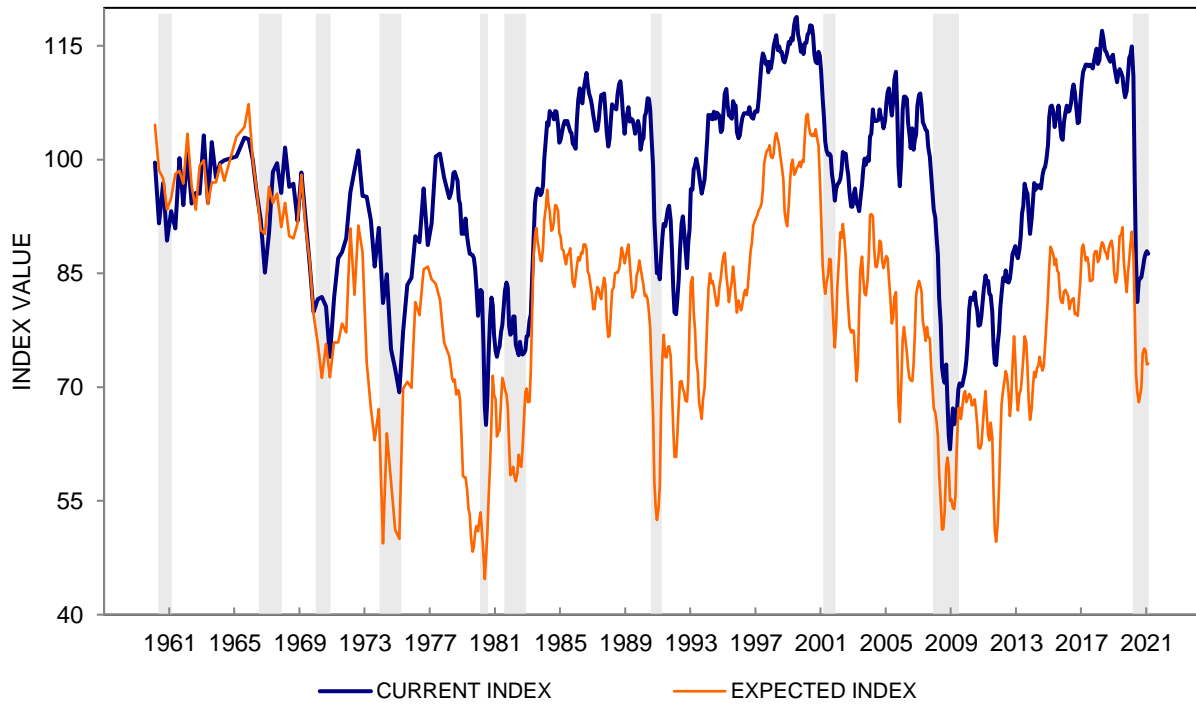


TABLE 6**CURRENT FINANCIAL SITUATION COMPARED WITH A YEAR AGO**

	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021
BETTER OFF	58%	49%	38%	38%	39%	39%	38%	43%	42%	39%	42%	39%	41%
SAME	25	30	29	31	32	30	32	27	28	33	30	31	28
WORSE OFF	17	21	32	31	29	31	30	30	29	28	28	30	31
DK, NA	*	*	1	*	*	*	*	*	1	*	*	*	*
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
CASES	620	692	620	645	615	603	660	601	605	604	601	603	604
INDEX SCORE	141	128	106	107	110	108	108	113	113	111	114	109	110

**CURRENT FINANCIAL SITUATION COMPARED WITH A YEAR AGO - INDEX SCORE
THREE MONTH MOVING AVERAGES**

All	137	134	125	114	108	108	109	110	111	112	113	111	111
Age 18 to 44	147	146	137	130	122	123	120	118	118	118	123	121	125
Age 45 to 64	133	132	122	108	100	99	100	102	108	109	108	103	100
Age 65+	129	122	109	97	97	100	102	105	105	108	104	107	106
Income Bottom Third	119	116	106	95	95	96	97	93	95	97	98	95	89
Income Middle Third	137	139	133	127	117	114	111	115	119	121	118	111	112
Income Top Third	157	150	138	121	114	116	118	121	121	121	122	126	131

The question was: "We are interested in how people are getting along financially these days. Would you say that you (and your family living there) are better off or worse off financially than you were a year ago?"

*: Less than half of one percent. Index Score is the percent favorable minus the percent unfavorable plus 100

CHART 6: CURRENT FINANCIAL SITUATION COMPARED WITH A YEAR AGO

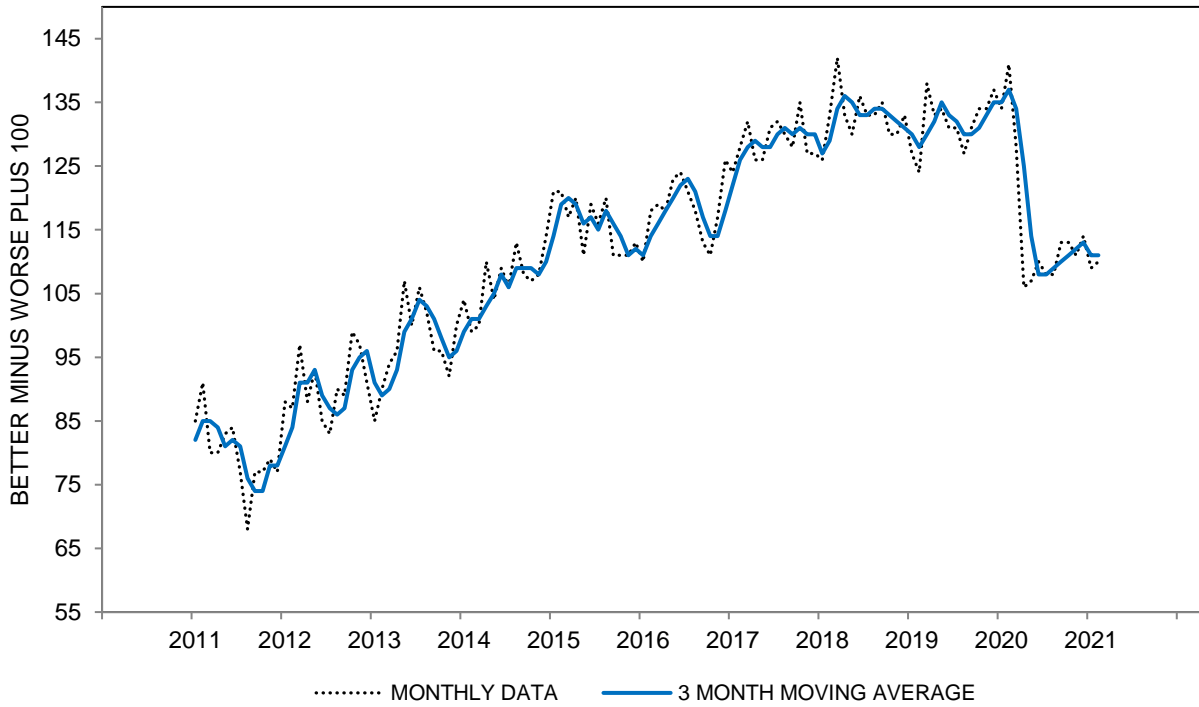


CHART 6: CURRENT FINANCIAL SITUATION COMPARED WITH A YEAR AGO

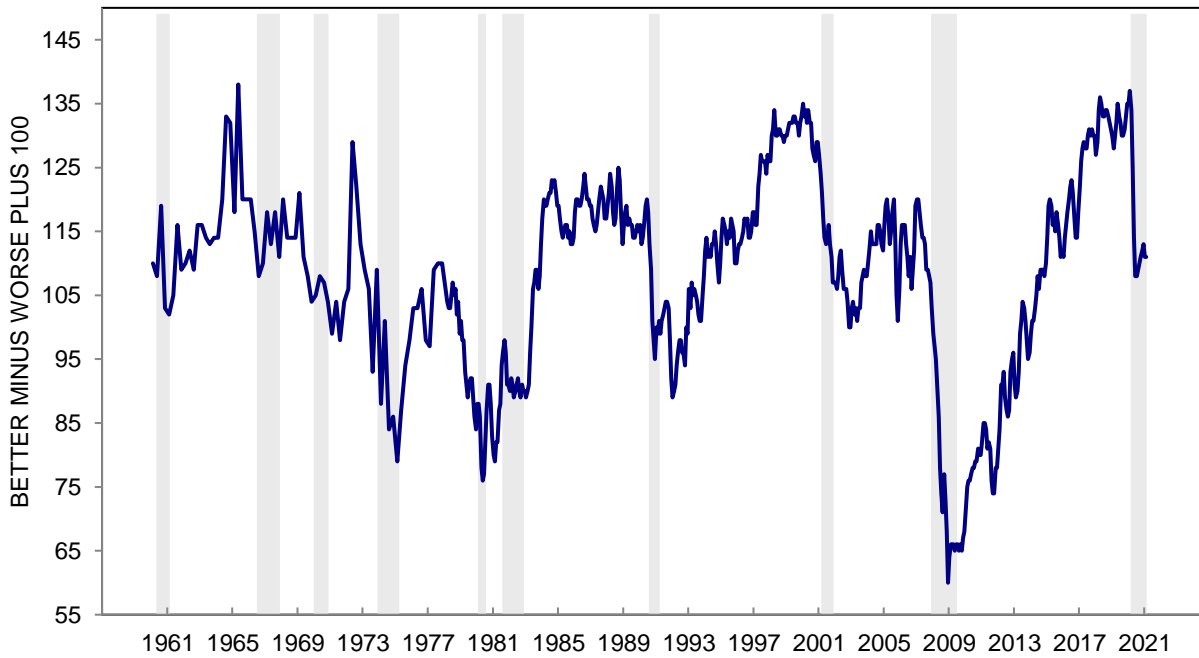


TABLE 7

SELECTED REASONS FOR OPINIONS ABOUT HOUSEHOLD FINANCIAL SITUATION

	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021
BETTER THAN YEAR AGO:													
Income higher	46%	41%	32%	35%	28%	32%	34%	35%	34%	31%	32%	30%	31%
Increased HH Contribution	3	3	4	4	7	8	6	6	4	4	5	8	7
Assets Higher	13	8	7	7	8	8	8	8	8	8	10	10	10
Debt Lower	6	7	6	3	6	5	4	6	5	3	6	3	6
Expense Lower	7	6	5	7	8	7	6	9	8	6	9	9	9
WORSE THAN YEAR AGO:													
Income lower	14	14	26	25	26	29	25	29	25	28	28	27	25
Decreased HH Contribution	3	5	3	2	2	3	4	6	4	3	3	5	2
Higher prices	6	6	2	3	4	6	6	5	5	5	3	5	6
Assets Lower	1	6	13	8	6	4	3	3	3	2	2	1	2
Debt Higher	2	2	3	2	1	1	2	1	1	1	2	2	2
Expense Higher	4	5	4	2	2	3	3	4	3	4	4	5	2

SELECTED REASONS FOR OPINIONS ABOUT HOUSEHOLD FINANCIAL SITUATION

INCOME HIGHER - INCOME LOWER (THREE MONTH MOVING AVERAGES)

All	27	27	22	14	6	5	5	6	8	6	5	3	4
Age 18 to 44	45	44	36	27	18	17	15	14	17	16	19	17	21
Age 45 to 64	22	23	17	9	0	-1	0	1	6	4	1	-3	-7
Age 65+	7	7	5	1	-3	-2	-2	-1	-3	-5	-8	-6	-6
Income Bottom Third	10	8	2	-5	-9	-10	-9	-10	-5	-7	-6	-11	-13
Income Middle Third	27	31	28	25	15	15	11	13	15	15	14	9	7
Income Top Third	44	43	35	23	14	13	13	17	17	14	11	14	21

HIGHER PRICES (THREE MONTH MOVING AVERAGES)

All	6	6	5	4	3	4	5	6	5	5	4	4	5
Age 18 to 44	4	4	3	1	1	2	3	3	2	2	1	2	2
Age 45 to 64	7	6	4	4	4	4	5	6	7	6	5	5	5
Age 65+	8	10	8	6	4	7	9	9	8	7	7	7	8
Income Bottom Third	10	10	8	7	6	8	10	10	10	9	8	8	8
Income Middle Third	5	5	4	3	2	3	5	5	5	3	3	3	4
Income Top Third	3	3	2	2	2	3	3	3	3	3	2	2	2

**(ASSETS HIGHER + DEBTS LOWER) - (ASSETS LOWER + DEBTS HIGHER)
(THREE MONTH MOVING AVERAGES)**

All	15	14	7	1	1	5	7	8	9	9	10	10	11
Age 18 to 44	10	10	7	6	6	9	9	9	7	5	7	8	11
Age 45 to 64	17	15	10	3	3	5	8	8	10	11	13	11	11
Age 65+	19	17	5	-7	-9	-2	4	8	10	12	10	11	13
Income Bottom Third	6	6	3	-2	-2	1	3	4	5	5	5	3	4
Income Middle Third	13	15	8	4	2	5	8	10	10	11	10	10	11
Income Top Third	26	21	12	4	3	7	11	12	13	12	13	15	18

Responses to query: "Why do you say so?" following the question on Table 6.
May add to more than 100% due to multiple mentions.

CHART 7A: HIGHER PRICES AS REASONS FOR WORSE PERSONAL FINANCES

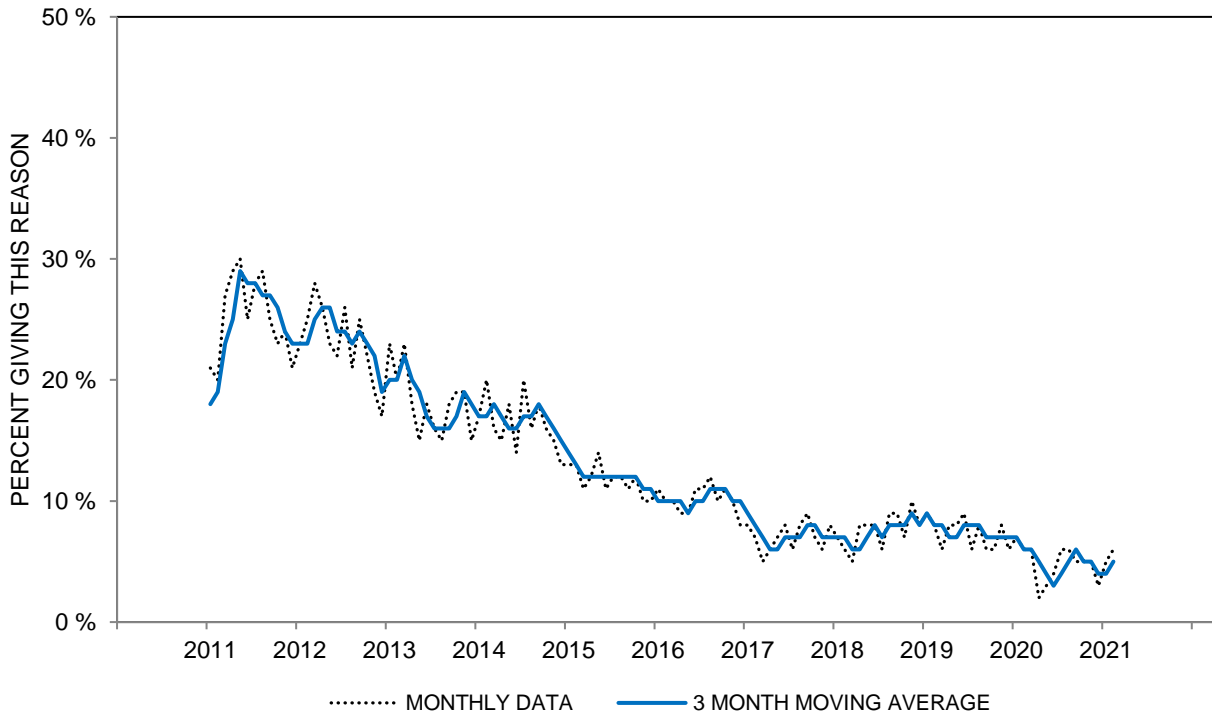
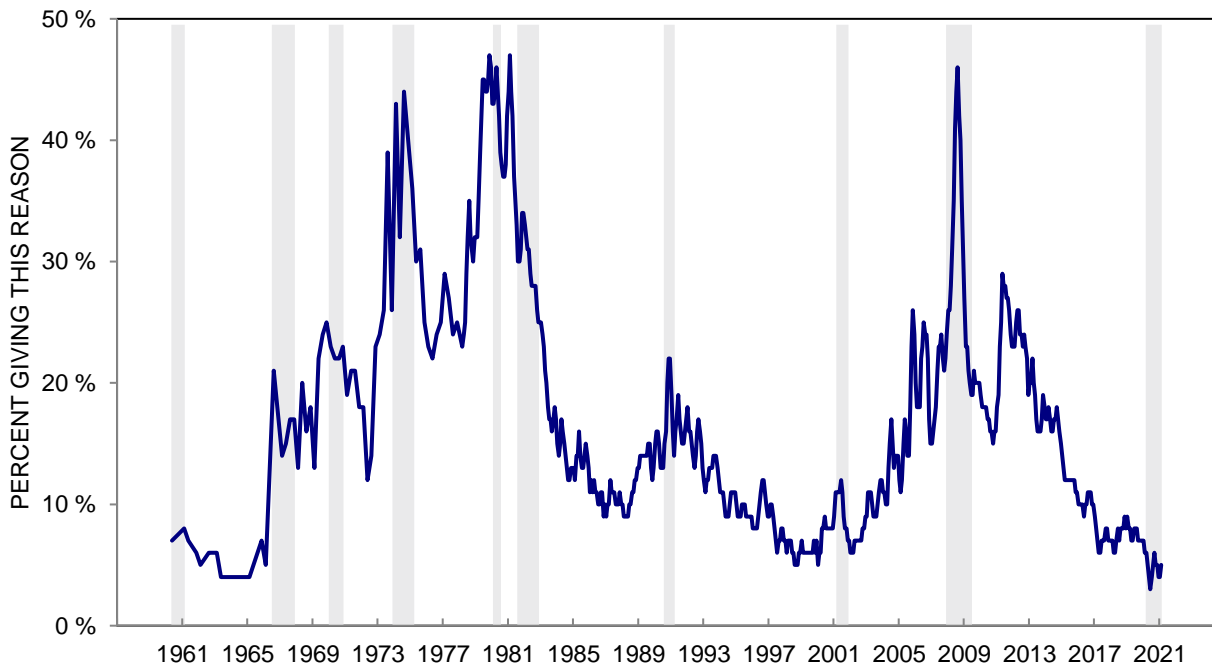
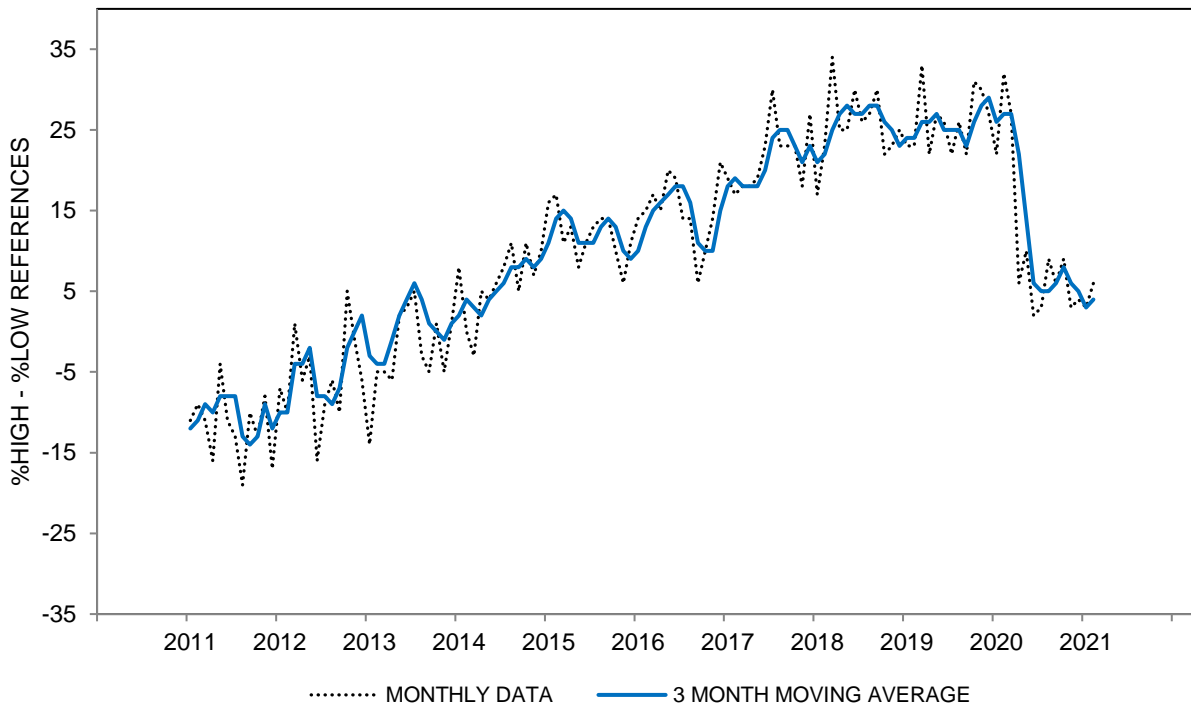


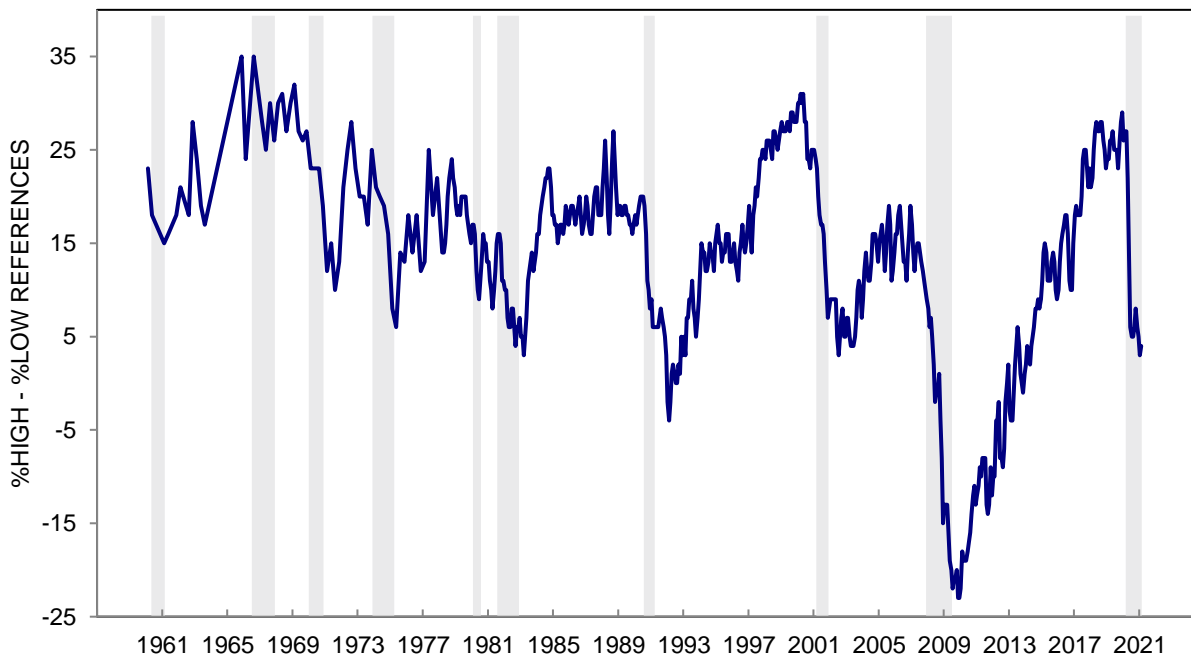
CHART 7A: HIGHER PRICES AS REASONS FOR WORSE PERSONAL FINANCES



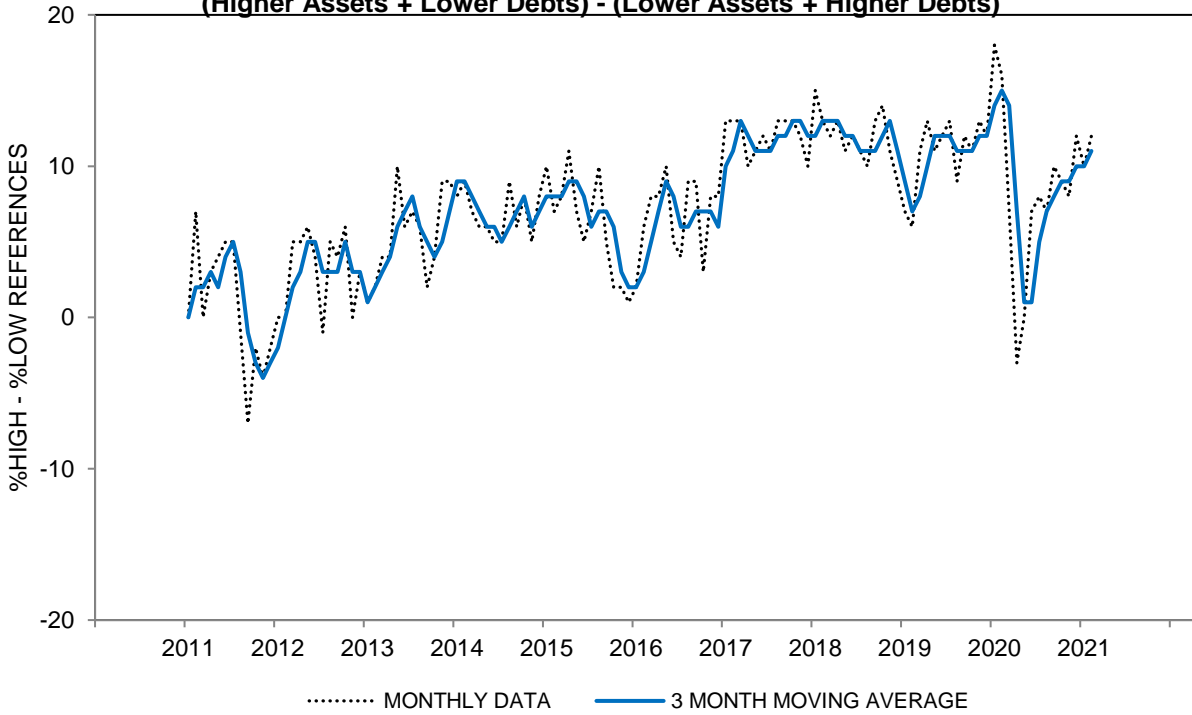
**CHART 7B: INCOME REASONS FOR CHANGES IN PERSONAL FINANCES:
(%HIGHER INCOME - %LOWER INCOME)**



**CHART 7B: INCOME REASONS FOR CHANGES IN PERSONAL FINANCES:
(%HIGHER INCOME - %LOWER INCOME)**



**CHART 7C: WEALTH REASONS FOR CHANGES IN PERSONAL FINANCES:
NET CHANGE IN ASSETS AND DEBTS
(Higher Assets + Lower Debts) - (Lower Assets + Higher Debts)**



**CHART 7C: WEALTH REASONS FOR CHANGES IN PERSONAL FINANCES:
NET CHANGE IN ASSETS AND DEBTS
(Higher Assets + Lower Debts) - (Lower Assets + Higher Debts)**

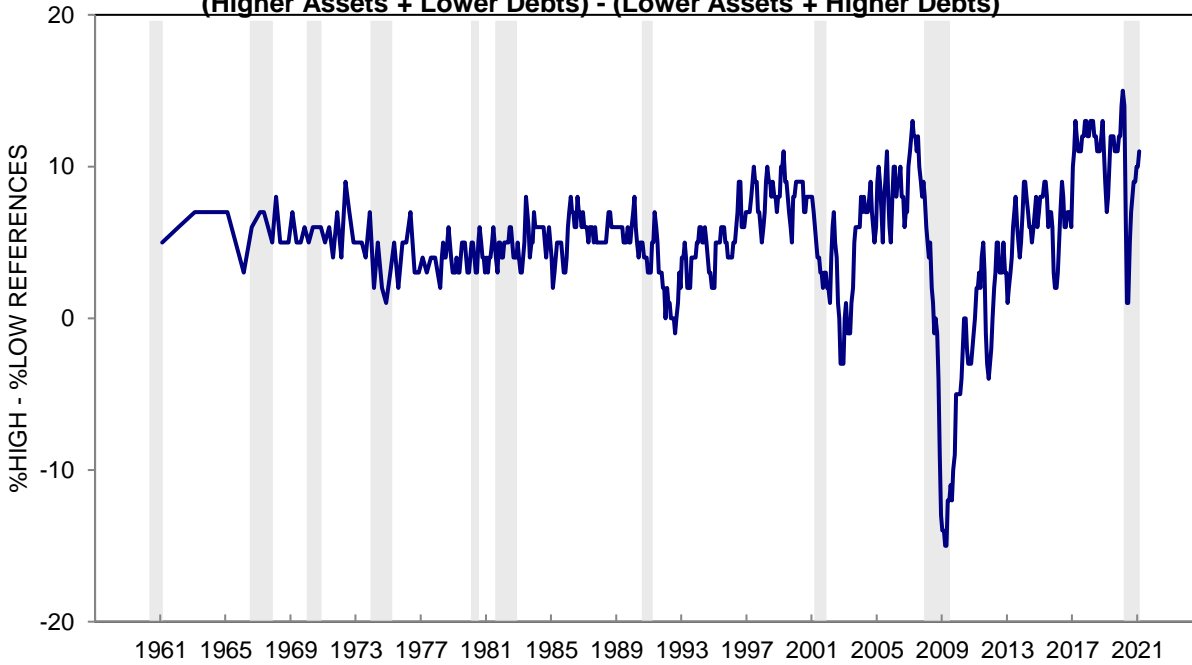


TABLE 8**EXPECTED CHANGE IN FINANCIAL SITUATION IN A YEAR**

	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021
BETTER OFF	41%	36%	39%	32%	40%	35%	36%	35%	36%	33%	35%	35%	36%
SAME	49	48	44	48	48	47	49	52	50	48	47	45	45
WORSE OFF	8	12	13	15	8	12	9	8	7	11	13	14	18
DK, NA	2	4	4	5	4	6	6	5	7	8	5	6	1
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
CASES	620	692	620	645	615	603	660	601	605	604	601	603	604
INDEX SCORE	133	124	126	117	132	123	127	127	129	122	122	121	118

**EXPECTED CHANGE IN FINANCIAL SITUATION IN A YEAR - INDEX SCORE
THREE MONTH MOVING AVERAGES**

All	132	130	128	122	125	124	127	126	128	126	124	122	120
Age 18 to 44	147	144	140	135	137	136	139	137	140	140	142	142	142
Age 45 to 64	131	130	127	122	122	122	124	125	128	127	121	116	113
Age 65+	114	112	112	105	110	108	114	110	111	103	102	97	97
Income Bottom Third	123	125	126	123	124	120	122	124	129	127	126	121	121
Income Middle Third	137	134	130	122	125	124	131	130	130	126	122	123	121
Income Top Third	136	131	128	122	125	126	128	125	125	127	124	121	120

The question was: "Now looking ahead - do you think that a year from now you (and your family living there) will be better off financially, or worse off, or just about the same as now?"

Index Score is the percent favorable minus the percent unfavorable plus 100

CHART 8: EXPECTED CHANGE IN FINANCIAL SITUATION IN A YEAR

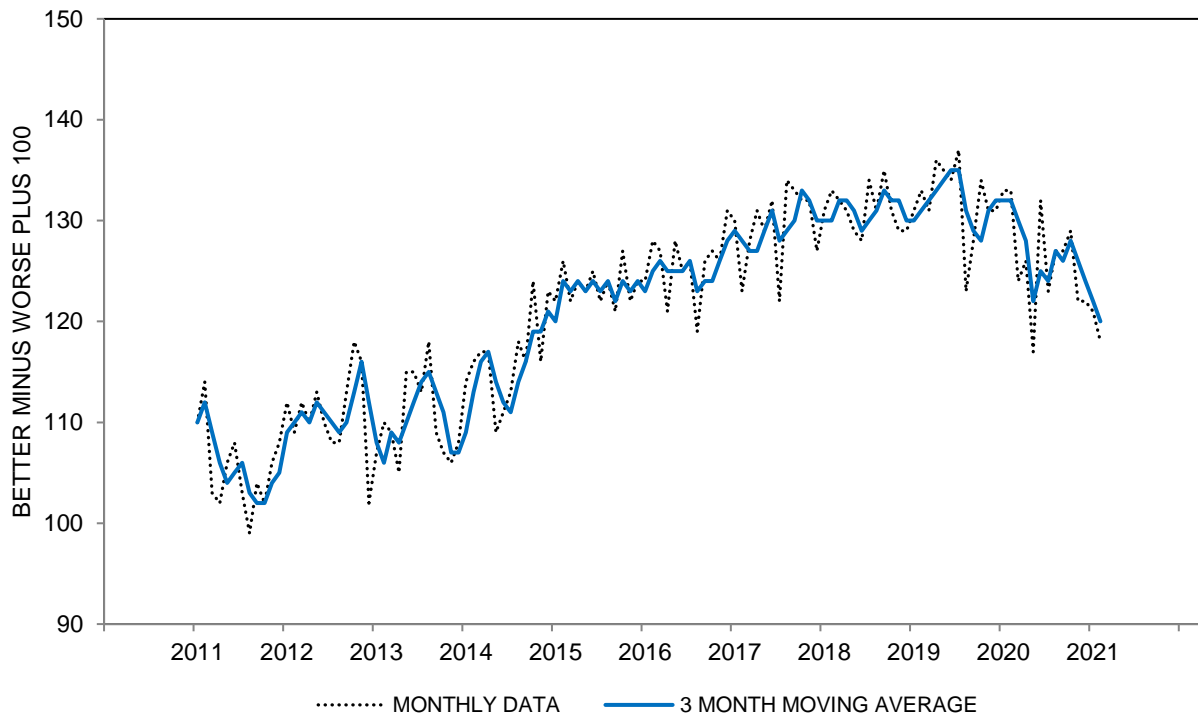


CHART 8: EXPECTED CHANGE IN FINANCIAL SITUATION IN A YEAR

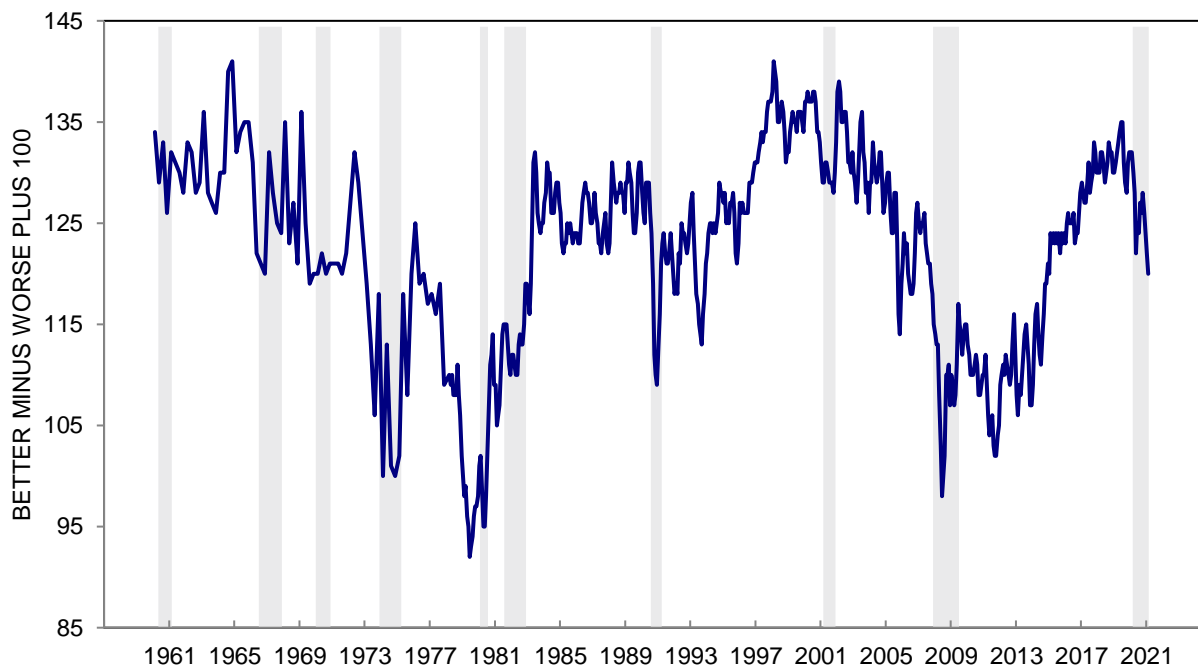


TABLE 9**ANNUAL TREND IN PAST AND EXPECTED HOUSEHOLD FINANCIAL SITUATION**

	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021
Personal Financial Progress													
Continuous increase (a)	31%	26%	17%	15%	20%	19%	19%	20%	18%	15%	16%	15%	19%
Intermittent increase (b)	29	25	26	25	25	21	23	23	27	22	28	24	21
Remain unchanged (c)	17	20	14	19	19	19	20	18	18	21	17	18	17
Intermittent decline (d)	10	13	17	16	16	16	16	17	13	14	14	13	18
Continuous decline (e)	4	6	6	7	3	6	4	3	4	4	4	6	6
Mixed change (f)	7	7	16	13	13	13	13	13	13	16	16	18	17
DK, NA	2	3	4	5	4	6	5	6	7	8	5	6	2
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
CASES	620	692	620	645	615	603	660	601	605	604	601	603	604
INDEX SCORE	146	132	120	117	126	118	122	123	128	119	126	120	116

**ANNUAL TREND IN PAST AND EXPECTED HOUSEHOLD FINANCIAL SITUATION - INDEX SCORE
THREE MONTH MOVING AVERAGES**

All	144	141	133	123	121	120	122	121	124	123	124	122	121
Age 18 to 44	158	156	150	143	139	137	137	133	136	136	144	142	144
Age 45 to 64	140	139	130	119	114	113	114	116	122	122	118	113	110
Age 65+	130	121	111	99	103	105	110	110	111	109	104	102	100
Income Bottom Third	128	126	118	110	111	111	113	110	114	113	115	110	105
Income Middle Third	147	146	140	133	128	124	124	126	132	128	126	122	122
Income Top Third	158	151	142	128	126	127	129	128	129	130	132	133	135

Combination of the responses to the questions on Tables 6 and 8.

Key: (a) Better off financially than a year ago/Better off a year from now

(b) Better/Same or Same/Better

(c) Same/Same

(d) Worse/Same or Same/Worse

(e) Worse/Worse

(f) Worse/Better or Better/Worse

Index Score is the percent favorable minus the percent unfavorable plus 100

CHART 9: ANNUAL TREND IN PAST AND EXPECTED HOUSEHOLD FINANCES

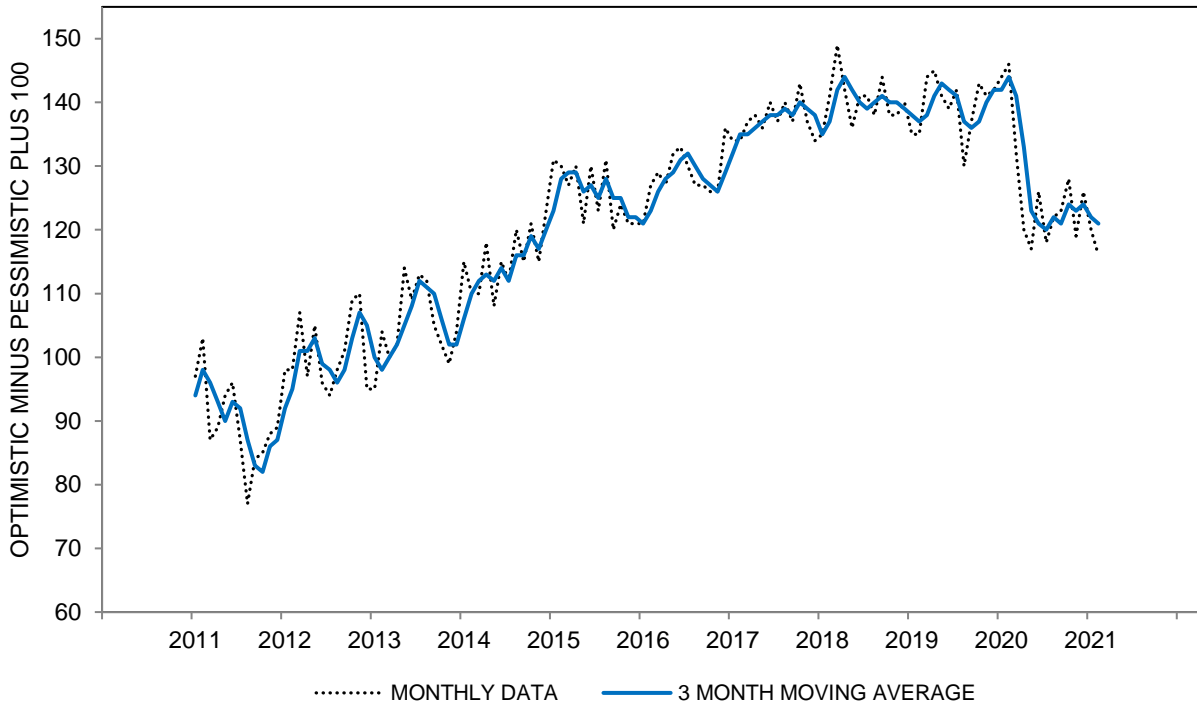


CHART 9: ANNUAL TREND IN PAST AND EXPECTED HOUSEHOLD FINANCES

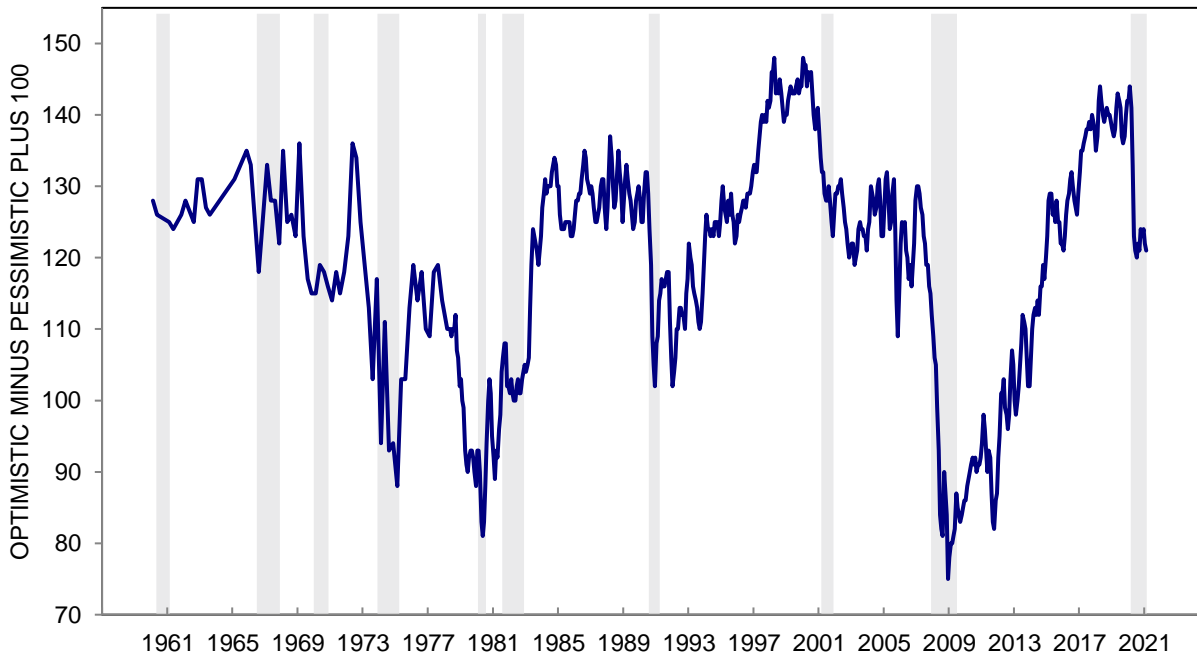


TABLE 10**CURRENT FINANCIAL SITUATION COMPARED WITH 5 YEARS AGO**

	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021
BETTER OFF	69%	68%	65%	67%	65%	63%	64%	68%	67%	66%	68%	63%	66%
SAME	8	9	10	10	10	11	9	9	12	12	9	9	9
WORSE OFF	22	22	24	22	24	26	26	23	20	22	23	27	24
DK, NA	1	1	1	1	1	*	1	*	1	*	*	1	1
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
CASES	620	692	620	645	615	603	660	601	605	604	601	603	604
INDEX SCORE	147	146	141	145	141	137	138	145	147	144	145	136	142

**CURRENT FINANCIAL SITUATION COMPARED WITH 5 YEARS AGO - INDEX SCORE
THREE MONTH MOVING AVERAGES**

All	148	148	145	144	142	141	139	140	143	145	145	142	141
Age 18 to 44	160	161	162	164	162	161	158	158	159	161	165	163	163
Age 45 to 64	147	148	145	143	138	136	134	136	141	140	137	131	132
Age 65+	134	128	120	117	120	118	114	115	123	129	127	122	118
Income Bottom Third	125	124	119	117	118	123	117	118	120	123	122	115	112
Income Middle Third	149	151	149	148	144	138	140	144	148	151	152	148	147
Income Top Third	169	169	168	168	165	163	160	161	164	162	162	162	166

The question was: "Now thinking back 5 years, would you say you (and your family living there) are better off or worse off financially now than you were 5 years ago?"

*: Less than half of one percent. Index Score is the percent favorable minus the percent unfavorable plus 100

CHART 10: CURRENT FINANCIAL SITUATION COMPARED WITH 5 YEARS AGO

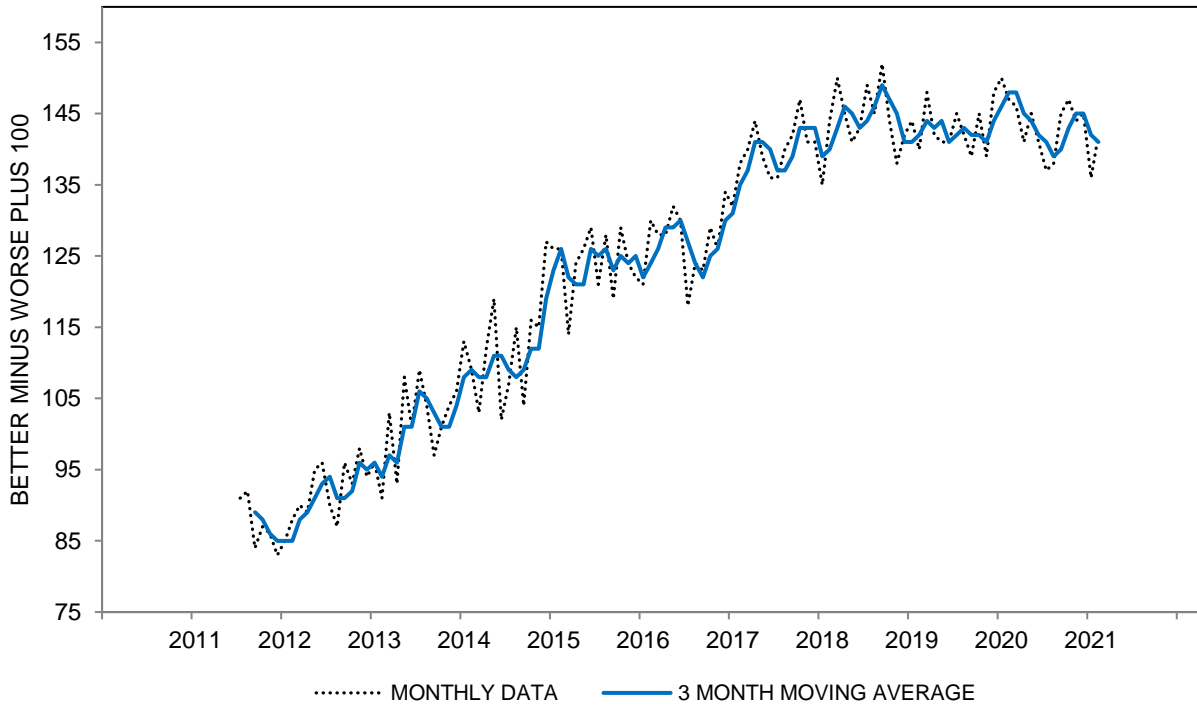


CHART 10: CURRENT FINANCIAL SITUATION COMPARED WITH 5 YEARS AGO

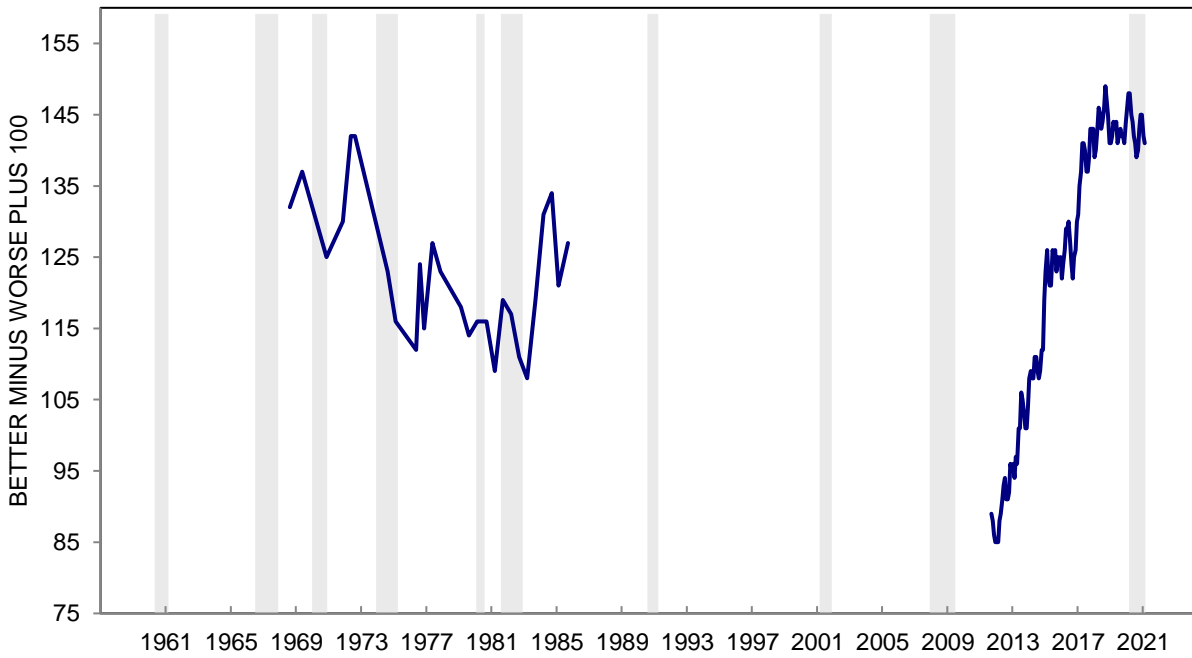


TABLE 11**EXPECTED CHANGE IN FINANCIAL SITUATION IN 5 YEARS**

	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021
BETTER OFF	53%	53%	57%	54%	58%	55%	58%	55%	56%	52%	55%	52%	51%
SAME	34	32	32	32	31	30	28	33	32	31	29	30	29
WORSE OFF	11	11	8	9	7	12	10	9	7	11	12	14	18
DK, NA	2	4	3	5	4	3	4	3	5	6	4	4	2
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
CASES	620	692	620	645	615	603	660	601	605	604	601	603	604
INDEX SCORE	142	142	149	145	151	143	148	146	149	141	143	138	133

**EXPECTED CHANGE IN FINANCIAL SITUATION IN 5 YEARS - INDEX SCORE
THREE MONTH MOVING AVERAGES**

All	143	143	144	145	148	146	147	146	148	145	144	141	138
Age 18 to 44	170	171	170	172	173	173	174	174	175	173	174	173	172
Age 45 to 64	138	138	139	140	142	139	141	139	144	143	140	133	131
Age 65+	109	107	114	114	120	116	116	112	112	109	106	99	94
Income Bottom Third	138	138	137	140	141	142	140	140	143	140	140	133	131
Income Middle Third	147	147	149	147	153	149	152	147	150	146	146	144	141
Income Top Third	145	144	148	149	151	150	151	151	152	152	149	146	143

The question was: "And 5 years from now, do you expect that you (and your family living there) will be better off financially, worse off, or just about the same as now?"

Index Score is the percent favorable minus the percent unfavorable plus 100

CHART 11: EXPECTED CHANGE IN FINANCIAL SITUATION IN 5 YEARS

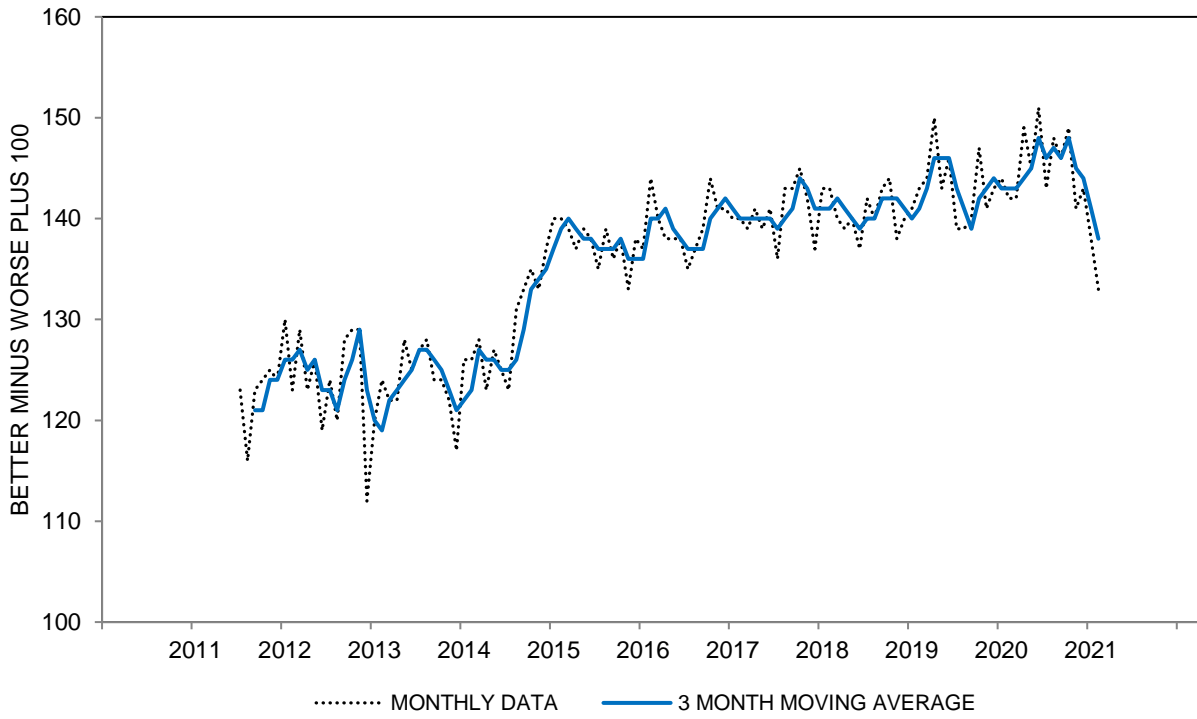


CHART 11: EXPECTED CHANGE IN FINANCIAL SITUATION IN 5 YEARS

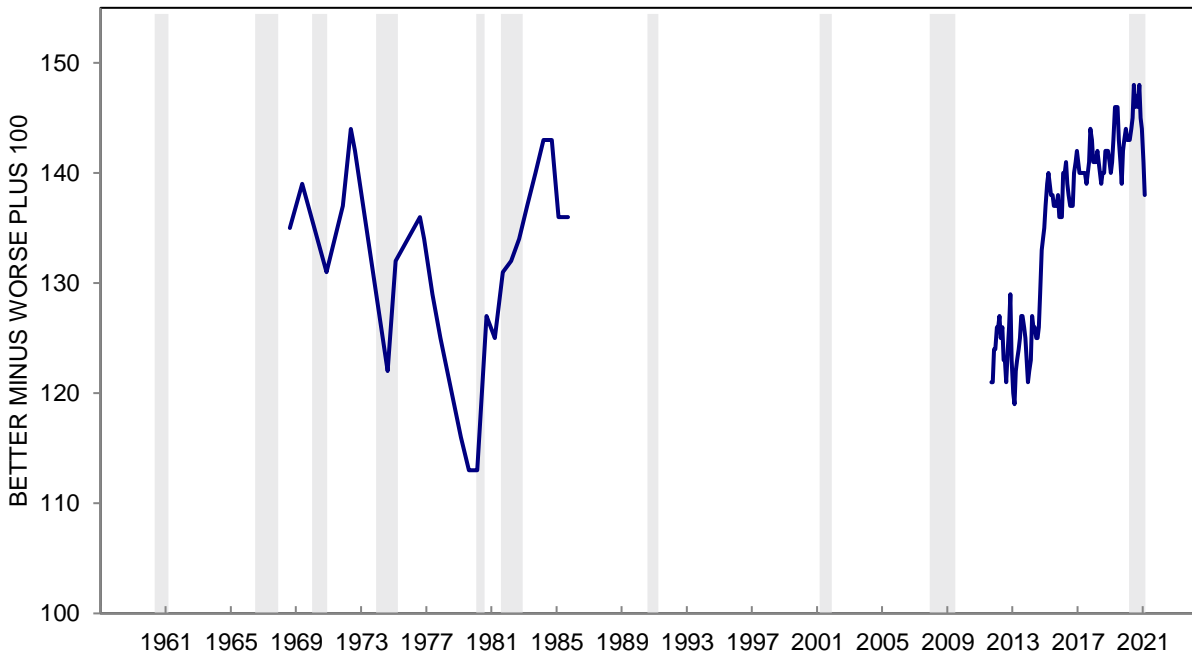


TABLE 12

FIVE YEAR TREND IN PAST AND EXPECTED HOUSEHOLD FINANCIAL SITUATION

	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021
Personal Financial Progress													
Continuous increase (a)	42%	41%	43%	42%	43%	39%	42%	41%	41%	38%	40%	35%	39%
Intermittent increase (b)	22	22	19	19	19	21	18	22	25	21	22	21	18
Remain unchanged (c)	5	5	6	7	5	5	6	5	6	7	5	4	5
Intermittent decline (d)	8	8	11	8	11	11	9	9	6	9	7	9	11
Continuous decline (e)	6	5	3	3	2	5	5	3	3	3	4	5	5
Mixed change (f)	13	14	15	15	15	16	16	16	14	16	17	22	20
DK, NA	4	5	3	6	5	3	4	4	5	6	5	4	2
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
CASES	620	692	620	645	615	603	660	601	605	604	601	603	604
INDEX SCORE	150	150	148	150	149	144	146	151	157	147	151	142	141

**FIVE YEAR TREND IN PAST AND EXPECTED HOUSEHOLD FINANCIAL SITUATION - INDEX SCORE
THREE MONTH MOVING AVERAGES**

All	153	152	149	149	149	148	146	147	151	152	152	147	145
Age 18 to 44	170	170	171	174	173	173	171	171	172	172	175	173	172
Age 45 to 64	152	153	148	147	144	141	141	142	149	149	147	139	137
Age 65+	130	126	122	119	122	119	115	117	124	127	123	115	111
Income Bottom Third	138	135	128	129	129	133	130	132	136	136	135	126	122
Income Middle Third	154	156	155	155	154	148	149	151	155	155	154	150	150
Income Top Third	168	167	167	167	165	164	161	161	165	166	166	164	164

Combination of the responses to the questions on Tables 10 and 11.

- Key: (a) Better off financially than 5 years ago/Better off 5 years from now
- (b) Better/Same or Same/Better
- (c) Same/Same
- (d) Worse/Same or Same/Worse
- (e) Worse/Worse
- (f) Worse/Better or Better/Worse

Index Score is the percent favorable minus the percent unfavorable plus 100

CHART 12: FIVE YEAR TREND IN PAST AND EXPECTED HOUSEHOLD FINANCES

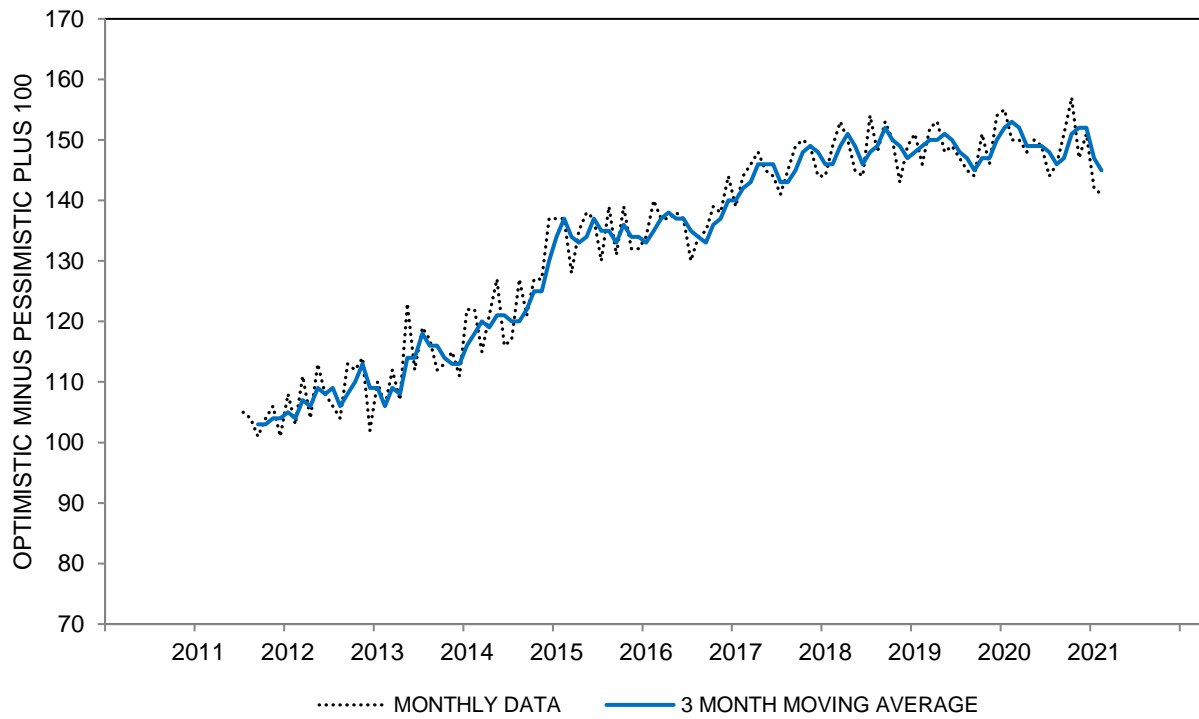


CHART 12: FIVE YEAR TREND IN PAST AND EXPECTED HOUSEHOLD FINANCES

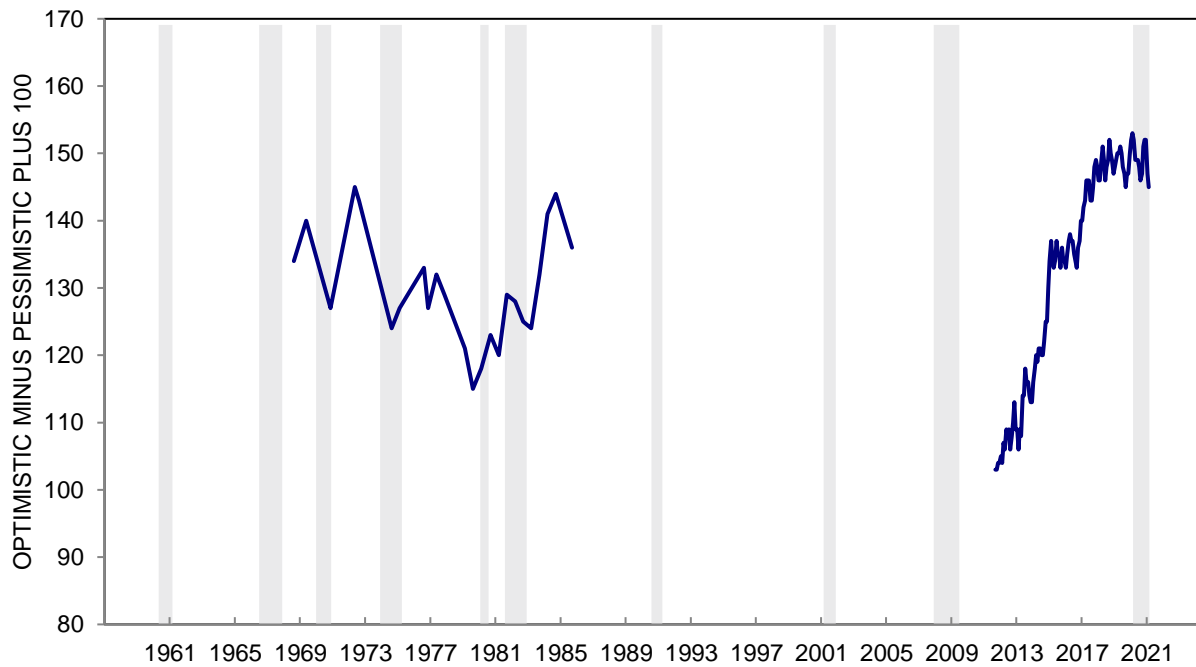


TABLE 13

EXPECTED CHANGE IN HOUSEHOLD INCOME DURING THE NEXT YEAR

	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021
EXPECT INCREASE:													
1-2%	14%	16%	11%	10%	10%	13%	12%	13%	11%	13%	16%	14%	13%
3-4%	13	12	8	10	9	11	9	13	11	11	8	9	11
5%	10	7	7	8	7	7	10	8	8	8	9	6	6
6-9%	5	3	3	2	4	2	3	4	3	3	3	4	4
10-24%	12	13	11	11	10	12	11	11	14	12	11	14	13
25% or more	6	9	6	5	8	7	8	6	9	8	10	9	9
DK how much up	1	1	2	2	3	1	2	1	2	2	2	2	1
EXPECT SAME	27	23	28	25	28	26	26	25	27	26	24	27	26
EXPECT DOWN	11	15	23	25	20	20	18	18	14	16	17	15	17
DK, NA	1	1	1	2	1	1	1	1	1	1	*	*	*
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Cases	620	692	620	645	615	603	660	601	605	604	601	603	604
MEDIAN	2.2	1.9	0.4	0.5	0.7	1.0	1.6	1.5	2.0	1.6	1.5	1.7	1.5

**EXPECTED CHANGE IN HOUSEHOLD INCOME DURING THE NEXT YEAR - MEDIAN
THREE MONTH MOVING AVERAGES**

All	2.2	2.1	1.5	0.9	0.5	0.7	1.1	1.4	1.7	1.7	1.7	1.6	1.6
Age 18 to 44	3.9	4.0	3.3	2.9	2.3	2.5	2.9	3.1	3.3	3.3	3.8	3.7	4.0
Age 45 to 64	2.3	2.2	1.6	1.2	0.8	0.9	1.0	1.2	1.7	1.8	1.5	1.5	1.1
Age 65+	0.5	0.3	0.2	0.1	0.1	0.1	0.2	0.2	-0.1	-0.1	0.0	0.3	0.3
Income Bottom Third	1.0	0.9	0.3	0.3	0.1	0.5	0.5	0.5	0.9	0.9	1.3	1.1	1.2
Income Middle Third	2.3	2.3	2.1	1.4	0.9	0.7	1.2	1.7	2.1	2.1	1.6	1.3	1.3
Income Top Third	3.0	2.8	1.9	1.1	0.7	1.2	1.7	2.0	2.2	2.4	2.2	2.2	2.3

The questions were: "During the next 12 months, do you expect your (family) income to be higher or lower than during the past year?" and "By about what percent do you expect your (family) income to increase/decrease during the next 12 months?"

*: Less than half of one percent.

CHART 13: EXPECTED CHANGE IN HOUSEHOLD INCOME DURING THE NEXT YEAR

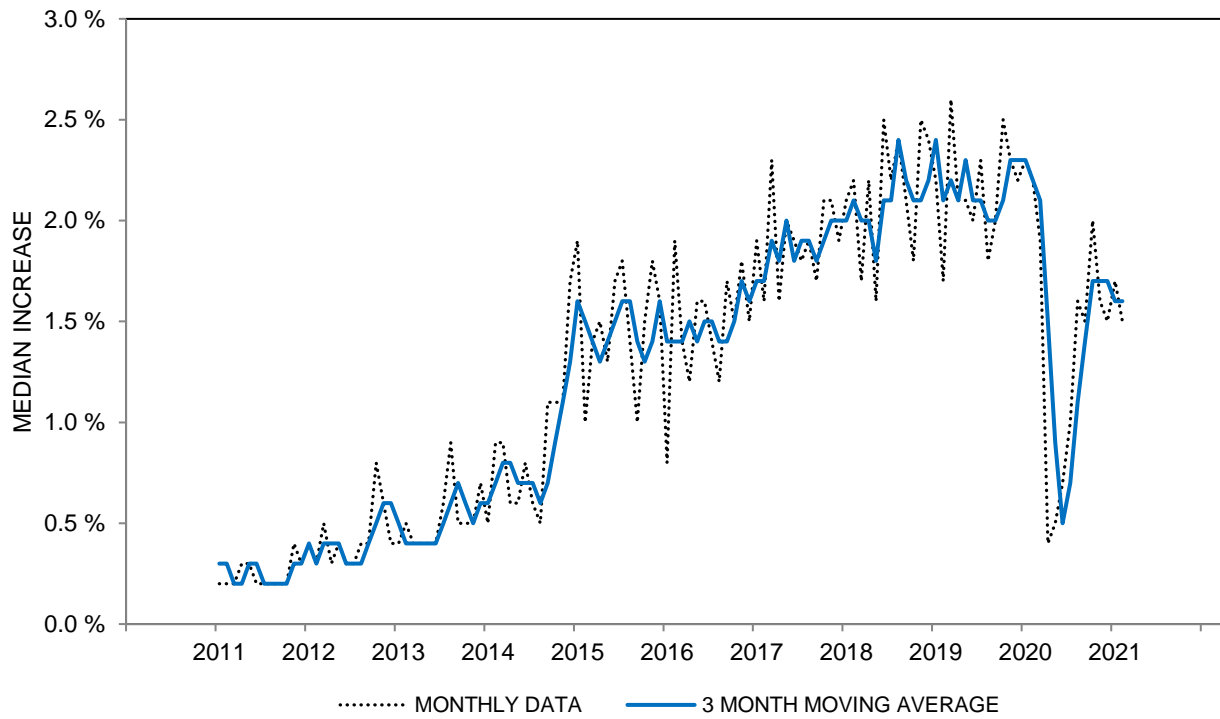


CHART 13: EXPECTED CHANGE IN HOUSEHOLD INCOME DURING THE NEXT YEAR

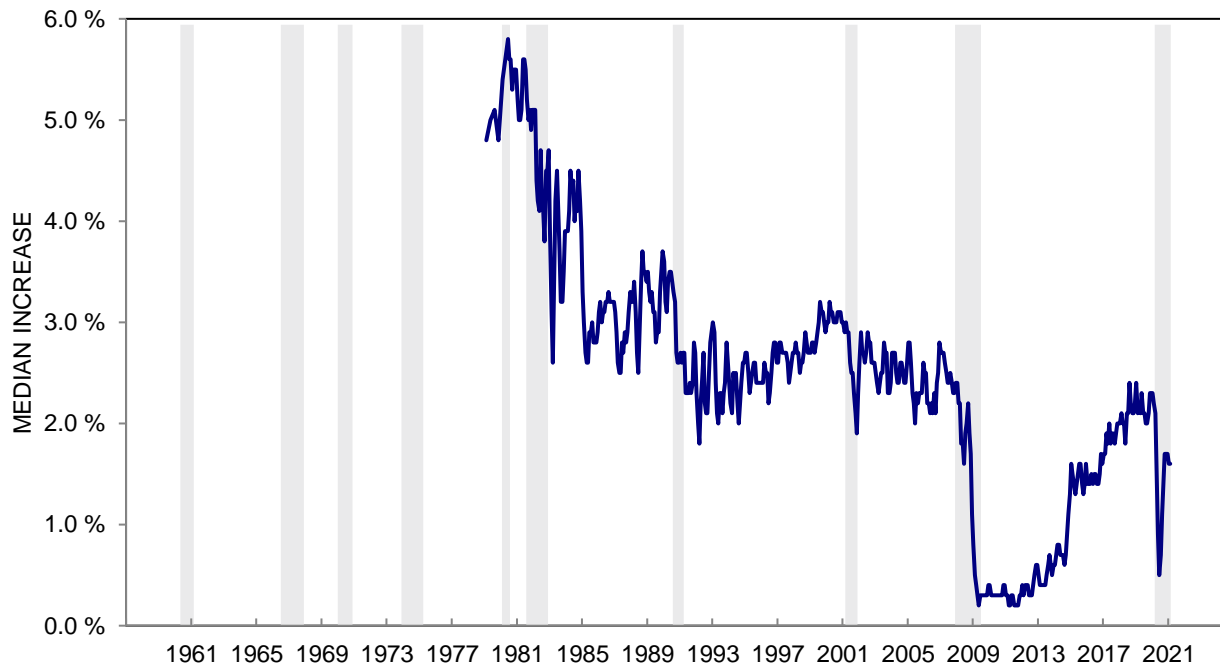


TABLE 14

EXPECTED CHANGE IN REAL HOUSEHOLD INCOME DURING THE NEXT YEAR

	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021
INCOME UP MORE	28%	24%	22%	19%	22%	21%	22%	21%	22%	25%	22%	22%	22%
INCOME UP SAME	38	43	45	45	40	45	43	41	44	37	36	40	39
PRICES UP MORE	34	32	31	34	36	32	34	37	33	36	40	37	39
DK, NA	*	1	2	2	2	2	1	1	1	2	2	1	*
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
CASES	620	692	620	645	615	603	660	601	605	604	601	603	604
INDEX SCORE	94	92	91	85	86	89	88	84	89	89	82	85	83

**EXPECTED CHANGE IN REAL HOUSEHOLD INCOME DURING THE NEXT YEAR - INDEX SCORE
THREE MONTH MOVING AVERAGES**

All	91	92	92	89	87	87	88	87	87	87	87	85	83
Age 18 to 44	107	109	108	108	106	105	107	104	104	105	108	108	107
Age 45 to 64	90	92	94	89	84	82	82	83	85	85	81	79	77
Age 65+	71	68	68	65	65	65	65	65	66	65	64	59	56
Income Bottom Third	74	74	74	75	75	77	77	76	72	70	72	68	69
Income Middle Third	90	91	95	91	87	82	83	81	84	85	81	80	76
Income Top Third	110	112	108	103	99	100	102	103	105	108	108	107	103

The question was: "During the next year or two -- do you expect that your (family) income will go up more than prices will go up, about the same, or less than prices will go up?"

*: Less than half of one percent. Index Score is the percent favorable minus the percent unfavorable plus 100

CHART 14: EXPECTED CHANGE IN REAL INCOME DURING THE NEXT YEAR

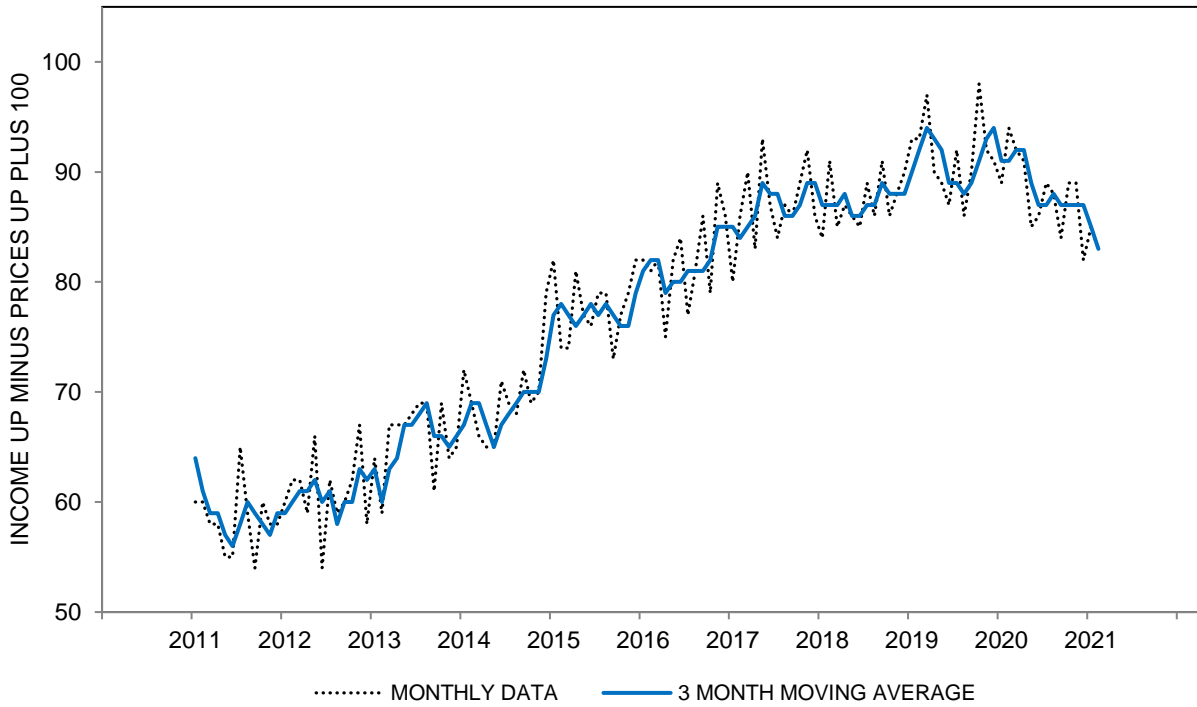


CHART 14: EXPECTED CHANGE IN REAL INCOME DURING THE NEXT YEAR

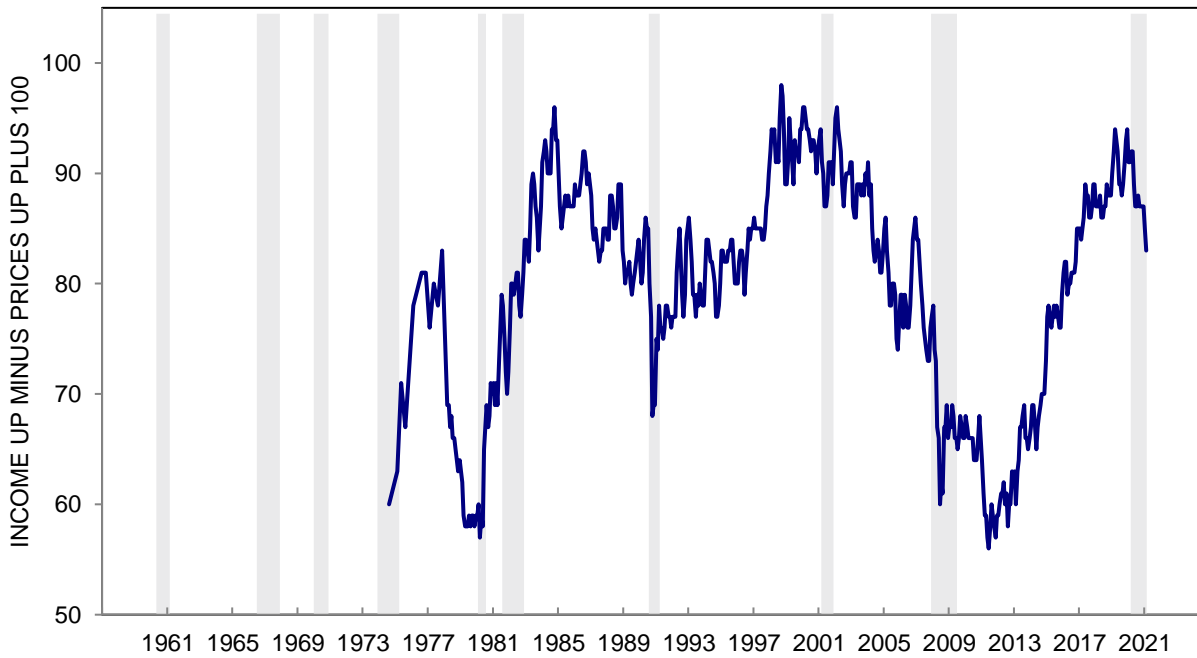


TABLE 15**PROBABILITY THAT PERSONAL INCOME WILL INCREASE DURING THE NEXT YEAR**

	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021
0%	14%	14%	20%	20%	18%	21%	17%	16%	17%	13%	16%	16%	16%
1 - 24%	13	19	20	18	19	12	17	16	15	16	15	17	17
25 - 49%	7	7	9	8	7	9	7	7	4	9	8	5	6
50%	12	13	14	14	14	14	14	15	14	15	14	10	15
51 - 74%	9	5	6	6	7	7	9	8	10	11	9	9	10
75 - 99%	25	22	18	19	19	23	20	21	21	21	19	24	19
100%	19	19	12	14	14	13	15	16	18	13	18	17	16
DK, NA	1	1	1	1	2	1	1	1	1	2	1	2	1
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
CASES	620	692	620	645	615	603	660	601	605	604	601	603	604
MEAN	56	53	44	46	47	48	50	51	53	51	52	53	50

**PROBABILITY THAT PERSONAL INCOME WILL INCREASE DURING THE NEXT YEAR - MEAN
THREE MONTH MOVING AVERAGES**

All	55	55	51	47	46	47	48	50	51	52	52	52	52
Age 18 to 44	66	67	63	60	56	57	59	59	61	62	64	64	66
Age 45 to 64	55	55	50	47	44	47	48	49	51	52	51	49	48
Age 65+	38	37	33	30	31	32	32	35	37	37	35	35	34
Income Bottom Third	46	46	41	40	39	43	42	43	45	45	45	44	42
Income Middle Third	58	57	54	50	49	48	50	52	54	53	53	53	55
Income Top Third	62	61	57	52	49	50	53	55	56	58	59	59	59

The question was:

"What do you think is the percent chance that your income in the next twelve months will be higher than your income in the past twelve months?"

CHART 15: PROBABILITY THAT PERSONAL INCOME WILL INCREASE DURING THE YEAR AHEAD

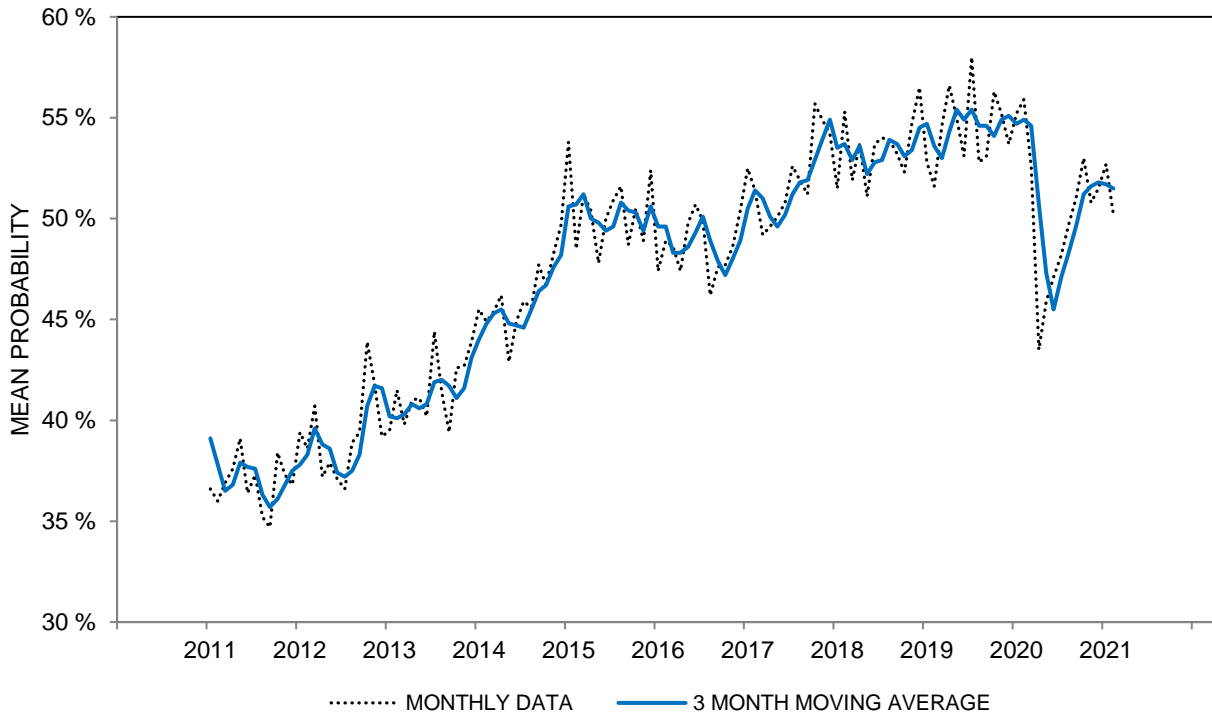


CHART 15: PROBABILITY THAT PERSONAL INCOME WILL INCREASE DURING THE YEAR AHEAD

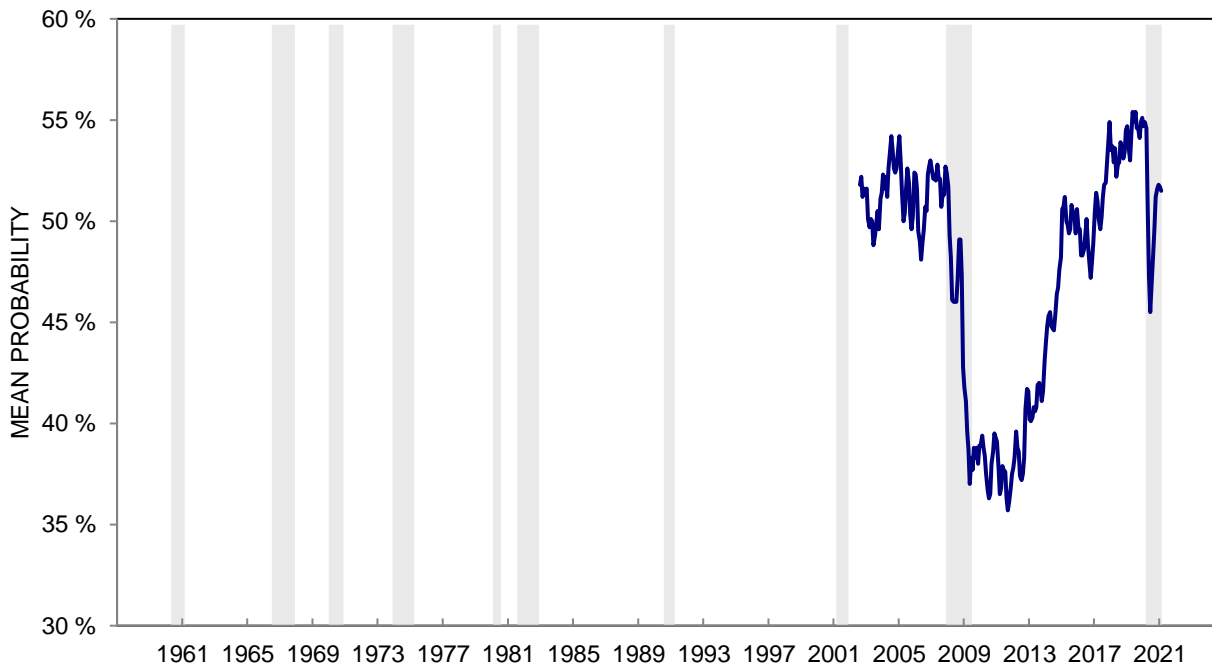


TABLE 16**PROBABILITY OF REAL INCOME GAINS DURING THE NEXT 5 YEARS**

	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021
0%	15%	12%	13%	12%	14%	12%	13%	14%	10%	11%	15%	14%	13%
1 - 24%	22	25	25	30	25	25	23	26	23	28	24	26	25
25 - 49%	11	10	10	10	12	11	11	12	12	10	11	11	14
50%	14	18	18	19	16	17	17	16	18	18	16	15	14
51 - 74%	11	8	8	8	9	9	11	10	10	8	9	9	10
75 - 99%	19	19	20	14	17	18	19	15	17	16	17	17	17
100%	7	7	6	6	6	6	6	7	9	7	7	7	6
DK, NA	1	1	*	1	1	2	*	*	1	2	1	1	1
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
CASES	620	692	620	645	615	603	660	601	605	604	601	603	604
MEAN	44	44	44	40	41	43	44	41	46	43	43	42	42

**PROBABILITY OF REAL INCOME GAINS DURING THE NEXT 5 YEARS - MEAN
THREE MONTH MOVING AVERAGES**

All	43	43	44	43	42	41	43	43	44	43	44	42	42
Age 18 to 44	54	54	54	54	54	54	55	53	54	54	56	55	55
Age 45 to 64	42	42	43	41	38	38	40	42	45	44	43	40	40
Age 65+	29	29	29	27	27	25	26	26	28	28	28	27	25
Income Bottom Third	35	36	36	35	33	34	36	35	37	36	36	33	34
Income Middle Third	45	44	45	43	43	41	41	41	43	43	43	41	39
Income Top Third	50	51	50	50	48	49	50	52	53	53	53	53	53

The question was:

"What do you think the chances are that your (family) income will increase by more than the rate of inflation during the next five years or so?"

CHART 16: PROBABILITY OF REAL INCOME GAINS DURING THE NEXT 5 YEARS

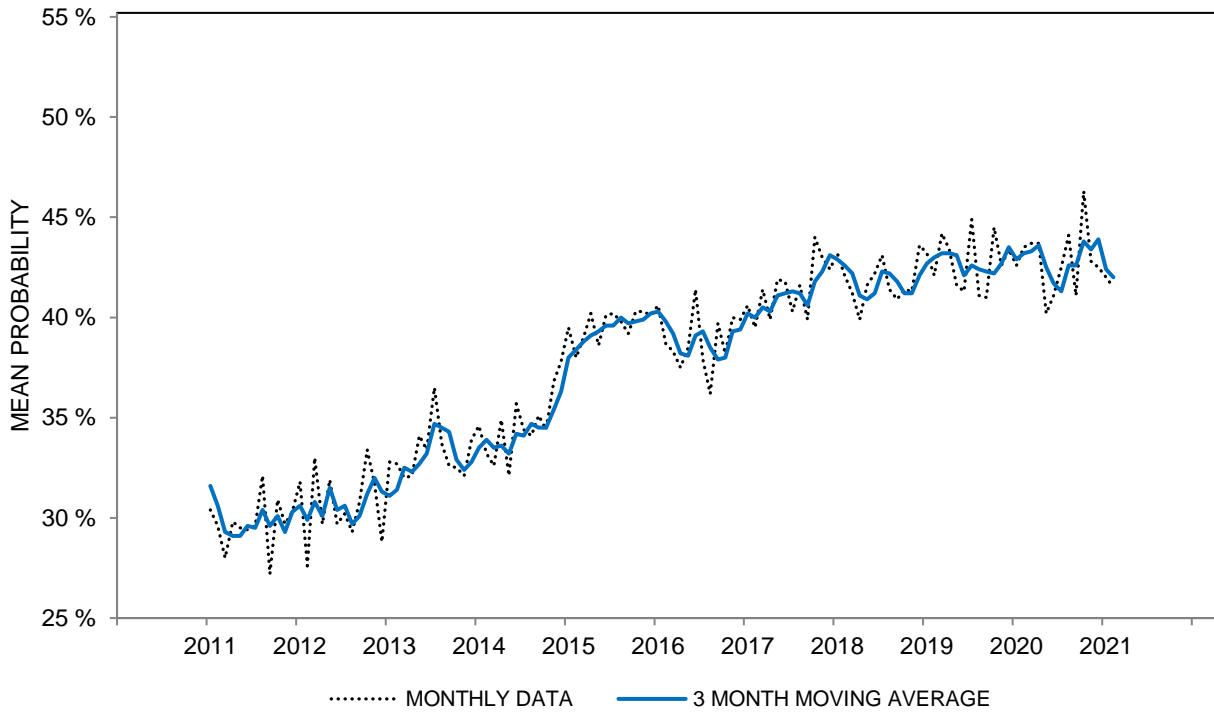


CHART 16: PROBABILITY OF REAL INCOME GAINS DURING THE NEXT 5 YEARS

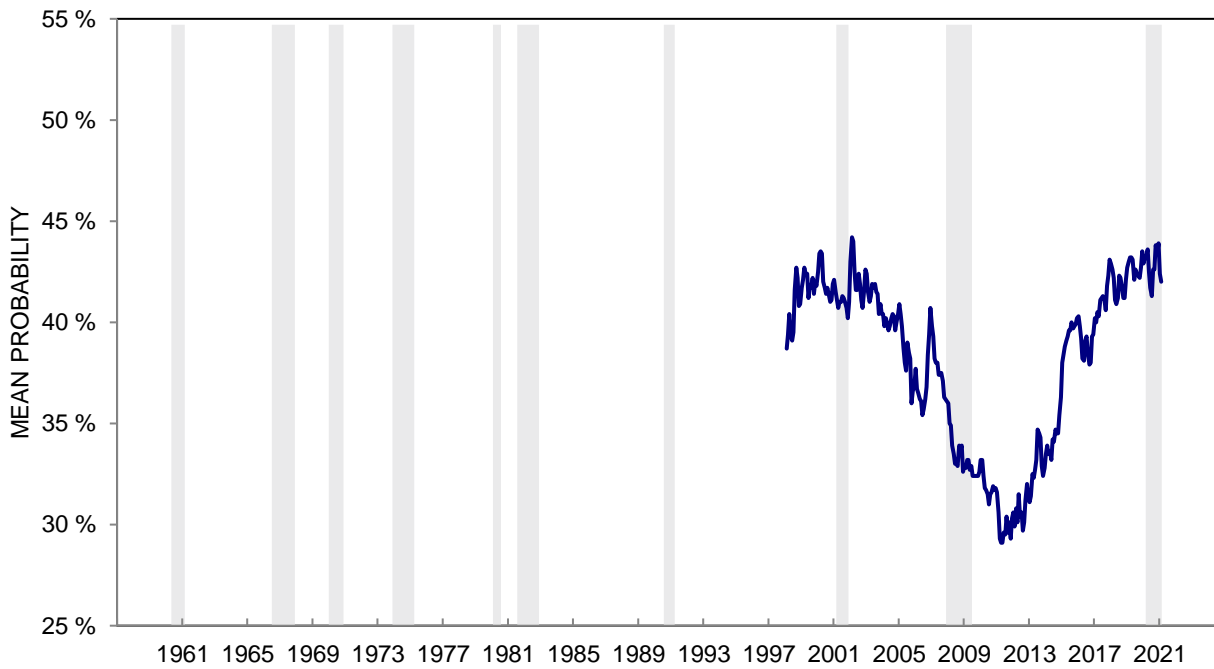


TABLE 17

PROBABILITY OF LOSING A JOB DURING THE NEXT 5 YEARS

	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021
0%	46%	43%	43%	45%	41%	37%	38%	41%	47%	39%	42%	39%	44%
1 - 24%	31	30	28	24	27	27	30	33	27	30	26	31	29
25 - 49%	8	9	9	9	12	11	11	8	8	11	11	11	10
50%	9	10	11	12	11	12	10	11	10	10	11	9	9
51 - 74%	2	2	4	4	2	3	2	2	3	2	2	2	2
75 - 99%	2	4	4	4	4	6	5	3	3	6	4	5	3
100%	1	1	1	2	3	4	3	2	2	2	4	2	2
DK, NA	1	1	*	*	*	*	1	*	*	*	*	1	1
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
CASES	620	692	620	645	615	603	660	601	605	604	601	603	604
MEAN	16	18	19	20	21	24	21	18	18	20	21	20	17

**PROBABILITY OF LOSING A JOB DURING THE NEXT 5 YEARS - MEAN
THREE MONTH MOVING AVERAGES**

All	17	17	18	19	20	22	22	21	19	19	20	20	19
Age 18 to 44	23	23	23	25	26	28	28	27	25	24	25	25	25
Age 45 to 64	19	18	20	21	22	23	24	23	21	20	23	24	22
Age 65+	6	6	6	6	7	9	10	10	8	8	8	8	7
Income Bottom Third	17	17	16	18	20	23	23	24	20	20	19	21	21
Income Middle Third	17	17	18	20	20	20	21	20	19	18	19	19	17
Income Top Third	17	17	18	19	21	23	22	20	18	18	20	21	21

The question was:

"During the next 5 years, what do you think the chances are that you (or your husband/wife) will lose a job you wanted to keep?"

CHART 17: PROBABILITY OF LOSING A JOB DURING THE NEXT 5 YEARS

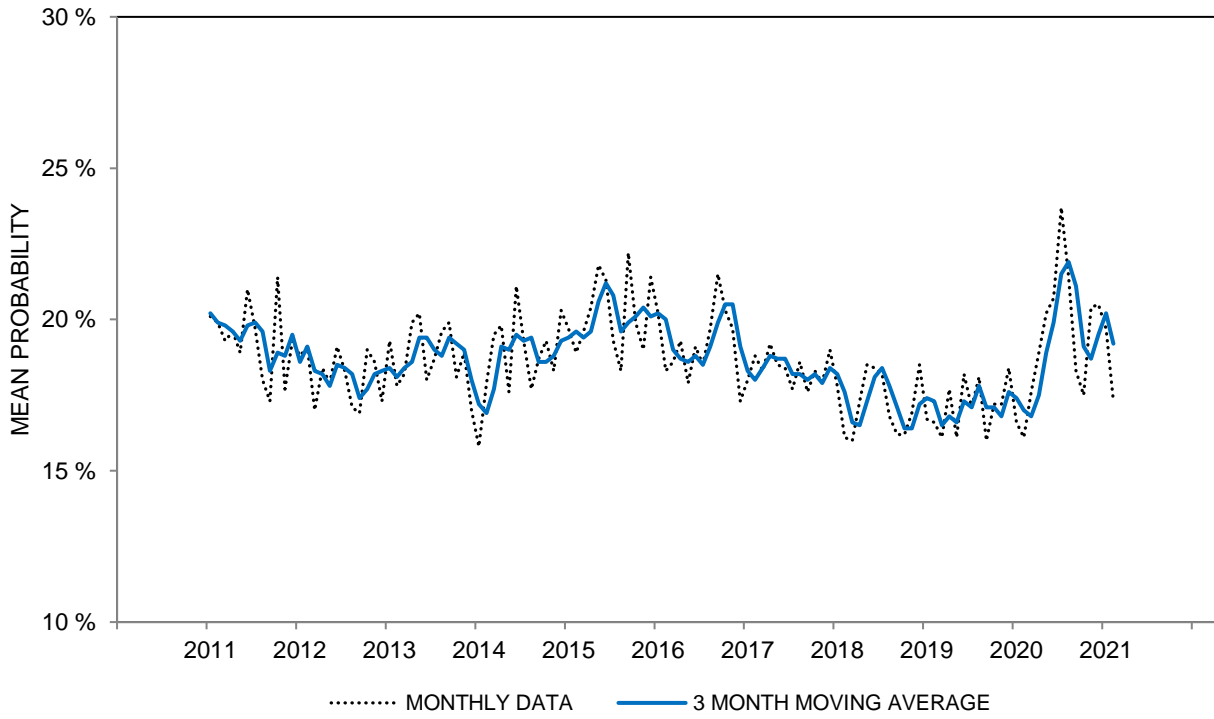


CHART 17: PROBABILITY OF LOSING A JOB DURING THE NEXT 5 YEARS

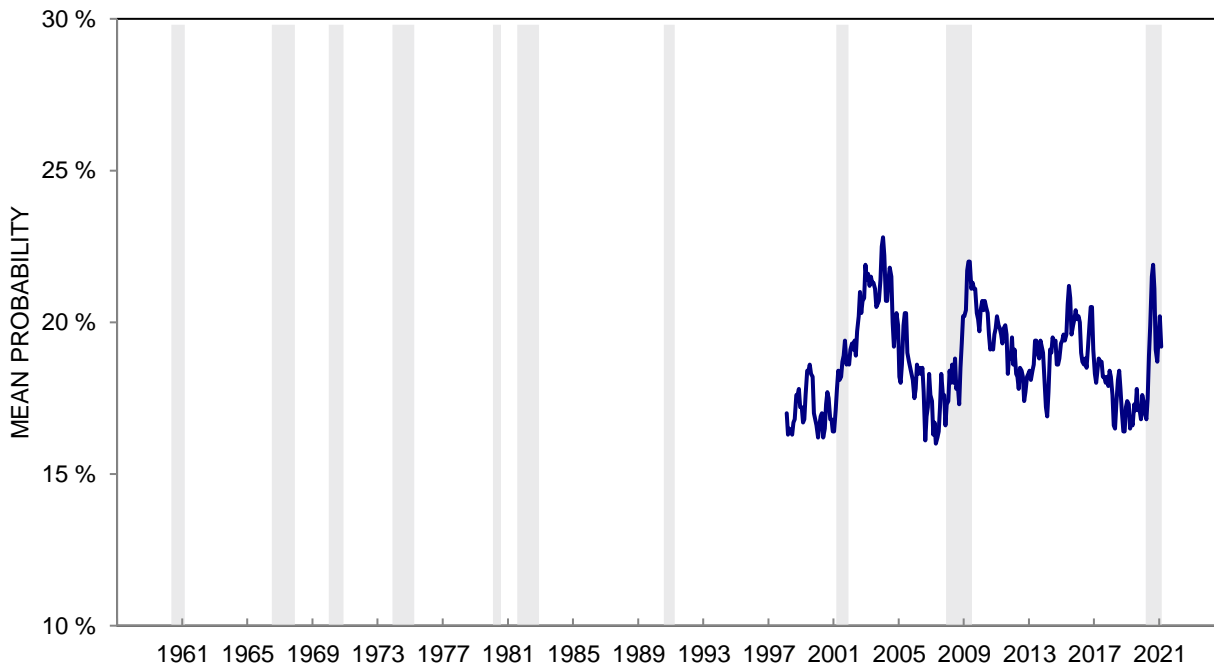


TABLE 18

**PROBABILITY THAT SOCIAL SECURITY AND PENSIONS
WILL PROVIDE ADEQUATE RETIREMENT INCOME**

	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021
0%	19%	15%	15%	20%	16%	15%	17%	17%	17%	16%	19%	19%	20%
1 - 24%	19	24	22	19	20	22	21	20	24	24	22	22	24
25 - 49%	15	12	10	10	16	14	13	12	11	10	11	12	11
50%	13	13	15	14	14	12	13	14	14	14	12	12	13
51 - 74%	8	8	10	9	8	9	11	9	6	8	9	8	8
75 - 99%	20	17	19	20	17	19	16	18	19	20	18	19	16
100%	5	9	8	7	8	8	8	9	9	6	7	7	7
DK, NA	1	2	1	1	1	1	1	1	*	2	2	1	1
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
CASES	620	692	620	645	615	603	660	601	605	604	601	603	604
MEAN	41	43	44	43	42	44	42	43	43	42	41	41	39

**PROBABILITY THAT SOCIAL SECURITY AND PENSIONS
WILL PROVIDE ADEQUATE RETIREMENT INCOME - MEAN
THREE MONTH MOVING AVERAGES**

All	41	42	43	43	43	43	43	43	43	43	42	41	40
Age 18 to 44	36	36	37	39	39	40	39	38	37	38	38	39	37
Age 45 to 64	42	43	45	44	44	42	43	43	45	44	43	40	40
Age 65+	47	48	49	49	48	49	50	51	49	48	48	47	47
Income Bottom Third	36	37	37	38	37	37	36	37	35	35	34	34	33
Income Middle Third	40	40	42	44	43	43	43	43	45	46	44	42	42
Income Top Third	46	47	49	49	49	49	50	49	49	49	48	48	47

The question was:

"What do you think the chances are that when you retire, your income from Social Security and job pensions will be adequate to maintain your living standards?"

CHART 18: PROBABILITY THAT SOCIAL SECURITY AND PENSIONS WILL PROVIDE ADEQUATE RETIREMENT INCOME

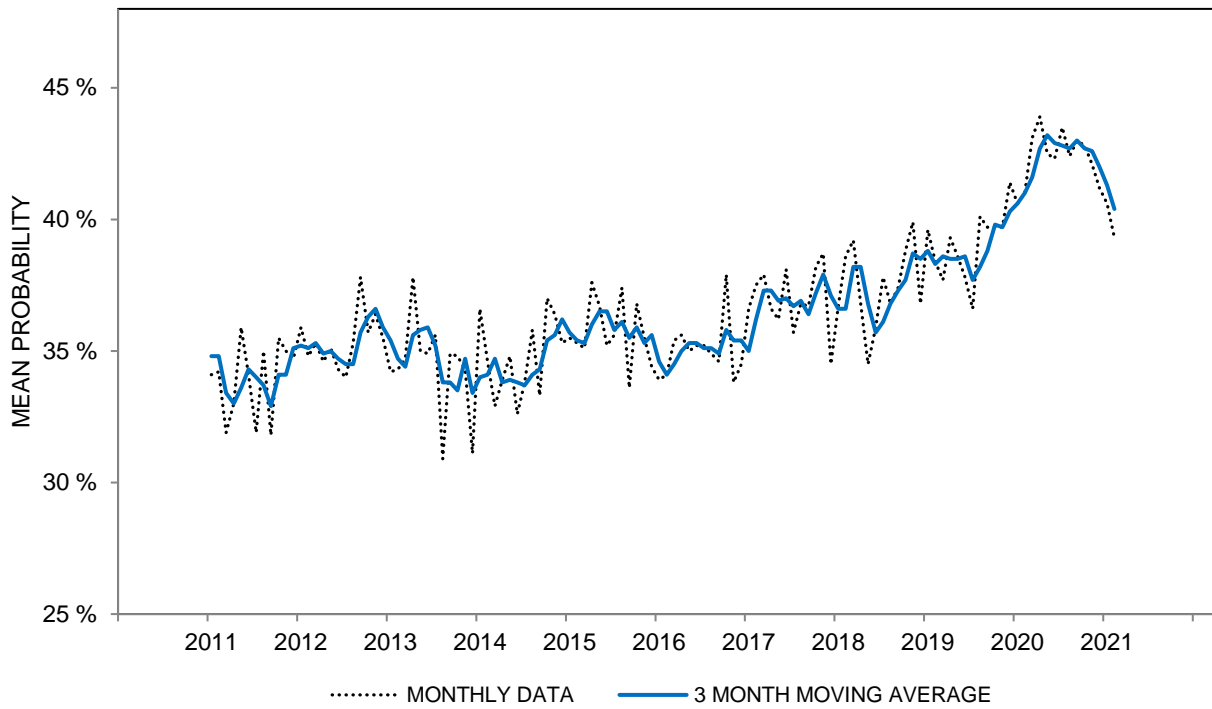


CHART 18: PROBABILITY THAT SOCIAL SECURITY AND PENSIONS WILL PROVIDE ADEQUATE RETIREMENT INCOME

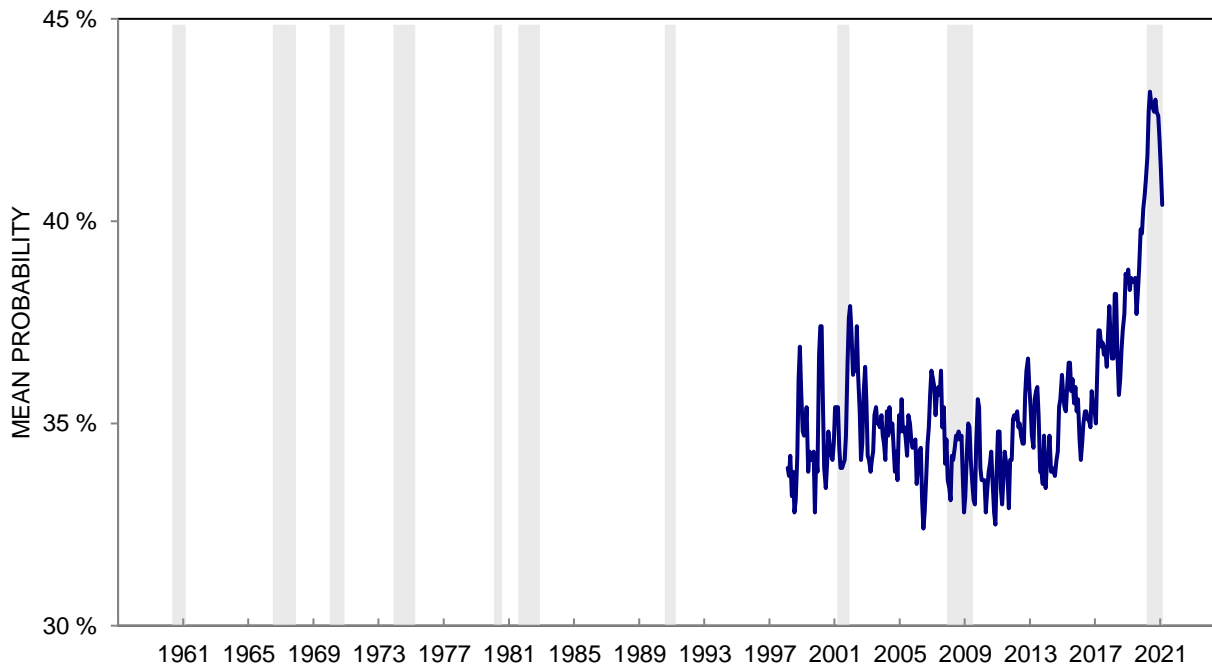


TABLE 19**CHANGE IN LIKELIHOOD OF A COMFORTABLE RETIREMENT COMPARED WITH 5 YEARS AGO**

	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021
GONE UP	33%	29%	31%	22%	29%	30%	31%	32%	29%	30%	30%	31%	33%
STAY THE SAME	47	46	46	52	47	46	44	44	48	47	48	45	45
GONE DOWN	19	24	23	25	24	24	25	24	23	22	22	24	21
DK, NA	1	1	*	1	*	*	*	*	*	1	*	*	1
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
CASES	620	692	620	645	615	603	660	601	605	604	601	603	604
INDEX SCORE	114	105	108	97	105	106	106	108	106	108	108	107	112

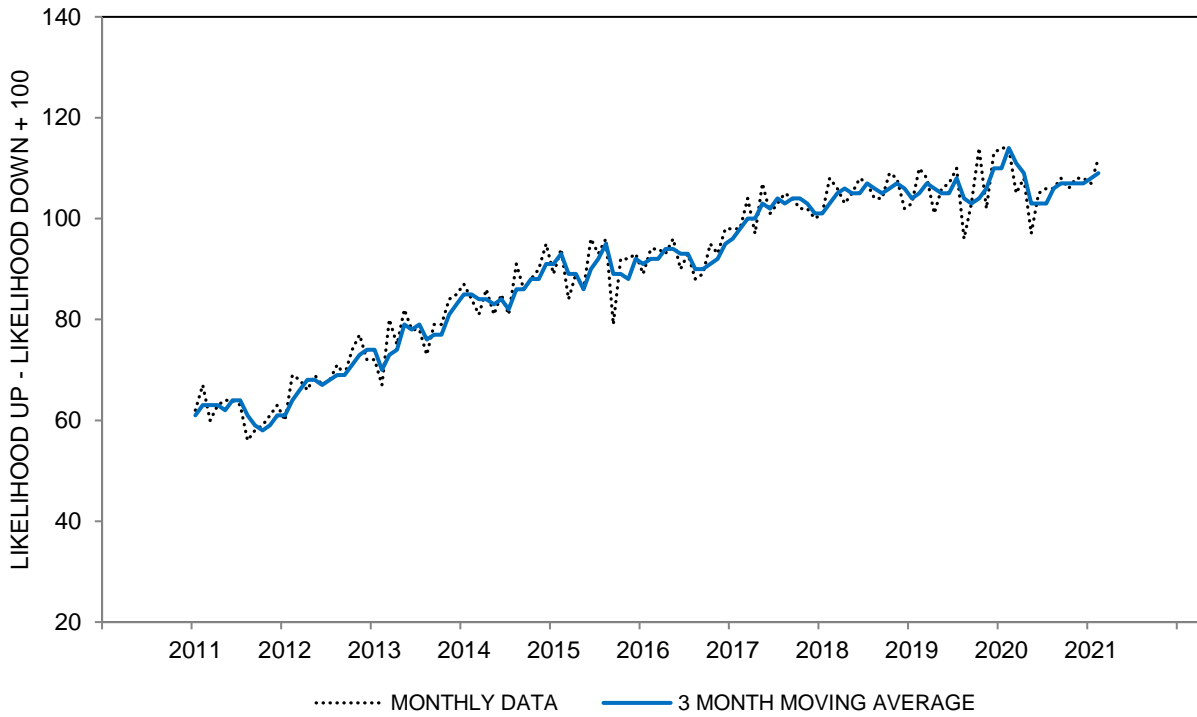
**CHANGE IN LIKELIHOOD OF A COMFORTABLE RETIREMENT COMPARED WITH 5 YEARS AGO - INDEX SCORE
THREE MONTH MOVING AVERAGES**

All	114	111	109	103	103	103	106	107	107	107	107	108	109
Age 18 to 44	111	108	107	104	106	108	113	112	110	112	115	115	113
Age 45 to 64	118	116	113	105	102	98	100	104	106	106	103	105	109
Age 65+	113	111	107	102	102	101	101	102	103	104	102	99	102
Income Bottom Third	92	89	88	87	88	90	95	98	94	89	85	84	87
Income Middle Third	115	111	109	103	102	100	100	102	103	109	110	110	107
Income Top Third	133	132	128	118	120	118	123	122	123	124	126	128	132

The question was: "Compared with 5 years ago, do you think the chances that you (and your husband/wife) will have a comfortable retirement have gone up, gone down, or remained about the same?"

*: Less than half of one percent. Index Score is the percent favorable minus the percent unfavorable plus 100

**CHART 19: CHANGE IN LIKELIHOOD OF A COMFORTABLE RETIREMENT
COMPARED WITH 5 YEARS AGO**



**CHART 19: CHANGE IN LIKELIHOOD OF A COMFORTABLE RETIREMENT
COMPARED WITH 5 YEARS AGO**

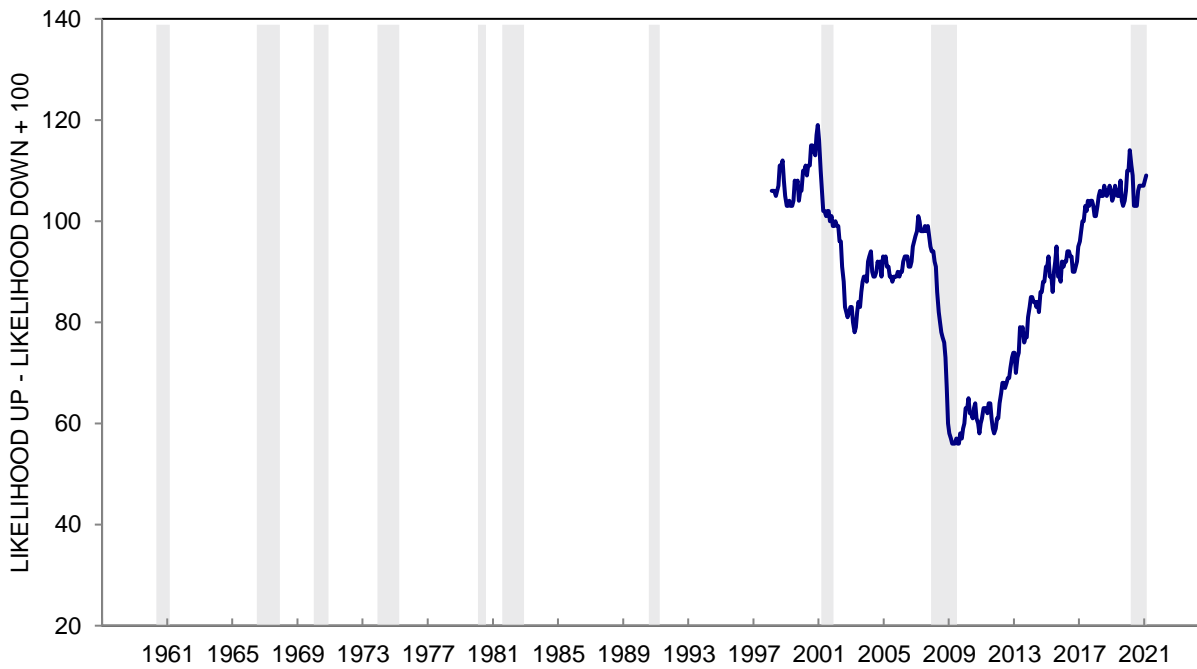


TABLE 20

PROBABILITY OF INCREASE IN STOCK MARKET PRICES IN THE NEXT YEAR

	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021
0%	2%	3%	5%	4%	4%	4%	2%	2%	2%	2%	4%	4%	1%
1 - 24%	9	16	17	16	16	14	13	13	13	14	12	14	14
25 - 49%	6	10	9	12	12	11	13	8	8	10	8	7	7
50%	17	18	16	19	16	17	19	15	18	18	18	17	19
51 - 74%	15	13	14	16	15	14	14	17	18	14	15	15	14
75 - 99%	34	27	28	25	24	28	29	32	30	31	31	31	32
100%	14	12	10	7	11	10	8	11	11	9	11	9	10
DK, NA	3	1	1	1	2	2	2	2	*	2	1	3	3
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
CASES	458	489	437	461	432	431	485	438	434	445	422	406	425
MEAN	66	58	56	54	55	56	57	61	60	58	60	59	60

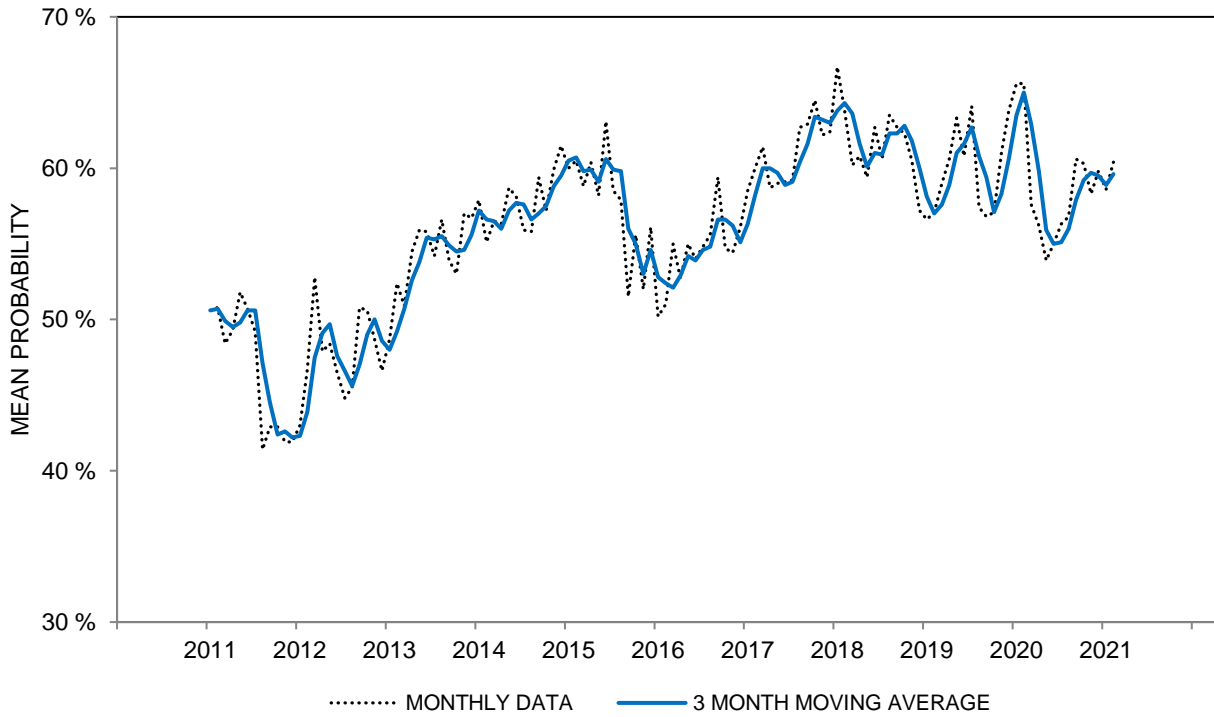
**PROBABILITY OF INCREASE IN STOCK MARKET PRICES IN THE NEXT YEAR - MEAN
THREE MONTH MOVING AVERAGES**

All	65	63	60	56	55	55	56	58	59	60	60	59	60
Age 18 to 44	68	64	61	57	58	59	60	61	60	61	63	64	66
Age 45 to 64	66	65	62	56	52	53	54	57	59	60	58	56	56
Age 65+	59	58	56	55	54	52	52	55	57	58	57	55	54
Income Bottom Third	61	59	55	50	47	50	52	54	54	54	54	53	56
Income Middle Third	65	63	59	55	54	54	56	59	61	61	59	59	60
Income Top Third	67	65	62	59	59	58	58	59	61	62	63	62	62

The question was: "Suppose that tomorrow someone were to invest one thousand dollars in a type of mutual fund known as a diversified stock fund. What do you think is the percent chance that this one thousand dollar investment will increase in value in the year ahead, so that it is worth more than one thousand dollars one year from now?"

CASES is the number of respondents who owned stock

**CHART 20: PROBABILITY OF AN INCREASE IN STOCK MARKET PRICE
IN THE NEXT YEAR**



**CHART 20: PROBABILITY OF AN INCREASE IN STOCK MARKET PRICE
IN THE NEXT YEAR**

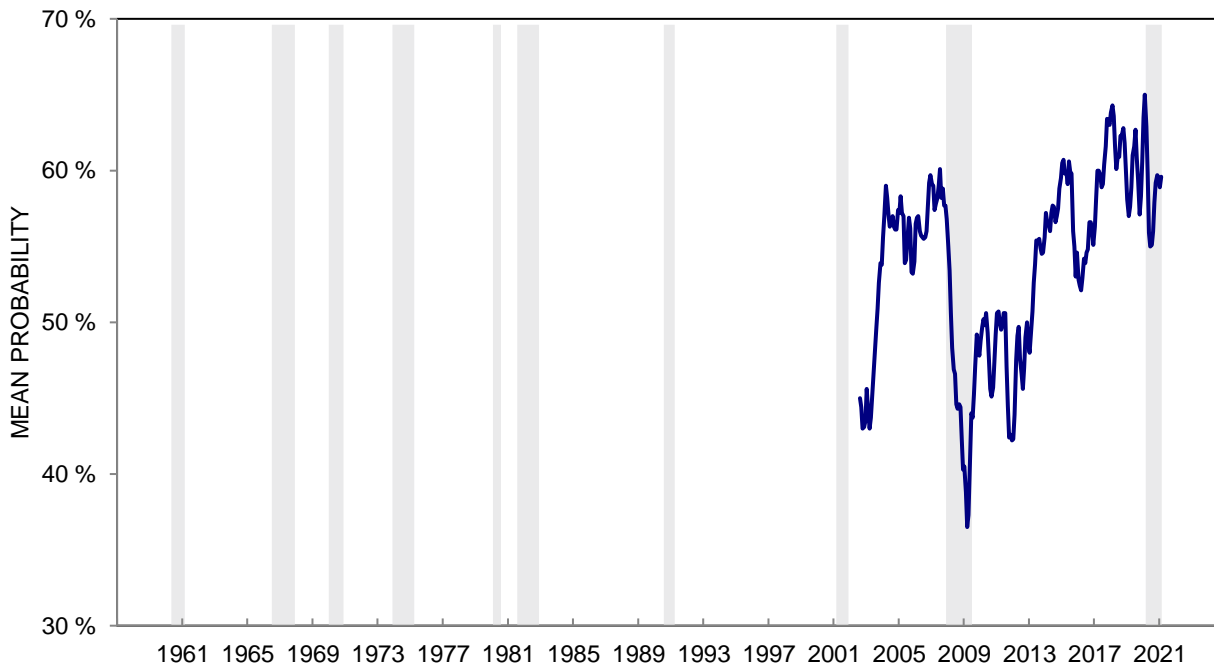


TABLE 21

CURRENT VALUE OF STOCK MARKET INVESTMENTS

THREE MONTH MOVING AVERAGES

	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021
UNDER \$10,000	11%	10%	11%	11%	12%	12%	12%	12%	12%	11%	11%	10%	11%
\$10,000-24,999	8	8	9	10	10	9	9	8	8	8	8	8	8
\$25,000-49,999	7	6	6	7	8	7	7	7	9	8	8	7	7
\$50,000-99,999	11	11	11	11	10	11	11	12	10	11	11	10	9
\$100,000-199,999	13	11	10	9	10	12	13	13	12	11	11	12	13
\$200,000-499,999	17	19	18	18	17	17	17	16	16	16	17	17	16
\$500,000 AND UP	21	21	20	18	18	18	19	20	21	21	21	21	21
DK/NA	12	14	15	16	15	14	12	12	12	14	13	15	15
TOTAL	100	100	100	100	100	100	100	100	100	100	100	100	100
CASES	1338	1386	1384	1387	1330	1324	1348	1354	1357	1317	1301	1273	1253
MEDIAN (1,000's)	129	145	135	116	103	107	111	109	115	117	121	130	130
25th PERCENTILE (1,000's)	34	35	30	25	22	25	25	27	28	31	32	32	32
75th PERCENTILE (1,000's)	439	441	411	384	368	390	394	406	415	429	442	464	462
INTERQUARTILE RANGE (75th-25th) (1,000's)	405	405	381	358	346	365	369	379	387	399	410	431	430

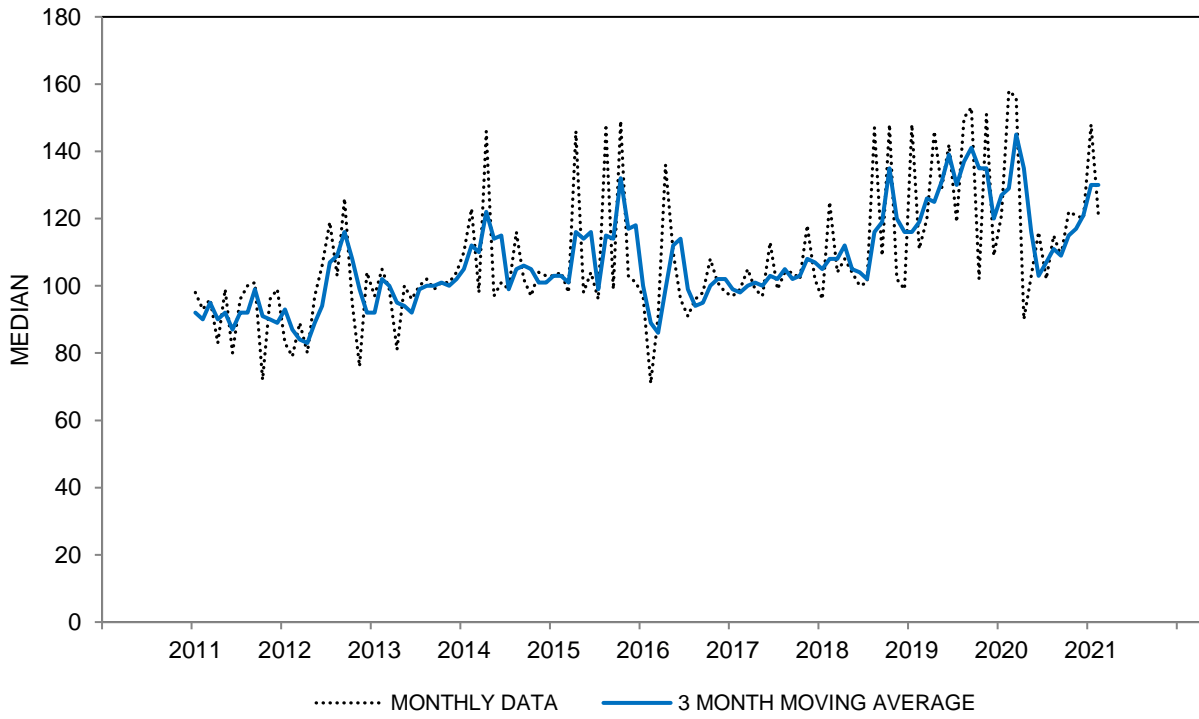
**CURRENT VALUE OF STOCK MARKET INVESTMENTS - MEDIAN
THREE MONTH MOVING AVERAGES**

All	129	145	135	116	103	107	111	109	115	117	121	130	130
Age 18 to 44	45	45	38	38	38	44	41	38	35	40	43	46	41
Age 45 to 64	219	261	258	243	198	182	181	189	207	208	208	213	237
Age 65+	351	314	292	293	299	305	326	312	320	336	358	340	331
Income Bottom Third	32	36	34	22	19	24	30	32	28	29	27	32	30
Income Middle Third	86	84	67	63	60	71	73	78	79	81	77	83	82
Income Top Third	296	304	302	279	250	237	240	269	302	303	303	300	329

The questions were: "Do you (or any member of your family living there) have any investments in the stock market, including any publicly traded stock that is directly owned, stocks in mutual funds, stocks in any of your retirement accounts, including 401(K)s, IRAs, or Keogh accounts?"
"Considering all of your (family's) investments in the stock market, overall about how much would your investments be worth today?"

CASES is the number of respondents who owned stock

**CHART 21: CURRENT VALUE OF STOCK MARKET INVESTMENTS
(NOMINAL THOUSANDS)**



**CHART 21: CURRENT VALUE OF STOCK MARKET INVESTMENTS
(NOMINAL THOUSANDS)**

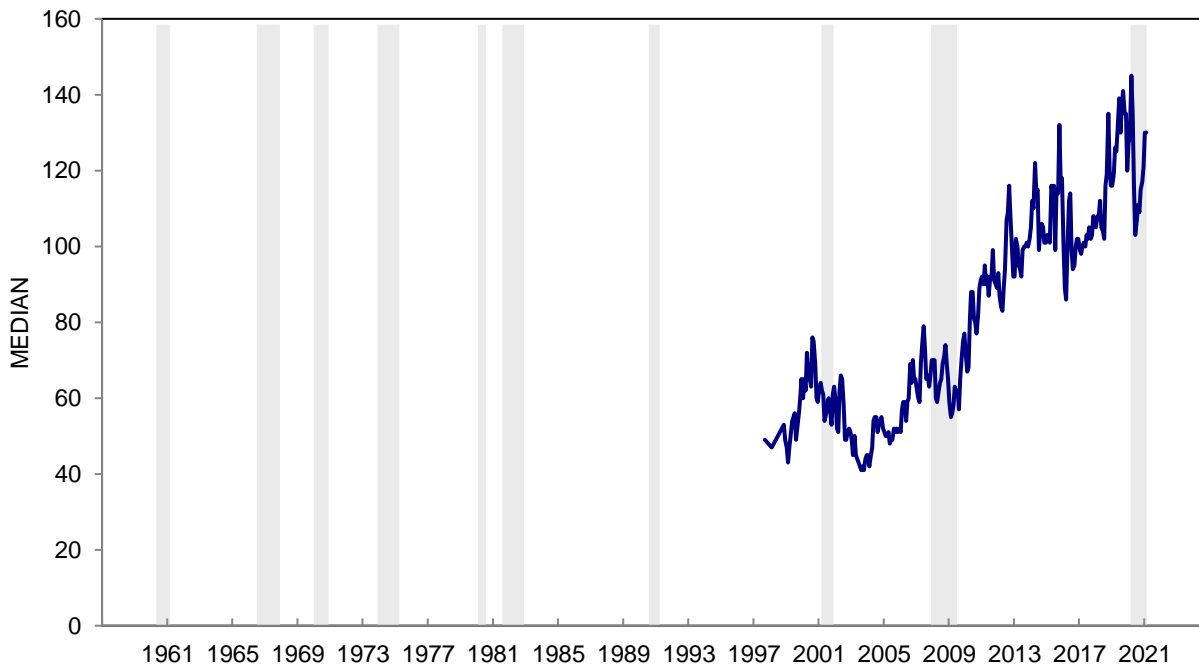


TABLE 22

CURRENT MARKET VALUE OF PRIMARY RESIDENCE

THREE MONTH MOVING AVERAGES

	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021
UNDER \$100,000	12%	12%	11%	10%	9%	10%	11%	10%	9%	8%	9%	9%	9%
\$100,000-199,999	22	20	22	20	20	19	21	20	20	18	17	17	17
200,000-299,999	20	19	18	19	20	21	19	19	19	19	20	20	19
300,000-399,999	15	15	15	15	15	15	15	14	15	15	16	17	17
400,00-499,999	7	8	9	10	10	10	9	9	10	10	10	9	10
500,000+	19	20	20	20	19	20	20	23	23	24	23	23	23
DK/NA	5	6	5	6	7	5	5	5	4	6	5	5	5
TOTAL	100	100	100	100	100	100	100	100	100	100	100	100	100
CASES	1385	1438	1388	1358	1287	1298	1352	1348	1346	1293	1279	1259	1262
MEDIAN (1,000's)	257	272	273	285	277	278	273	281	292	300	297	298	298
25th PERCENTILE (1,000's)	155	159	156	167	164	166	160	166	171	183	185	187	181
75th PERCENTILE (1,000's)	419	433	435	445	432	444	440	469	475	491	473	471	471
INTERQUARTILE RANGE (75th-25th) (1,000's)	264	274	279	278	268	278	280	303	304	308	288	285	290

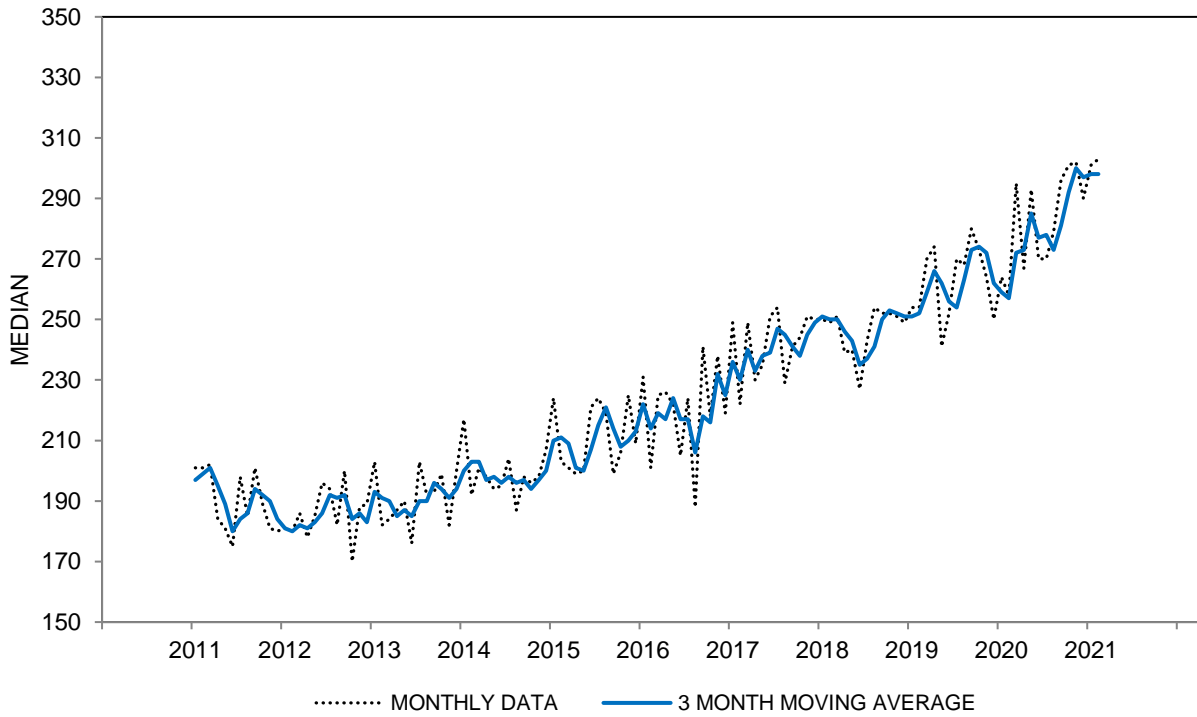
**CURRENT MARKET VALUE OF PRIMARY RESIDENCE - MEDIAN
THREE MONTH MOVING AVERAGES**

All	257	272	273	285	277	278	273	281	292	300	297	298	298
Age 18 to 44	235	251	251	272	257	263	252	262	281	311	303	308	303
Age 45 to 64	275	292	300	283	274	273	285	298	299	304	302	298	308
Age 65+	262	263	263	276	291	292	282	269	277	277	289	293	293
Income Bottom Third	147	145	140	141	143	142	146	148	154	154	169	176	173
Income Middle Third	217	226	231	243	237	236	230	237	242	261	254	253	243
Income Top Third	401	401	402	414	413	407	402	412	427	432	432	428	434

The question was: "What is the current market value of your home? (If you sold it today, how much would it bring in?) "

CASES is the number of respondents who owned homes

**CHART 22: CURRENT MARKET VALUE OF PRIMARY RESIDENCE
(NOMINAL THOUSANDS)**



**CHART 22: CURRENT MARKET VALUE OF PRIMARY RESIDENCE
(NOMINAL THOUSANDS)**

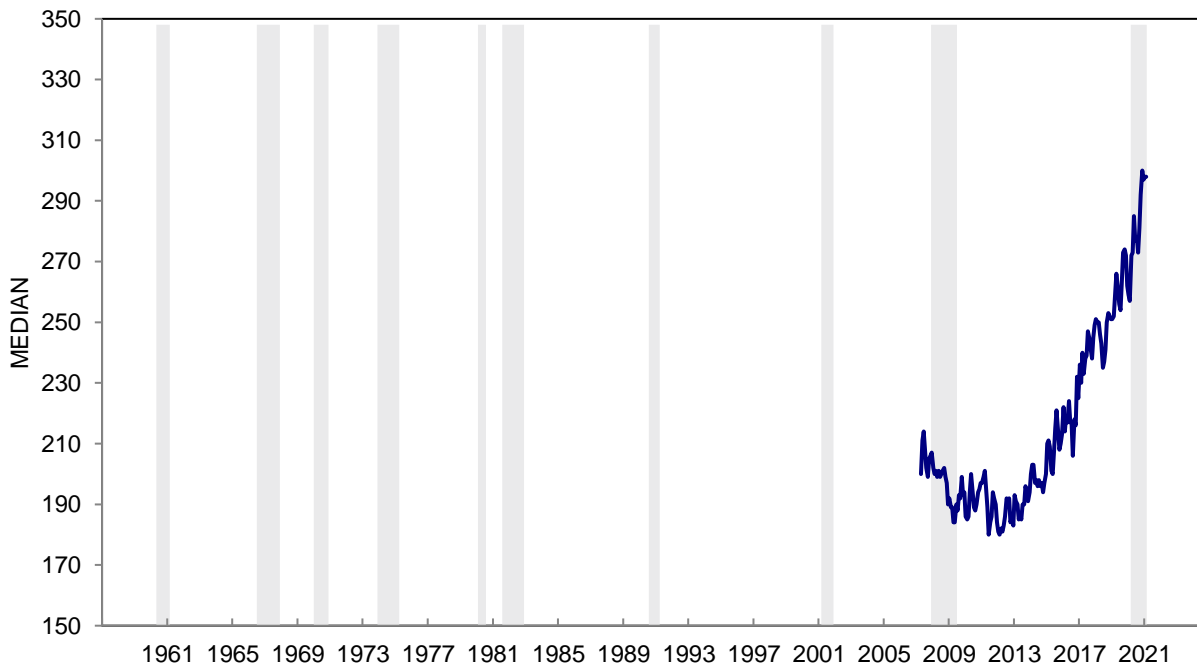


TABLE 23**NEWS HEARD OF RECENT CHANGES IN BUSINESS CONDITIONS**

	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021
FAVORABLE NEWS	48%	31%	21%	18%	29%	28%	25%	41%	35%	31%	36%	32%	38%
UNFAVORABLE NEWS	58	89	127	142	131	123	121	107	101	103	103	109	93
NO MENTIONS	37	30	15	10	9	13	13	15	21	19	19	19	23
INDEX SCORE	90	42	-6	-24	-2	5	4	34	34	28	33	23	45

**NEWS HEARD OF RECENT CHANGES IN BUSINESS CONDITIONS - INDEX SCORE
THREE MONTH MOVING AVERAGES**

All	92	78	42	4	-11	-7	2	14	24	32	32	28	34
Age 18 to 44	79	67	39	4	-11	-10	-3	10	20	30	32	30	41
Age 45 to 64	104	85	42	*	-11	-7	1	6	20	29	36	27	32
Age 65+	95	85	46	10	-8	-2	12	31	36	39	26	27	27
Income Bottom Third	88	80	46	14	-5	1	9	17	23	31	35	28	30
Income Middle Third	92	75	42	1	-14	-11	2	20	27	34	26	24	30
Income Top Third	94	78	35	-8	-18	-16	-7	1	18	27	33	31	42

The questions were: "During the last few months, have you heard of any favorable or unfavorable changes in business conditions?" and "What did you hear?"

May add to more than 100% due to multiple mentions.

Index Score is the percent favorable minus the percent unfavorable plus 100

CHART 23: NEWS HEARD OF RECENT CHANGES IN BUSINESS CONDITIONS

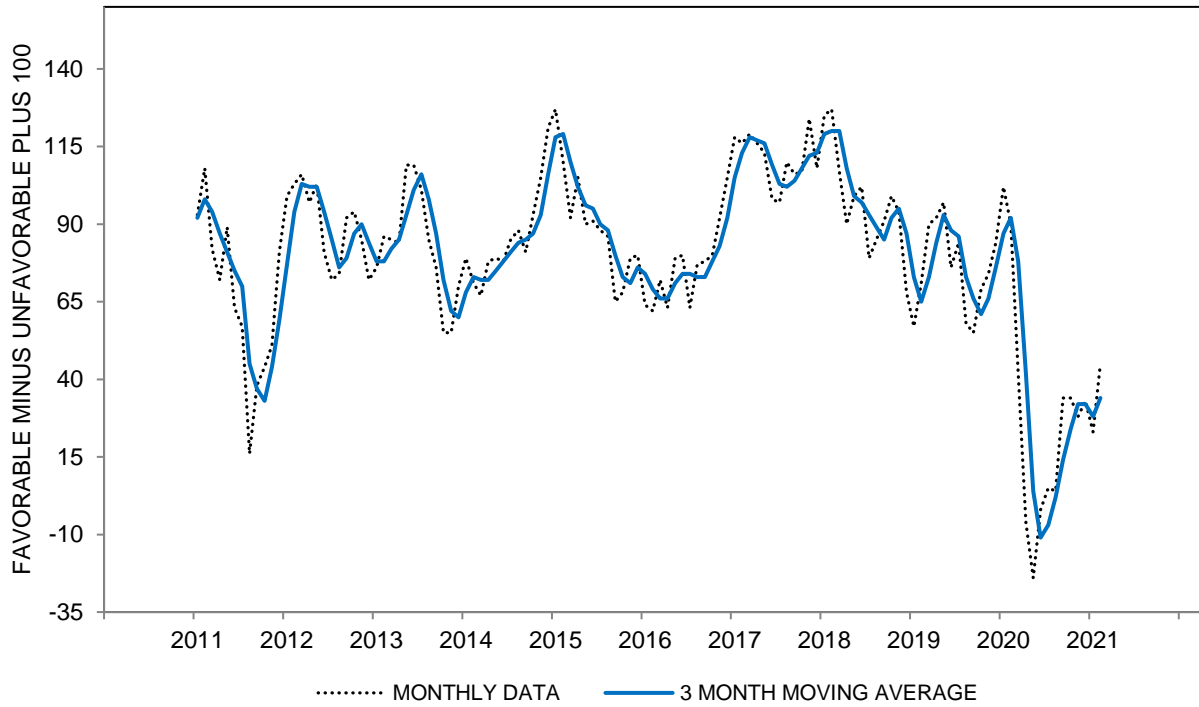


CHART 23: NEWS HEARD OF RECENT CHANGES IN BUSINESS CONDITIONS

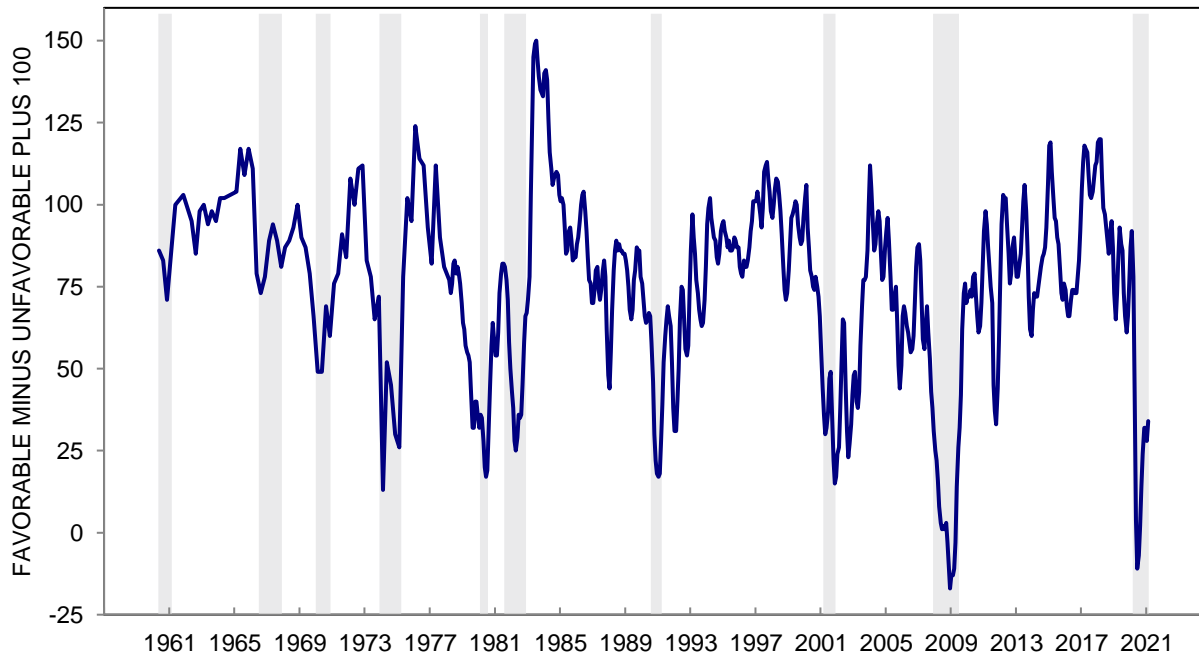


TABLE 24

SELECTED ITEMS OF NEWS HEARD OF RECENT CHANGES IN BUSINESS CONDITIONS

	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021
FAVORABLE NEWS:													
Government; elections	14%	7%	7%	4%	4%	4%	3%	5%	2%	4%	7%	7%	10%
Employment	17	14	7	7	14	13	12	20	20	16	14	14	17
Higher consumer demand	3	2	1	*	*	1	1	1	1	*	1	1	1
Lower prices	*	1	1	1	*	*	*	*	*	*	*	*	*
Easier credit	2	1	1	1	1	1	1	1	2	1	*	1	1
Stock market	6	3	1	1	2	2	3	6	3	2	6	4	3
Trade; global economy	2	*	*	*	*	*	*	*	*	*	1	*	*
UNFAVORABLE NEWS:													
Government; elections	14	13	7	12	13	12	16	10	13	16	19	16	22
Unemployment	16	18	68	89	76	73	70	68	64	60	61	65	49
Lower consumer demand	4	11	10	8	8	10	9	9	9	9	8	11	5
Higher prices	1	1	*	1	1	1	1	1	*	*	1	2	3
Tighter credit	1	1	1	*	1	*	*	*	*	*	*	*	*
Energy crisis	1	*	*	*	*	*	*	*	*	1	*	*	2
Stock market	3	17	11	6	5	3	1	1	2	2	1	1	2
Trade; global economy	9	8	1	1	2	1	1	1	1	1	*	*	*

**SELECTED ITEMS OF NEWS HEARD OF RECENT CHANGES IN BUSINESS CONDITIONS
EMPLOYMENT - UNEMPLOYMENT (THREE MONTH MOVING AVERAGES)**

All	6	1	-21	-49	-68	-68	-60	-55	-50	-45	-45	-47	-43
Age 18 to 44	-2	-6	-23	-49	-72	-72	-64	-58	-51	-47	-44	-47	-39
Age 45 to 64	14	5	-22	-52	-67	-68	-61	-62	-54	-47	-42	-47	-44
Age 65+	6	3	-20	-45	-62	-59	-53	-45	-45	-41	-49	-48	-50
Income Bottom Third	1	1	-20	-45	-61	-59	-53	-52	-47	-42	-40	-45	-43
Income Middle Third	6	-2	-24	-52	-71	-67	-59	-52	-49	-45	-47	-47	-42
Income Top Third	8	1	-23	-54	-75	-78	-70	-66	-59	-52	-50	-51	-46

GOVERNMENT FAVORABLE - UNFAVORABLE (THREE MONTH MOVING AVERAGES)

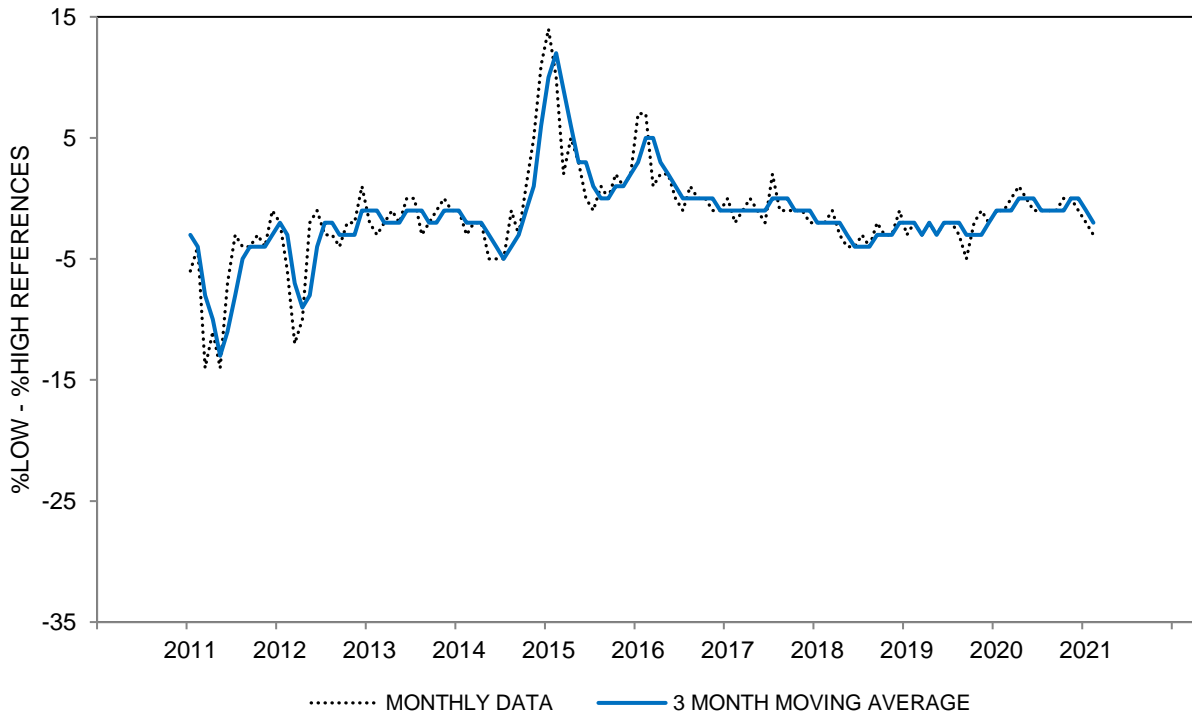
All	-7	-4	-2	-5	-6	-8	-10	-9	-10	-9	-12	-11	-11
Age 18 to 44	-9	-6	-4	-4	-4	-6	-10	-10	-10	-9	-11	-10	-9
Age 45 to 64	-5	-2	-2	-7	-7	-9	-10	-9	-9	-10	-11	-12	-13
Age 65+	-6	-4	-2	-5	-7	-11	-11	-8	-9	-10	-14	-12	-13
Income Bottom Third	-6	-3	-4	-6	-8	-8	-10	-9	-10	-8	-10	-8	-9
Income Middle Third	-7	-4	-1	-5	-7	-12	-14	-11	-12	-13	-17	-17	-16
Income Top Third	-8	-4	0	-4	-3	-5	-7	-9	-7	-9	-9	-9	-8

The questions were: "During the last few months, have you heard of any favorable or unfavorable changes in business conditions?" and "What did you hear?"

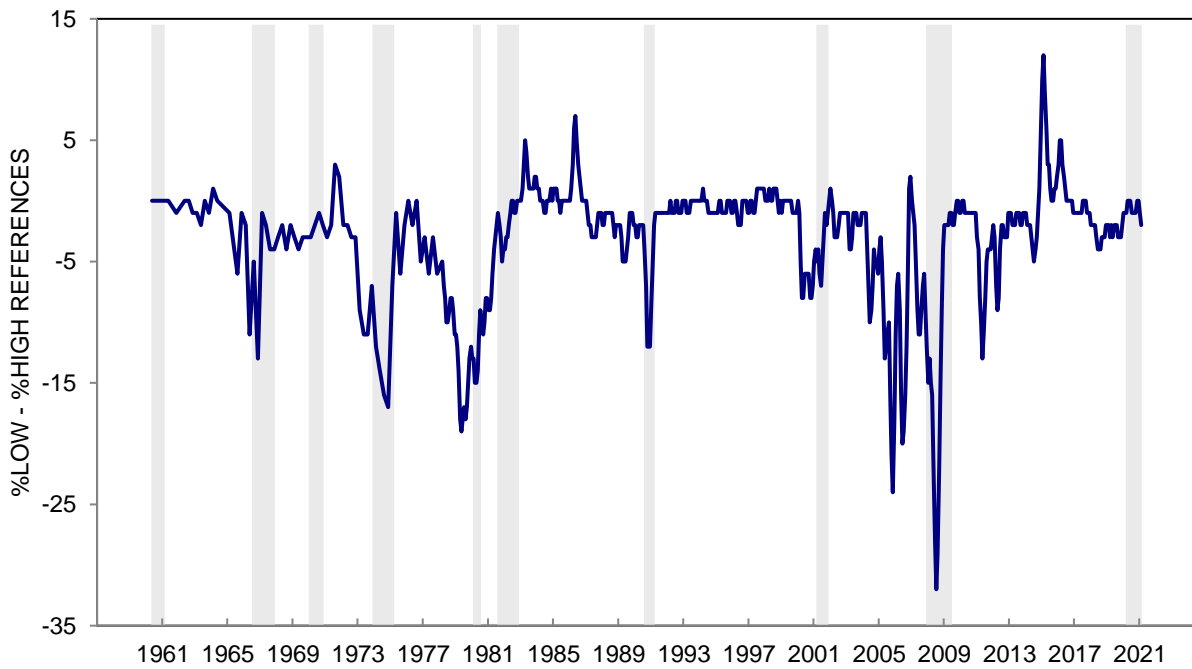
May add to more than 100% due to multiple mentions.

*: Less than half of one percent.

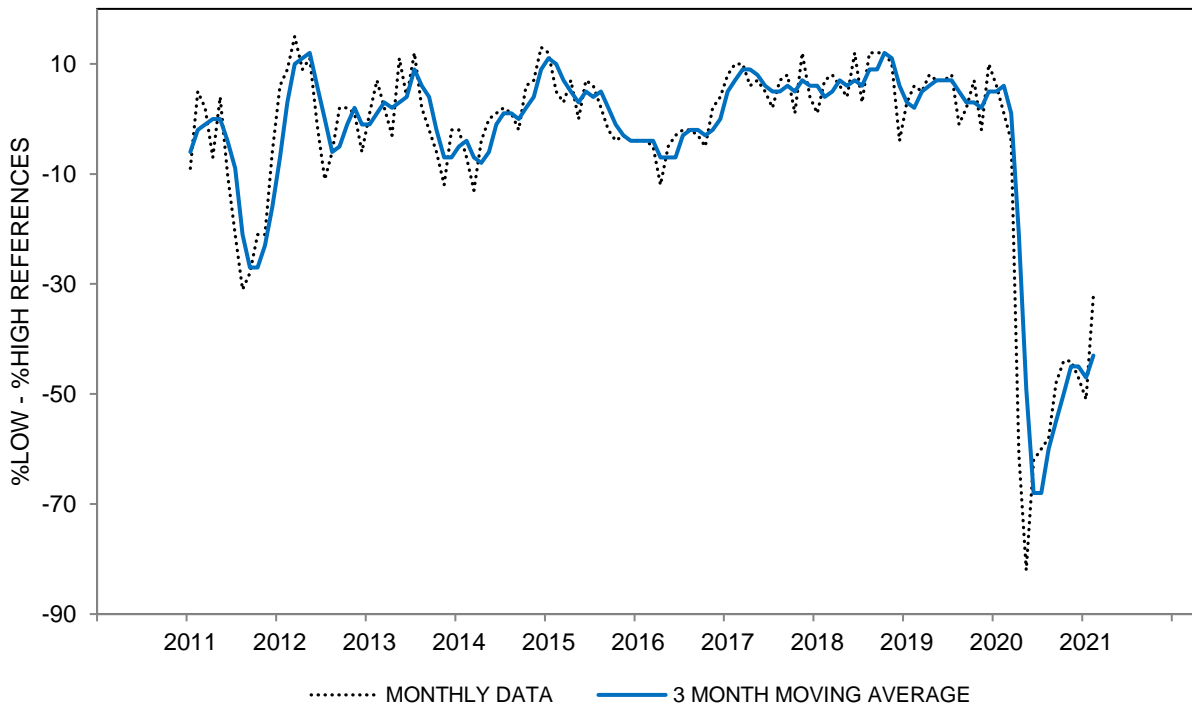
**CHART 24A: NEWS HEARD ABOUT PRICE CHANGES
(%LOW PRICES - %HIGH PRICES)**



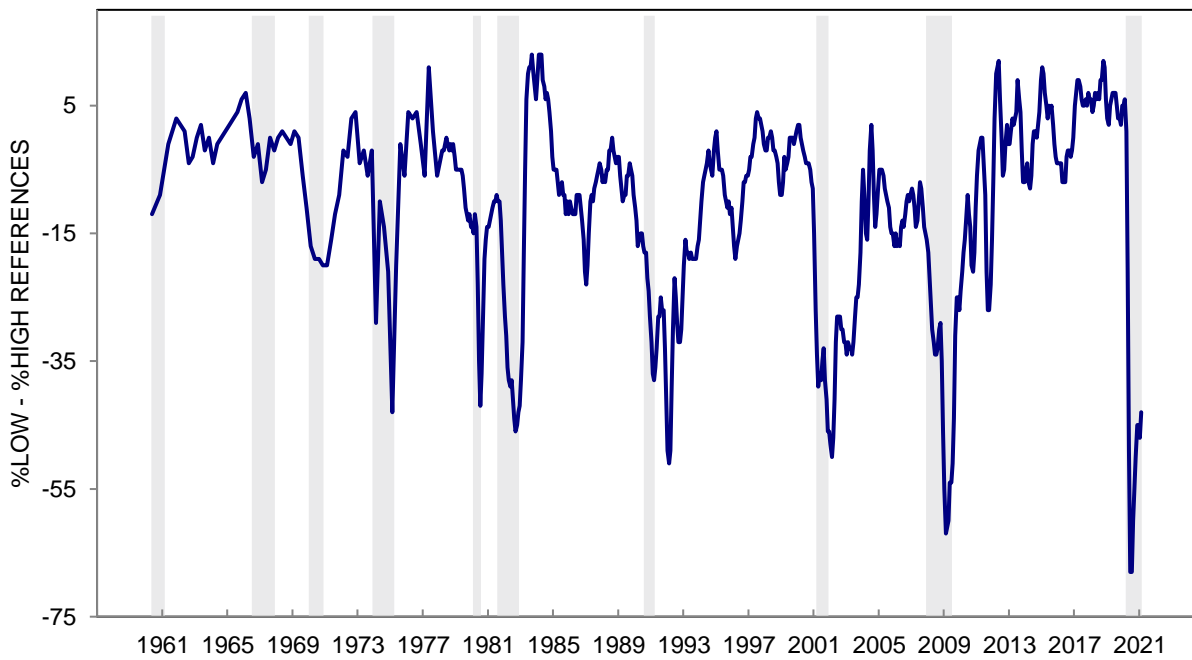
**CHART 24A: NEWS HEARD ABOUT PRICE CHANGES
(%LOW PRICES - %HIGH PRICES)**



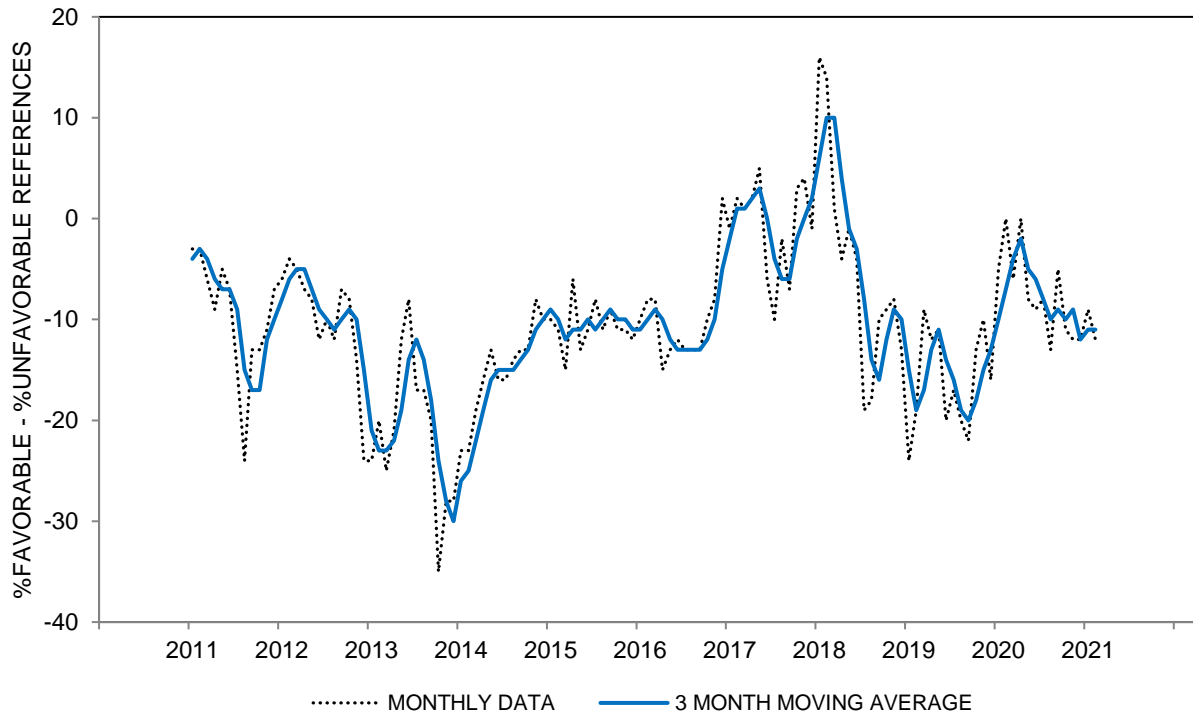
**CHART 24B: NEWS HEARD ABOUT CHANGE IN EMPLOYMENT CONDITIONS
(%LOWER UNEMPLOYMENT - %HIGHER UNEMPLOYMENT)**



**CHART 24B: NEWS HEARD ABOUT CHANGE IN EMPLOYMENT CONDITIONS
(%LOWER UNEMPLOYMENT - %HIGHER UNEMPLOYMENT)**



**CHART 24C: NEWS HEARD ABOUT GOVERNMENT ECONOMIC POLICIES
(%FAVORABLE MENTIONS - %UNFAVORABLE MENTIONS)**



**CHART 24C: NEWS HEARD ABOUT GOVERNMENT ECONOMIC POLICIES
(%FAVORABLE MENTIONS - %UNFAVORABLE MENTIONS)**

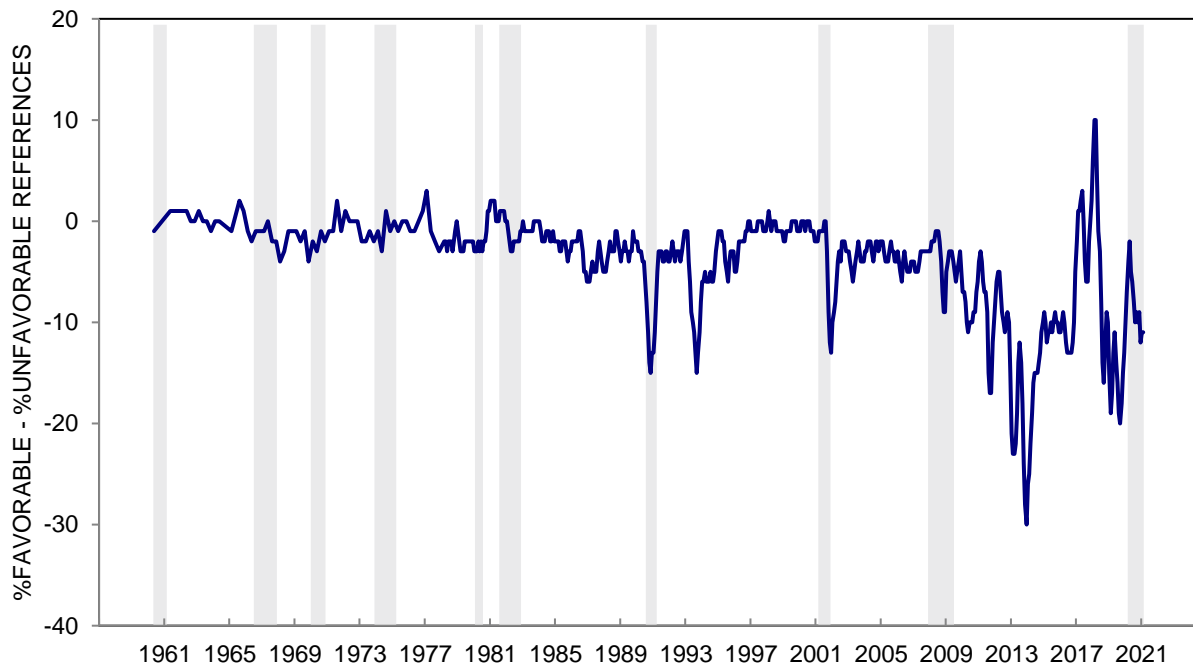


TABLE 25**CURRENT BUSINESS CONDITIONS COMPARED WITH A YEAR AGO**

	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021
BETTER NOW	57%	40%	8%	3%	4%	6%	6%	6%	8%	11%	10%	10%	15%
SAME	14	11	2	2	2	1	2	3	4	3	1	3	4
WORSE NOW	27	48	89	95	93	92	91	90	88	85	88	86	81
DK, NA	2	1	1	*	1	1	1	1	*	1	1	1	*
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
CASES	620	692	620	645	615	603	660	601	605	604	601	603	604
INDEX SCORE	130	92	19	8	11	14	15	16	20	26	22	24	34

**CURRENT BUSINESS CONDITIONS COMPARED WITH A YEAR AGO - INDEX SCORE
THREE MONTH MOVING AVERAGES**

All	130	119	80	40	13	11	13	15	17	21	23	24	27
Age 18 to 44	126	113	78	38	14	11	13	14	16	17	19	21	30
Age 45 to 64	132	120	78	38	11	10	13	15	16	20	23	24	25
Age 65+	132	126	85	43	14	11	14	16	19	27	28	30	25
Income Bottom Third	121	118	82	41	17	16	17	17	17	23	25	26	26
Income Middle Third	129	120	82	41	10	7	9	13	15	20	19	23	28
Income Top Third	136	117	75	34	9	8	12	13	17	17	20	22	26

The question was: "Would you say that at the present time business conditions are better or worse than they were a year ago?"

*: Less than half of one percent. Index Score is the percent favorable minus the percent unfavorable plus 100

CHART 25: CURRENT BUSINESS CONDITIONS COMPARED WITH A YEAR AGO

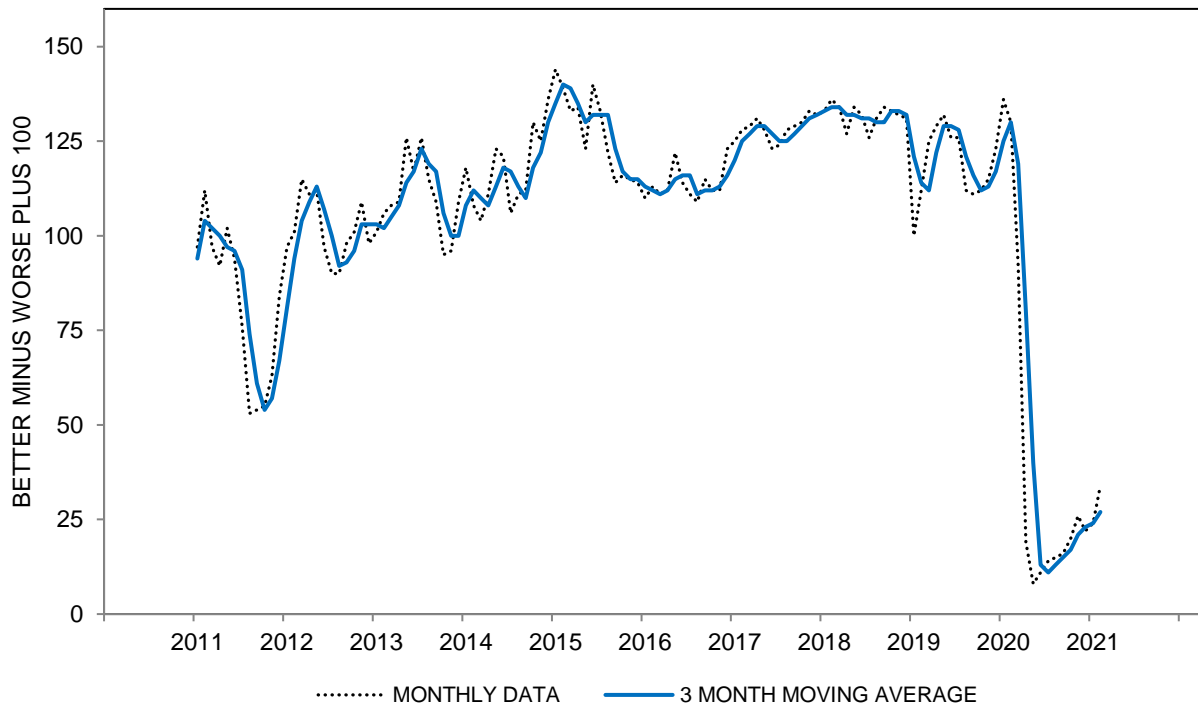


CHART 25: CURRENT BUSINESS CONDITIONS COMPARED WITH A YEAR AGO

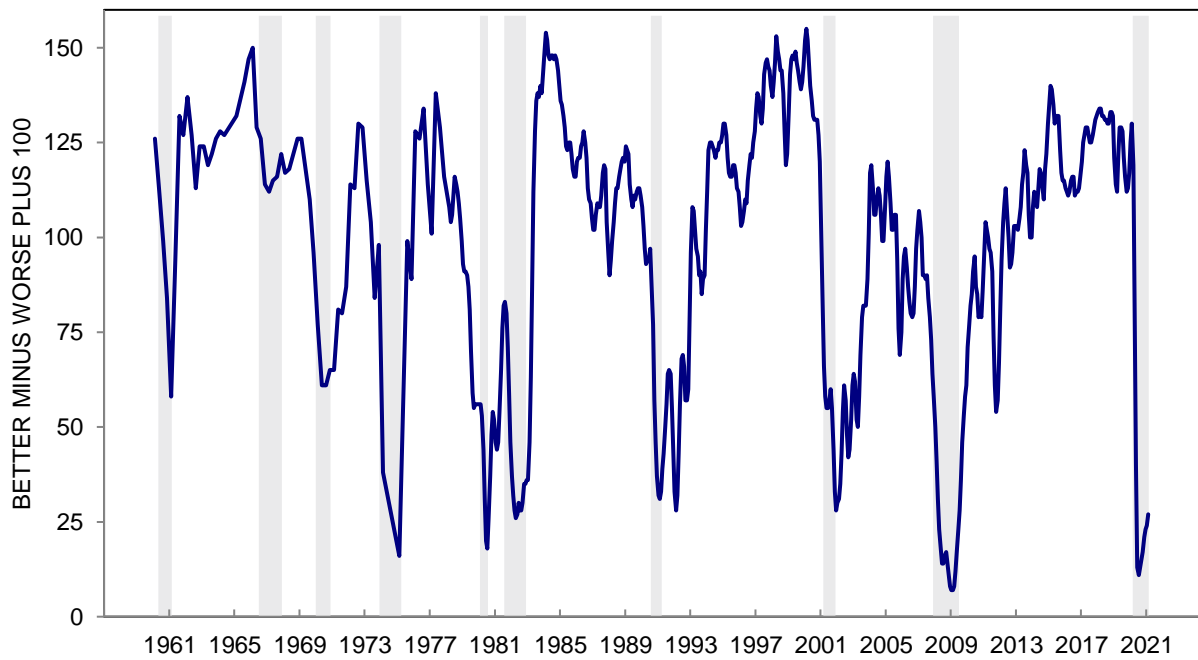


TABLE 26**EXPECTED CHANGE IN BUSINESS CONDITIONS IN A YEAR**

	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021
BETTER	29%	39%	58%	56%	55%	51%	48%	49%	53%	43%	53%	51%	50%
SAME	46	39	18	18	25	21	28	28	25	30	24	25	23
WORSE	22	18	21	23	17	24	20	17	14	22	19	22	26
DK, NA	3	4	3	3	3	4	4	6	8	5	4	2	1
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
CASES	620	692	620	645	615	603	660	601	605	604	601	603	604
INDEX SCORE	107	121	137	133	138	127	128	132	139	121	134	129	124

**EXPECTED CHANGE IN BUSINESS CONDITIONS IN A YEAR - INDEX SCORE
THREE MONTH MOVING AVERAGES**

All	107	112	122	130	136	133	131	129	133	131	131	128	129
Age 18 to 44	102	108	116	126	131	128	125	123	132	132	137	136	142
Age 45 to 64	110	114	124	131	136	132	133	130	132	129	126	120	119
Age 65+	110	116	126	135	144	140	138	137	137	132	130	125	122
Income Bottom Third	105	108	116	125	132	128	127	123	132	126	130	123	126
Income Middle Third	109	117	124	129	134	134	135	136	136	132	127	127	127
Income Top Third	107	111	124	136	141	134	130	128	134	137	138	135	134

The question was: "And how about a year from now, do you expect that in the country as a whole business conditions will be better or worse than they are at present, or just about the same?"

*: Less than half of one percent. Index Score is the percent favorable minus the percent unfavorable plus 100

CHART 26: EXPECTED CHANGE IN BUSINESS CONDITIONS IN A YEAR

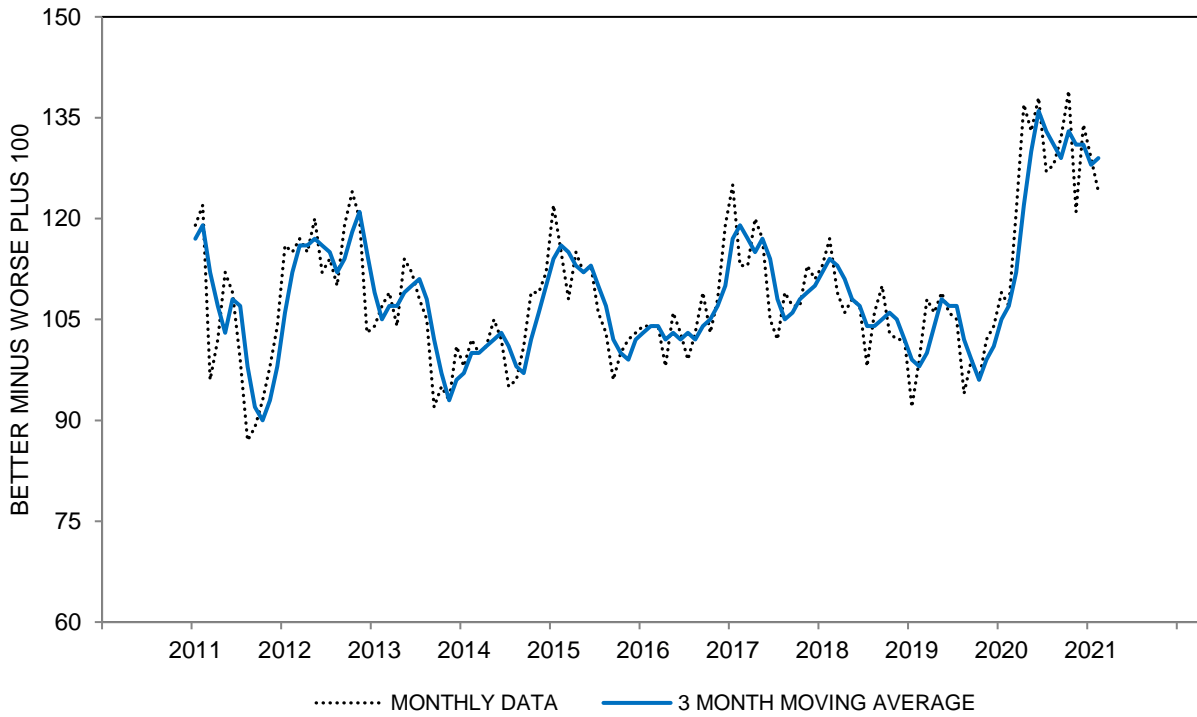


CHART 26: EXPECTED CHANGE IN BUSINESS CONDITIONS IN A YEAR

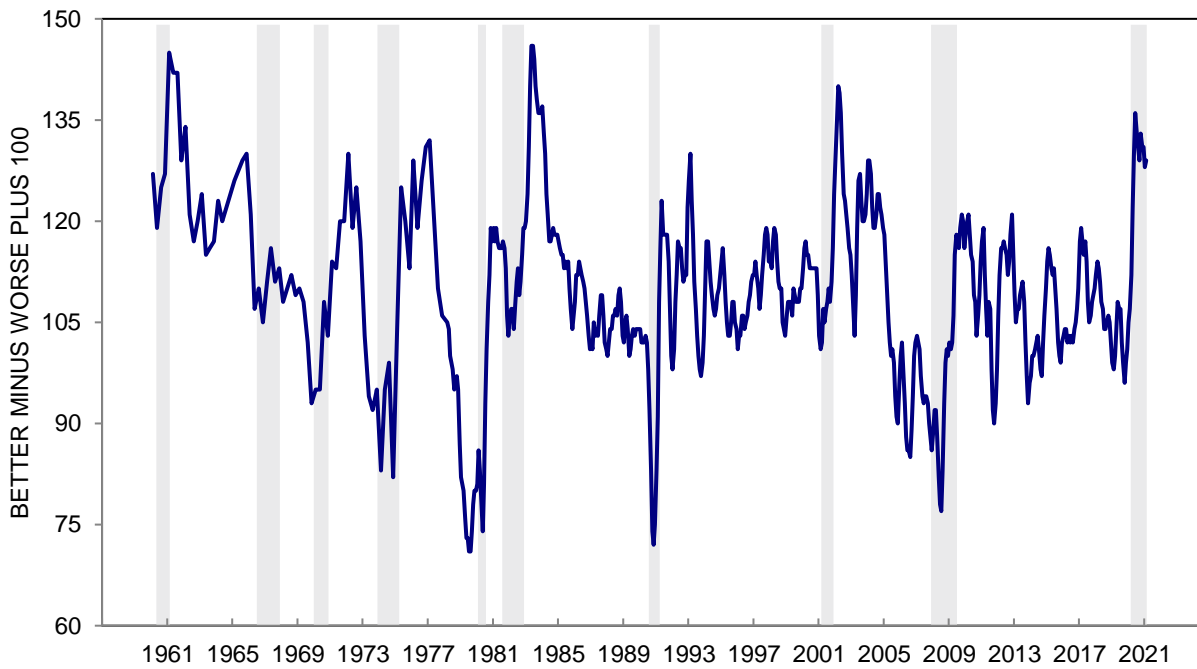


TABLE 27

TREND IN PAST AND EXPECTED CHANGES IN BUSINESS CONDITIONS

	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021
TREND:													
Continuous increase (a)	22%	19%	5%	2%	3%	3%	5%	4%	3%	4%	3%	3%	8%
Intermittent increase (b)	29	18	3	1	1	3	2	4	5	4	4	4	5
Remain unchanged (c)	8	6	1	1	2	*	*	1	1	2	1	1	1
Intermittent decline (d)	15	19	16	16	23	20	26	26	23	24	20	23	19
Continuous decline (e)	11	13	20	23	16	23	20	16	13	19	16	17	21
Mixed change (f)	10	20	52	54	52	46	43	43	47	41	50	50	44
DK, NA	5	5	3	3	3	5	4	6	8	6	6	2	2
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
CASES	620	692	620	645	615	603	660	601	605	604	601	603	604
INDEX SCORE	125	105	72	64	65	63	61	66	72	65	71	67	73

**TREND IN PAST AND EXPECTED CHANGES IN BUSINESS CONDITIONS - INDEX SCORE
THREE MONTH MOVING AVERAGES**

All	124	120	101	80	67	64	63	63	66	68	69	68	70
Age 18 to 44	120	115	98	78	64	60	58	57	63	64	69	69	79
Age 45 to 64	126	120	101	81	67	64	64	64	65	66	66	64	65
Age 65+	129	127	105	85	73	70	69	71	74	75	75	71	65
Income Bottom Third	118	116	97	77	65	62	60	59	64	65	69	65	67
Income Middle Third	127	126	106	83	66	63	62	66	66	68	65	66	70
Income Top Third	129	118	99	81	69	64	63	64	69	70	72	71	74

Combination of the responses to the questions on Tables 25 and 26.

- Key: (a) Better than a year ago/Better a year from now
- (b) Better/Same or Same/Better
- (c) Same/Same
- (d) Worse/Same or Same/Worse
- (e) Worse/Worse
- (f) Worse/Better or Better/Worse

Index Score is the percent favorable minus the percent unfavorable plus 100

CHART 27: TREND IN PAST AND EXPECTED BUSINESS CONDITIONS

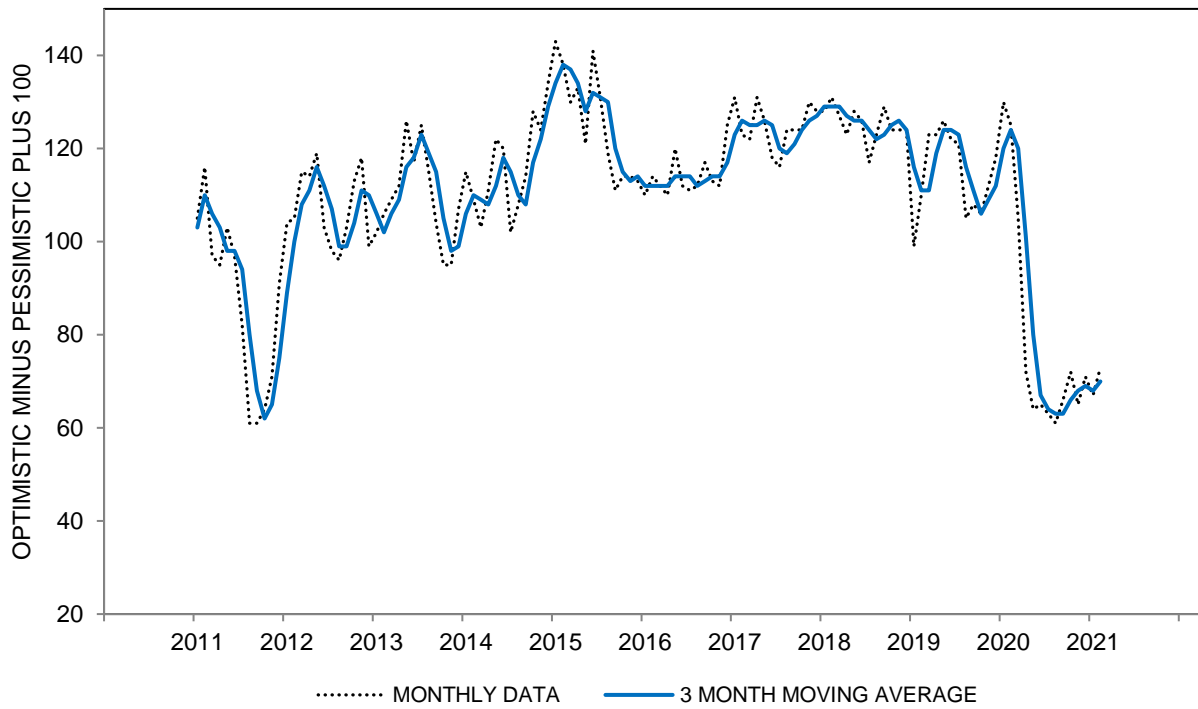


CHART 27: TREND IN PAST AND EXPECTED BUSINESS CONDITIONS

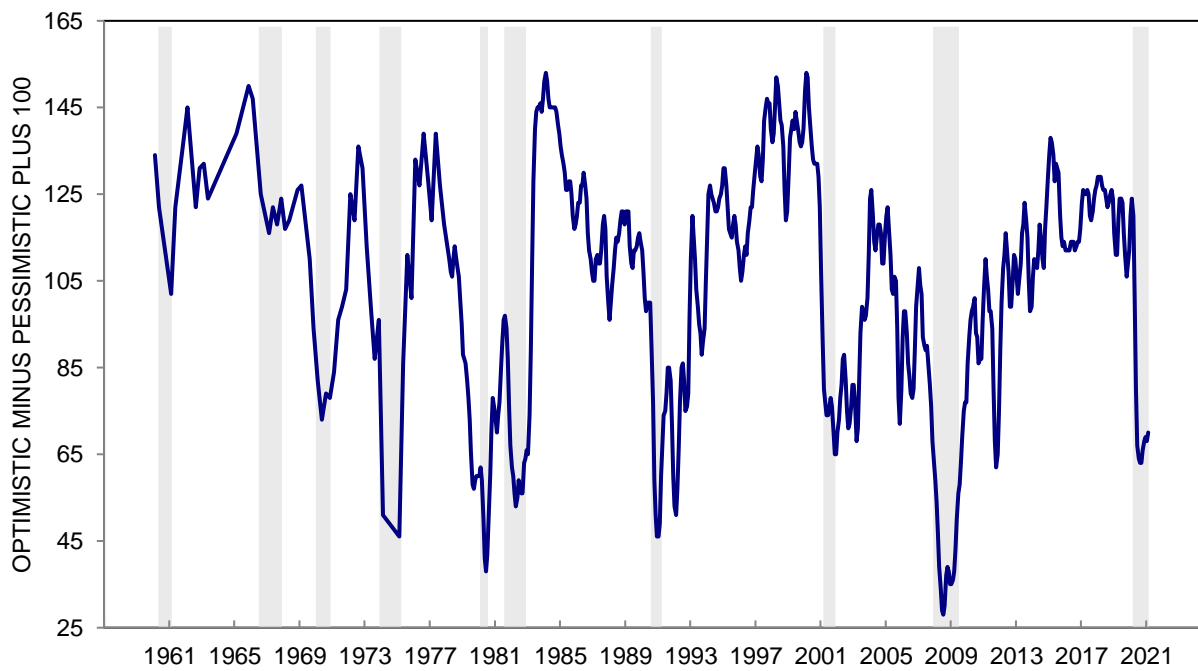


TABLE 28

BUSINESS CONDITIONS EXPECTED DURING THE NEXT YEAR

	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021
GOOD TIMES	58%	37%	26%	25%	30%	26%	27%	35%	35%	30%	31%	38%	36%
UNCERTAIN	4	4	2	3	2	3	5	8	10	11	7	3	3
BAD TIMES	31	54	68	67	63	66	62	52	47	55	55	51	53
DON'T KNOW	2	3	2	2	3	2	2	3	4	2	3	4	3
NA	5	2	2	3	2	3	4	2	4	2	4	4	5
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
CASES	620	692	620	645	615	603	660	601	605	604	601	603	604
INDEX SCORE	127	83	58	58	67	60	65	83	88	75	76	87	83

**BUSINESS CONDITIONS EXPECTED DURING THE NEXT YEAR - INDEX SCORE
THREE MONTH MOVING AVERAGES**

All	123	110	89	66	61	62	64	69	79	82	80	79	82
Age 18 to 44	119	107	84	58	50	54	56	65	75	80	79	81	91
Age 45 to 64	127	111	89	67	62	62	66	69	80	80	80	76	77
Age 65+	124	115	98	77	75	73	74	75	83	88	82	83	75
Income Bottom Third	113	102	86	64	59	58	61	63	74	79	80	75	75
Income Middle Third	125	117	96	71	64	63	66	72	84	86	77	74	77
Income Top Third	131	113	88	63	58	60	61	68	77	81	82	86	93

The question was: "Now turning to business conditions in the country as a whole -- do you think that during the next 12 months we'll have good times financially, or bad times or what?"

*: Less than half of one percent. Index Score is the percent favorable minus the percent unfavorable plus 100

CHART 28: BUSINESS CONDITIONS EXPECTED DURING THE NEXT YEAR

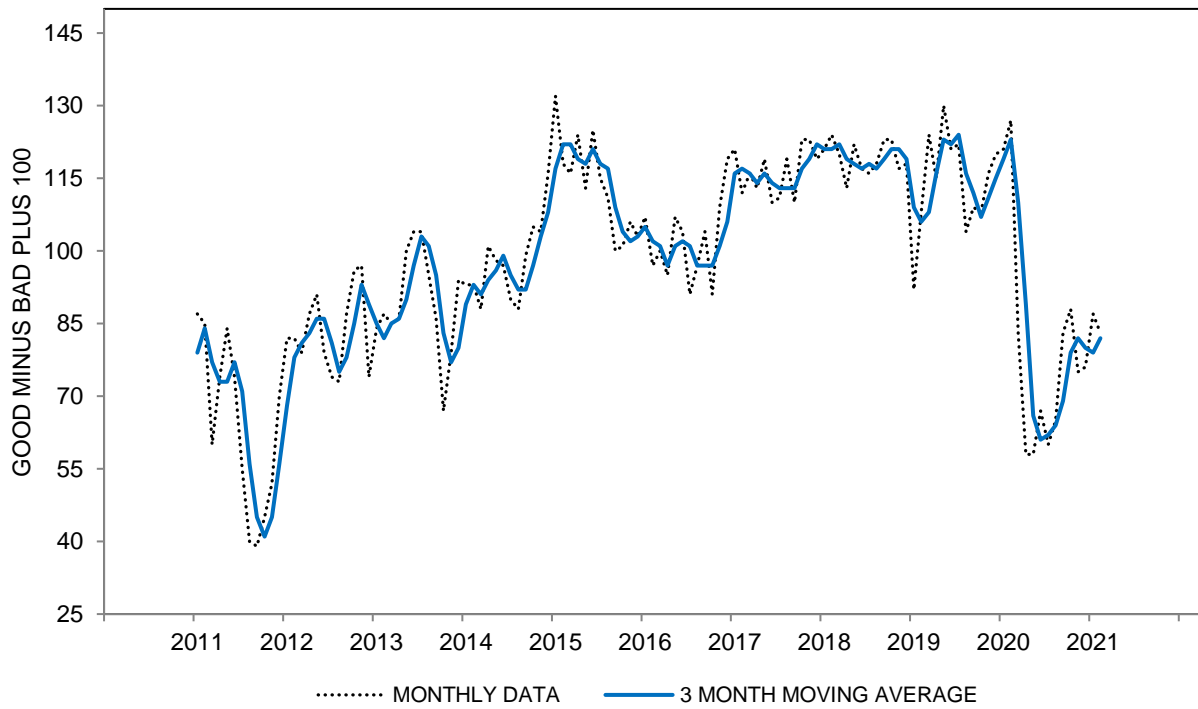


CHART 28: BUSINESS CONDITIONS EXPECTED DURING THE NEXT YEAR

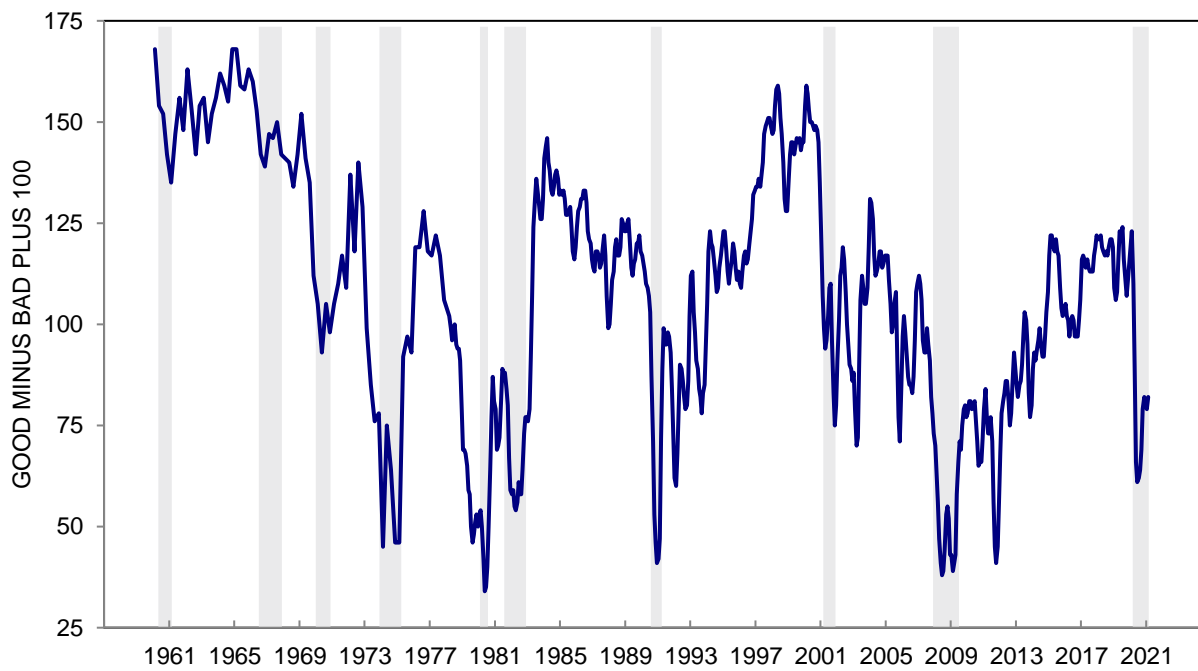


TABLE 29**BUSINESS CONDITIONS EXPECTED DURING THE NEXT 5 YEARS**

	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021
GOOD TIMES	50%	50%	42%	38%	38%	34%	35%	39%	43%	36%	43%	38%	36%
UNCERTAIN	9	10	10	9	12	10	9	12	12	11	12	9	7
BAD TIMES	39	38	46	50	48	54	54	47	43	51	43	50	54
NA	2	2	2	3	2	2	2	2	2	2	2	3	3
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
CASES	620	692	620	645	615	603	660	601	605	604	601	603	604
INDEX SCORE	111	112	96	88	90	80	81	92	100	85	100	88	82

**BUSINESS CONDITIONS EXPECTED DURING THE NEXT 5 YEARS - INDEX SCORE
THREE MONTH MOVING AVERAGES**

All	109	111	106	99	91	86	84	84	91	92	95	91	90
Age 18 to 44	104	108	100	90	79	76	74	75	83	87	92	94	99
Age 45 to 64	116	113	108	99	95	90	88	86	92	93	96	89	86
Age 65+	108	114	113	112	106	97	94	96	103	100	98	89	83
Income Bottom Third	103	104	99	89	80	76	77	78	86	85	90	84	83
Income Middle Third	113	118	111	103	93	86	84	86	93	95	92	90	88
Income Top Third	112	111	109	103	98	91	86	86	94	99	104	100	101

The question was: "Looking ahead, which would you say is more likely -- that in the country as a whole we'll have continuous good times during the next 5 years or so, or that we will have periods of widespread unemployment or depression, or what?"

*: Less than half of one percent. Index Score is the percent favorable minus the percent unfavorable plus 100

CHART 29: BUSINESS CONDITIONS EXPECTED DURING THE NEXT FIVE YEARS

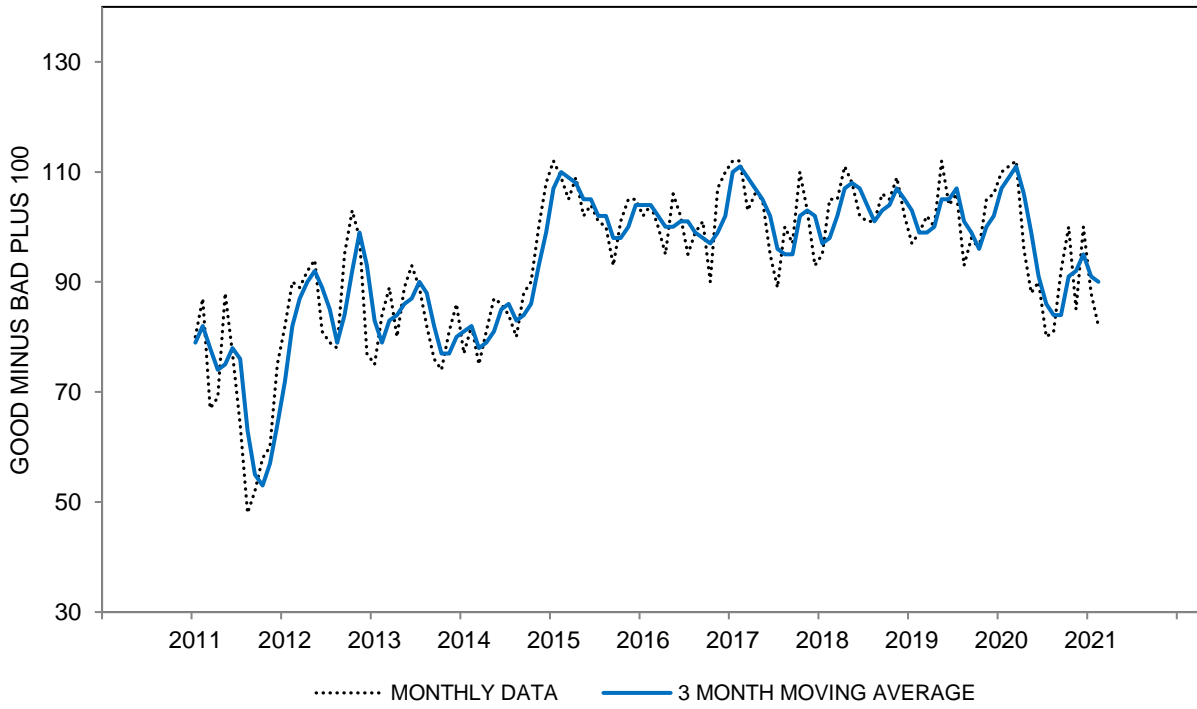


CHART 29: BUSINESS CONDITIONS EXPECTED DURING THE NEXT FIVE YEARS

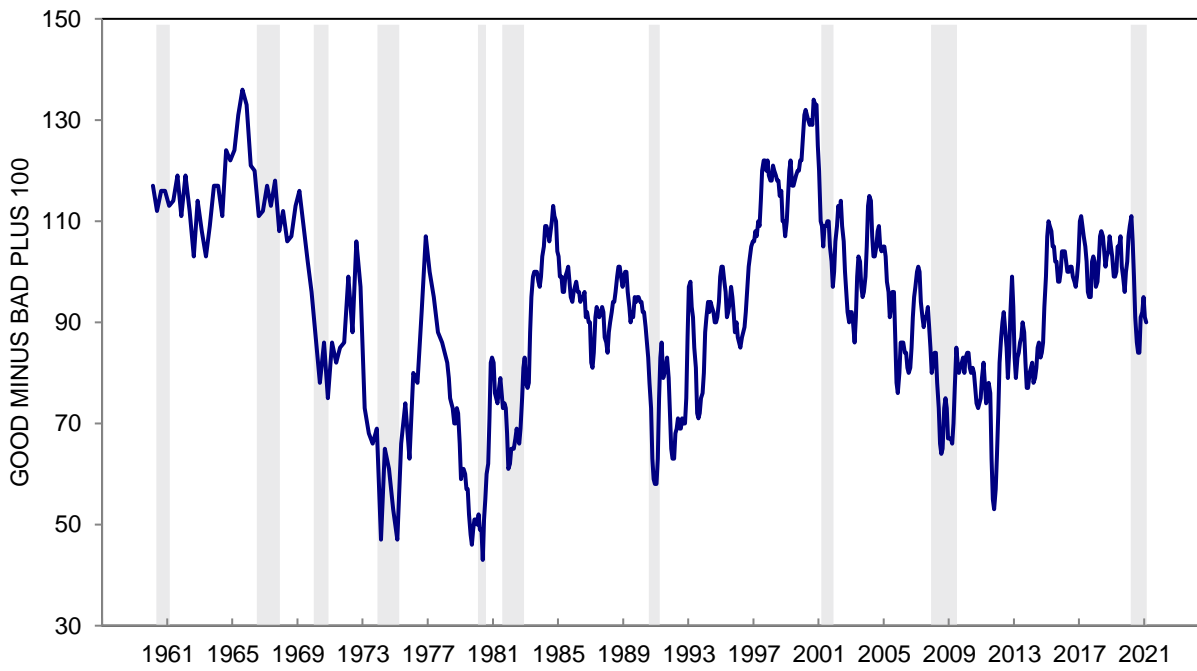


TABLE 30**EXPECTED CHANGE IN UNEMPLOYMENT DURING THE NEXT YEAR**

	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021
LESS	21%	21%	34%	41%	48%	39%	36%	42%	38%	29%	36%	35%	36%
SAME	56	39	13	23	26	27	31	32	33	31	30	33	31
MORE	23	39	52	35	24	33	32	24	27	37	33	30	32
DK, NA	*	1	1	1	2	1	1	2	2	3	1	2	1
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
CASES	620	692	620	645	615	603	660	601	605	604	601	603	604
INDEX SCORE	98	82	82	106	124	106	104	118	111	92	103	105	104

**EXPECTED CHANGE IN UNEMPLOYMENT DURING THE NEXT YEAR - INDEX SCORE
THREE MONTH MOVING AVERAGES**

All	98	95	87	90	104	112	111	109	111	107	102	100	104
Age 18 to 44	94	92	83	83	93	101	101	102	106	104	104	104	112
Age 45 to 64	101	92	85	89	109	118	119	113	112	106	99	96	97
Age 65+	101	101	97	101	115	121	118	117	118	114	105	100	101
Income Bottom Third	92	92	87	89	99	104	101	98	99	96	94	92	95
Income Middle Third	105	101	91	91	105	116	117	117	118	113	103	99	104
Income Top Third	96	89	82	90	108	117	114	110	115	112	110	109	114

The question was: "How about people out of work during the coming 12 months -- do you think that there will be more unemployment than now, about the same, or less?"

*: Less than half of one percent. Index Score is the percent favorable minus the percent unfavorable plus 100

CHART 30: EXPECTED CHANGE IN UNEMPLOYMENT DURING THE NEXT YEAR

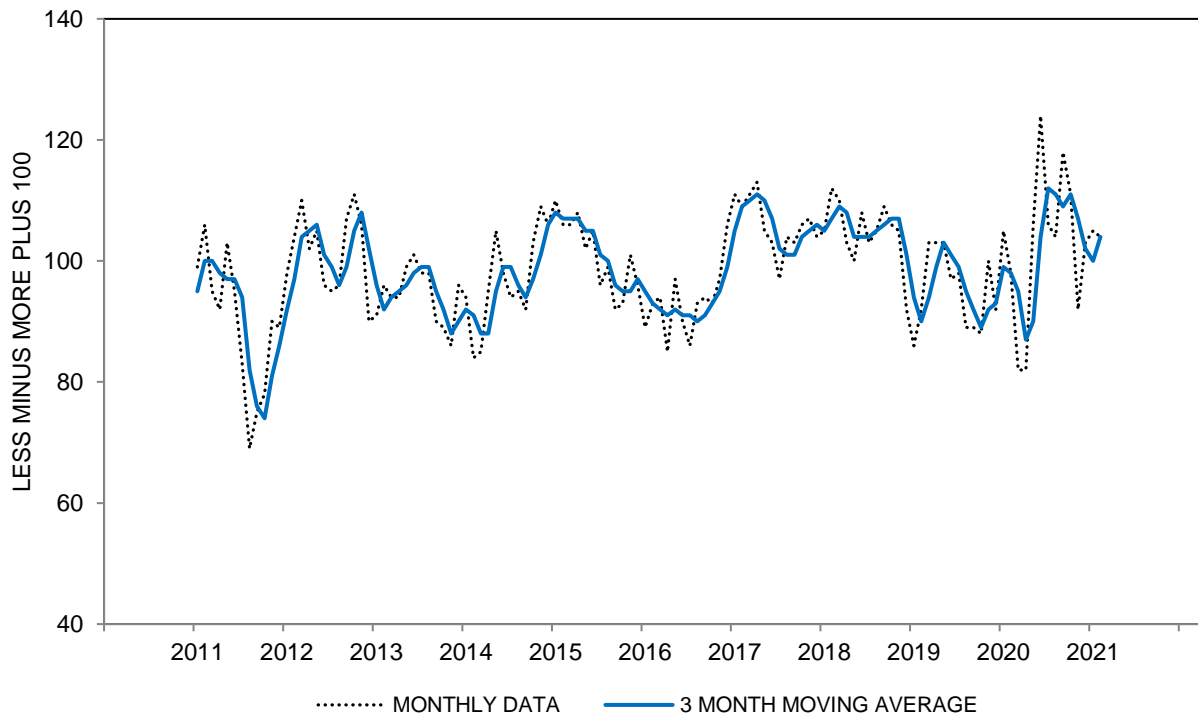


CHART 30: EXPECTED CHANGE IN UNEMPLOYMENT DURING THE NEXT YEAR

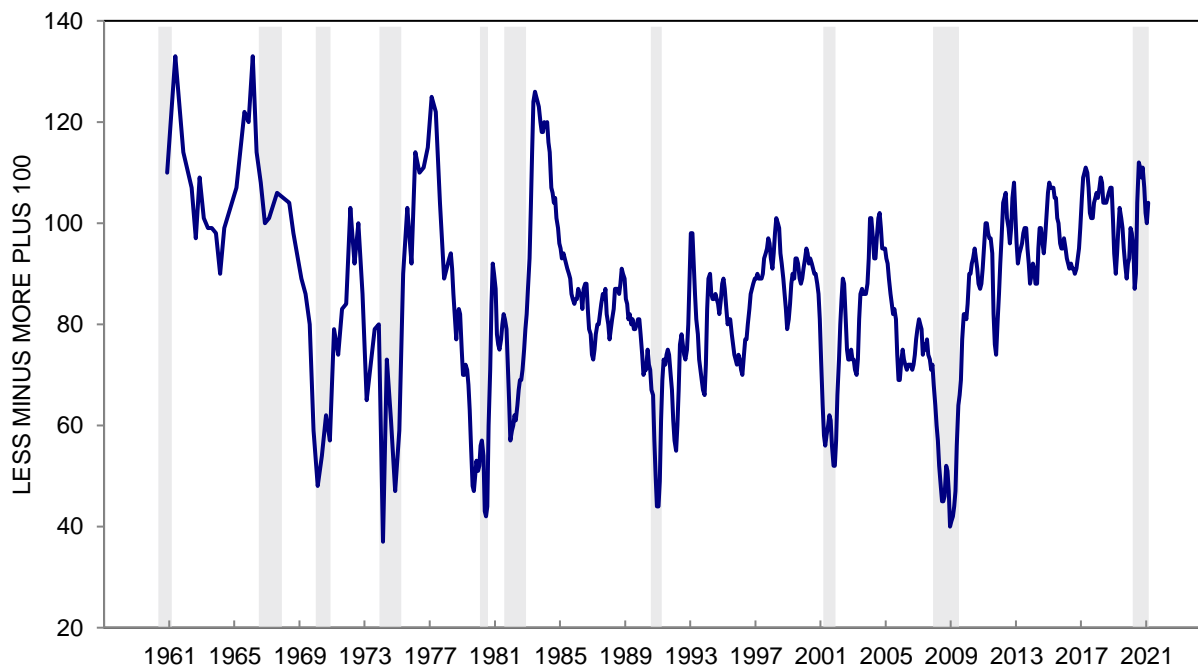


TABLE 31**EXPECTED CHANGE IN INTEREST RATES DURING THE NEXT YEAR**

	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021
GO UP	43%	30%	32%	32%	29%	31%	31%	35%	35%	37%	39%	44%	46%
STAY THE SAME	45	36	36	36	42	44	47	44	49	45	45	41	40
GO DOWN	11	32	31	30	27	23	19	19	14	14	13	12	12
DK, NA	1	2	1	2	2	2	3	2	2	4	3	3	2
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
CASES	620	692	620	645	615	603	660	601	605	604	601	603	604
INDEX SCORE	68	102	99	98	98	92	88	84	79	77	74	68	66

**EXPECTED CHANGE IN INTEREST RATES DURING THE NEXT YEAR - INDEX SCORE
THREE MONTH MOVING AVERAGES**

All	73	81	90	100	98	96	93	88	84	80	77	73	69
Age 18 to 44	68	75	86	101	105	101	95	86	81	76	76	73	72
Age 45 to 64	77	87	95	104	99	98	95	93	90	87	80	73	69
Age 65+	73	80	87	93	88	86	86	85	81	76	73	71	67
Income Bottom Third	64	70	78	90	93	89	86	76	75	72	76	71	69
Income Middle Third	70	79	89	101	97	92	89	89	83	80	73	73	67
Income Top Third	81	92	100	109	105	106	102	99	93	87	80	75	73

The question was: "No one can say for sure, but what do you think will happen to interest rates for borrowing money during the next 12 months -- will they go up, stay the same, or go down?"

Index Score is the percent favorable minus the percent unfavorable plus 100

CHART 31: EXPECTED CHANGE IN INTEREST RATES DURING THE NEXT YEAR

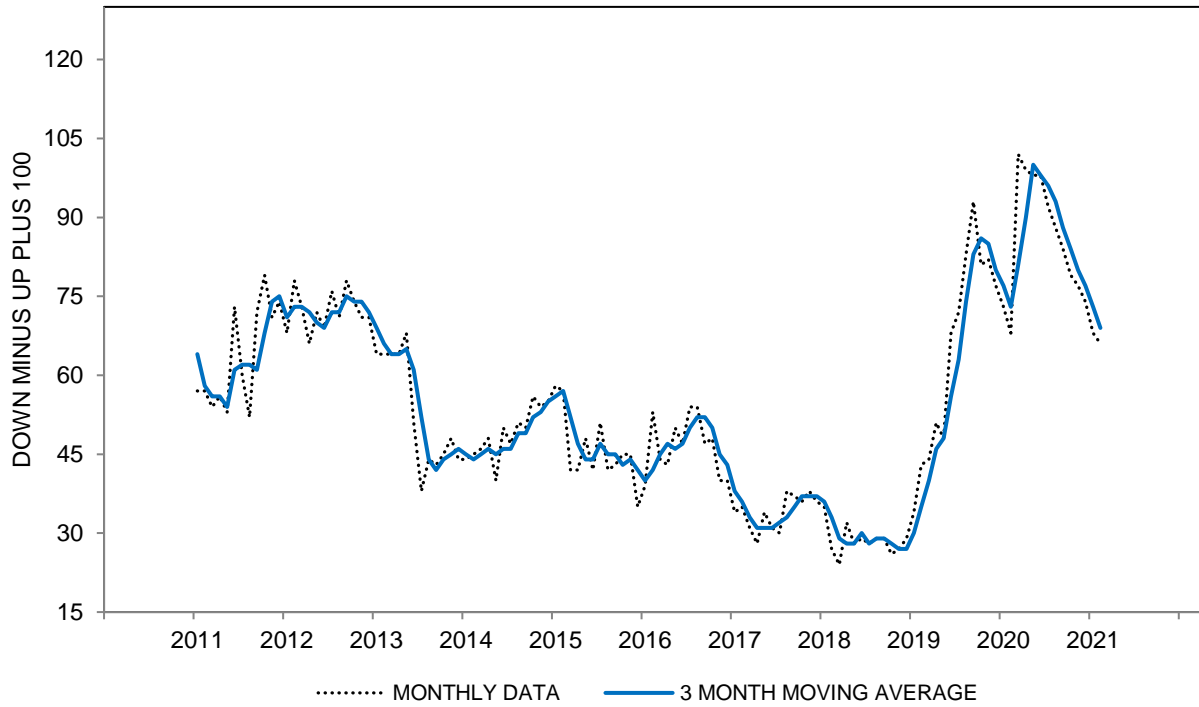


CHART 31: EXPECTED CHANGE IN INTEREST RATES DURING THE NEXT YEAR

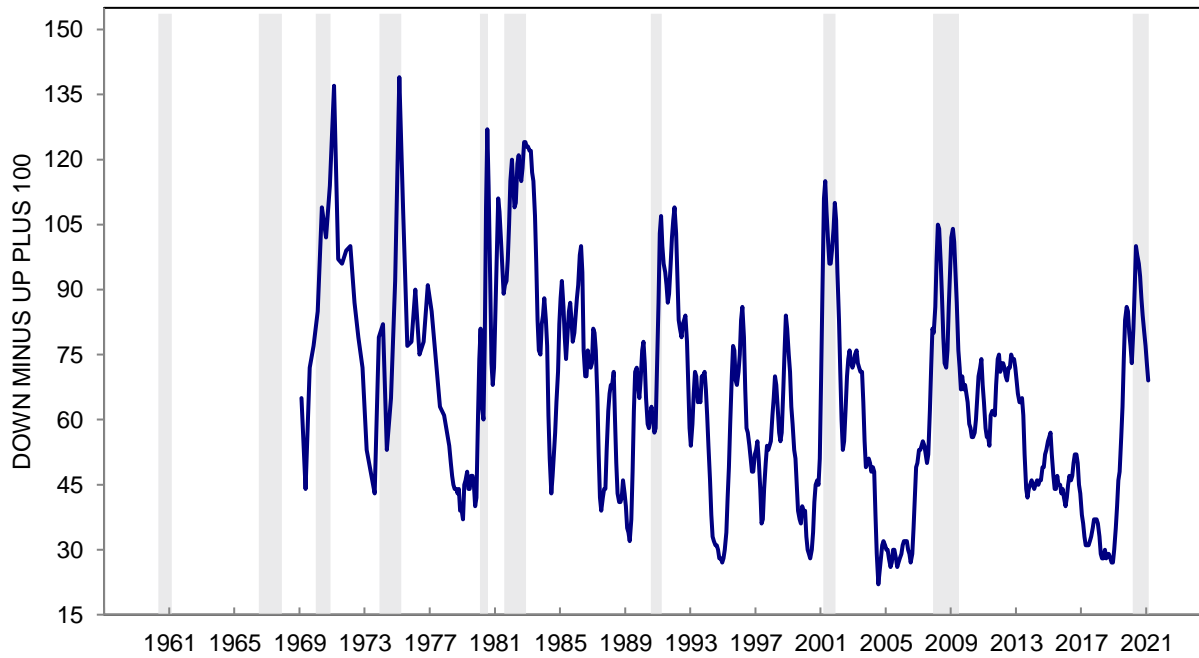


TABLE 32

EXPECTED CHANGE IN PRICES DURING THE NEXT YEAR

	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021
DOWN	3%	8%	17%	12%	9%	6%	6%	6%	4%	6%	5%	4%	2%
SAME	15	19	23	17	17	18	18	20	23	18	19	14	14
WILL GO UP BY:													
1-2%	30	24	10	10	13	12	15	19	19	18	22	18	18
3-4%	23	20	12	14	16	22	19	16	18	19	18	22	20
5%	13	10	13	12	16	12	17	14	14	15	10	13	15
6-9%	3	4	3	5	5	4	5	4	4	5	5	6	5
10-14%	4	5	8	13	10	10	10	10	6	8	6	7	12
15% or more	1	2	4	2	2	3	2	2	2	2	2	4	3
DK how much up	8	7	9	14	10	12	7	8	9	8	11	12	11
DK, NA	*	1	1	1	2	1	1	1	1	1	2	*	*
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
CASES	620	692	620	645	615	603	660	601	605	604	601	603	604
MEDIAN INCREASE	2.4	2.2	2.1	3.2	3.0	3.0	3.1	2.6	2.6	2.8	2.5	3.0	3.3
25th PERCENTILE	0.9	0.4	-0.1	0.2	0.4	0.6	0.6	0.4	0.4	0.6	0.5	1.2	1.5
75th PERCENTILE	4.1	4.0	5.1	6.6	5.2	5.1	5.2	5.1	4.8	5.1	4.8	5.2	5.4
INTERQUARTILE													
RANGE (75th-25th)	3.2	3.6	5.2	6.4	4.8	4.6	4.6	4.6	4.4	4.5	4.2	4.0	3.9
MEAN INCREASE	2.8	2.5	2.4	3.3	3.3	3.6	3.4	3.3	3.0	3.2	3.0	3.8	4.3
VARIANCE	10	14	30	31	20	19	19	18	15	17	17	19	17

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

All	2.4	2.4	2.2	2.5	2.8	3.1	3.0	2.9	2.8	2.7	2.6	2.8	2.9
Age 18 to 44	2.3	2.3	2.1	2.3	2.5	2.8	2.9	2.9	2.7	2.5	2.5	2.6	2.8
Age 45 to 64	2.4	2.5	2.4	2.8	3.0	3.2	3.0	2.8	2.7	2.8	2.7	2.8	2.9
Age 65+	2.5	2.3	2.3	2.5	2.9	3.3	3.2	3.1	2.8	2.8	2.7	2.9	3.1
Income Bottom Third	2.8	2.8	2.8	3.4	3.9	4.1	3.7	3.4	3.3	3.3	3.0	3.1	3.1
Income Middle Third	2.4	2.3	2.1	2.2	2.5	3.0	3.2	3.0	2.8	2.6	2.6	2.8	3.0
Income Top Third	2.1	2.1	1.9	1.9	2.2	2.5	2.6	2.5	2.4	2.3	2.4	2.6	2.7

The questions were: "During the next 12 months, do you think that prices in general will go up, or go down, or stay where they are now?" and "By about what percent do you expect prices to go up, on the average, during the next 12 months?"

*: Less than half of one percent.

CHART 32: EXPECTED CHANGE IN PRICES DURING THE NEXT YEAR

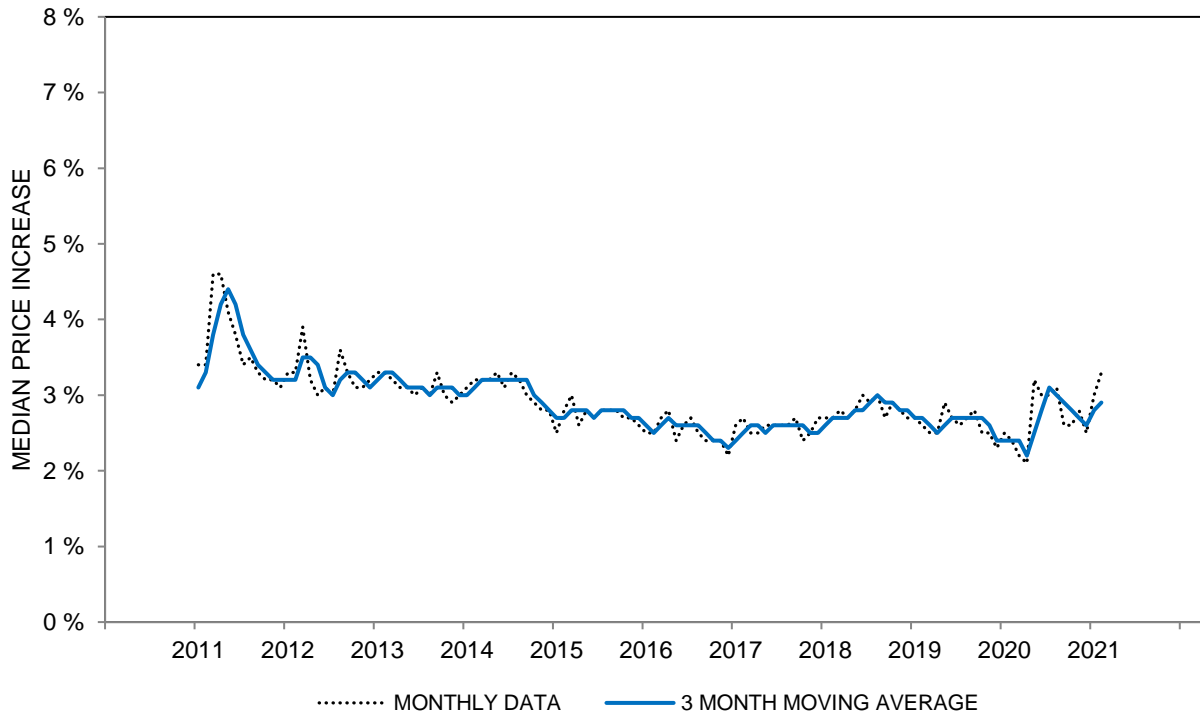


CHART 32: EXPECTED CHANGE IN PRICES DURING THE NEXT YEAR

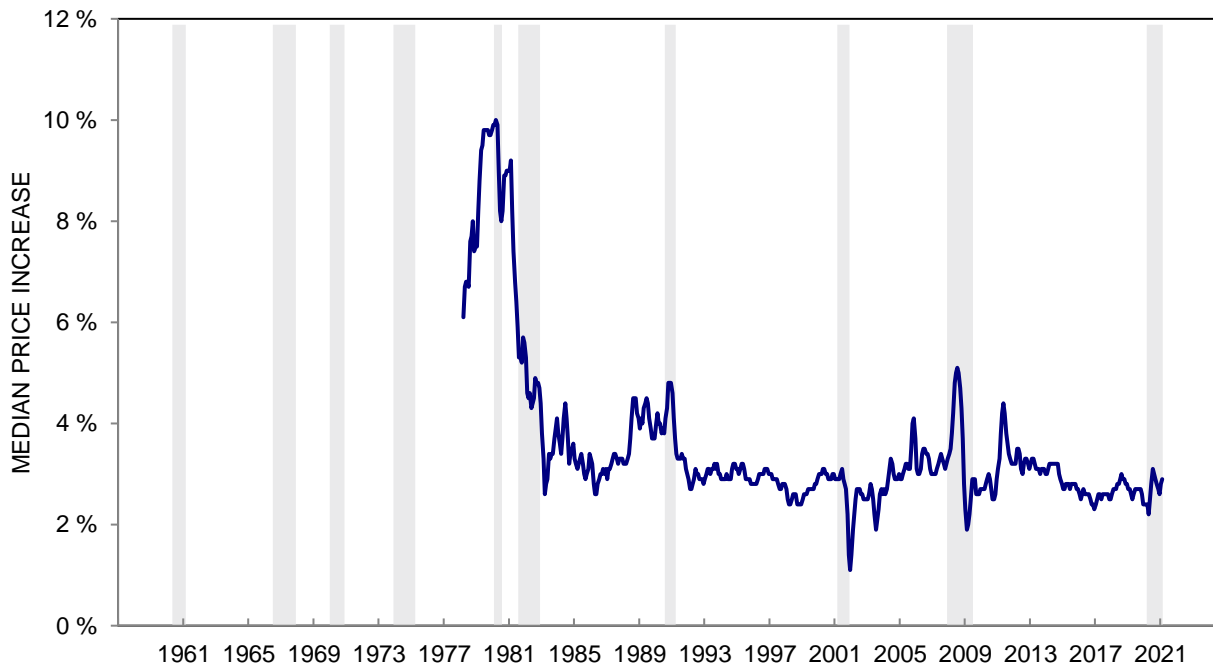


TABLE 33

EXPECTED CHANGE IN PRICES DURING THE NEXT 5 YEARS

	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021
DOWN	3%	3%	5%	6%	5%	5%	5%	3%	5%	4%	4%	6%	4%
SAME	3	3	5	4	5	3	4	4	4	3	2	2	2
WILL GO UP BY:													
1-2%	43	43	37	31	35	34	32	35	39	39	37	33	34
3-4%	26	28	26	30	28	30	30	29	30	27	28	27	27
5%	9	9	12	10	11	10	13	13	8	11	9	11	12
6-9%	2	2	3	3	3	3	4	3	2	2	3	5	4
10-14%	3	3	3	4	2	3	4	4	2	4	4	3	5
15% or more	1	1	*	1	*	*	*	*	1	*	1	1	1
DK how much up	9	7	8	10	9	11	7	8	7	8	11	11	10
DK, NA	1	1	1	1	2	1	1	1	2	2	1	1	1
TOTAL CASES	100% 620	100% 692	100% 620	100% 645	100% 615	100% 603	100% 660	100% 601	100% 605	100% 604	100% 601	100% 603	100% 604
MEDIAN INCREASE	2.3	2.3	2.5	2.7	2.5	2.6	2.7	2.7	2.4	2.5	2.5	2.7	2.7
25th PERCENTILE	1.3	1.2	1.2	1.4	1.3	1.4	1.4	1.4	1.2	1.4	1.4	1.5	1.4
75th PERCENTILE	3.4	3.3	3.8	3.9	3.5	3.7	4.1	4.0	3.3	3.5	3.6	4.0	4.5
INTERQUARTILE RANGE (75th-25th)	2.1	2.1	2.5	2.5	2.1	2.3	2.7	2.6	2.1	2.1	2.2	2.5	3.1
MEAN INCREASE	2.7	2.6	2.7	2.9	2.6	2.8	2.9	3.0	2.6	2.9	2.9	3.0	3.2
VARIANCE	7	6	7	9	6	7	7	7	8	6	7	9	8

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

All	2.3	2.4	2.4	2.5	2.6	2.6	2.6	2.7	2.6	2.5	2.5	2.6	2.6
Age 18 to 44	2.3	2.4	2.3	2.4	2.4	2.4	2.4	2.5	2.4	2.3	2.2	2.4	2.5
Age 45 to 64	2.4	2.4	2.4	2.5	2.5	2.6	2.6	2.7	2.6	2.5	2.5	2.6	2.7
Age 65+	2.4	2.4	2.5	2.6	2.7	2.7	2.8	2.8	2.8	2.8	2.7	2.8	2.8
Income Bottom Third	2.6	2.6	2.6	2.7	2.7	2.9	2.9	2.9	2.8	2.7	2.6	2.8	2.8
Income Middle Third	2.4	2.4	2.4	2.3	2.4	2.4	2.6	2.7	2.5	2.4	2.4	2.6	2.6
Income Top Third	2.2	2.2	2.2	2.4	2.5	2.5	2.5	2.5	2.5	2.4	2.4	2.4	2.5

The questions were: "What about the outlook for prices over the next 5 to 10 years? Do you think prices will be higher, about the same, or lower, 5 to 10 years from now?" and "By about what percent per year do you expect prices to go (up/down) on the average, during the next 5 to 10 years?"

*: Less than half of one percent.

CHART 33: EXPECTED CHANGE IN PRICES DURING THE NEXT 5 YEARS

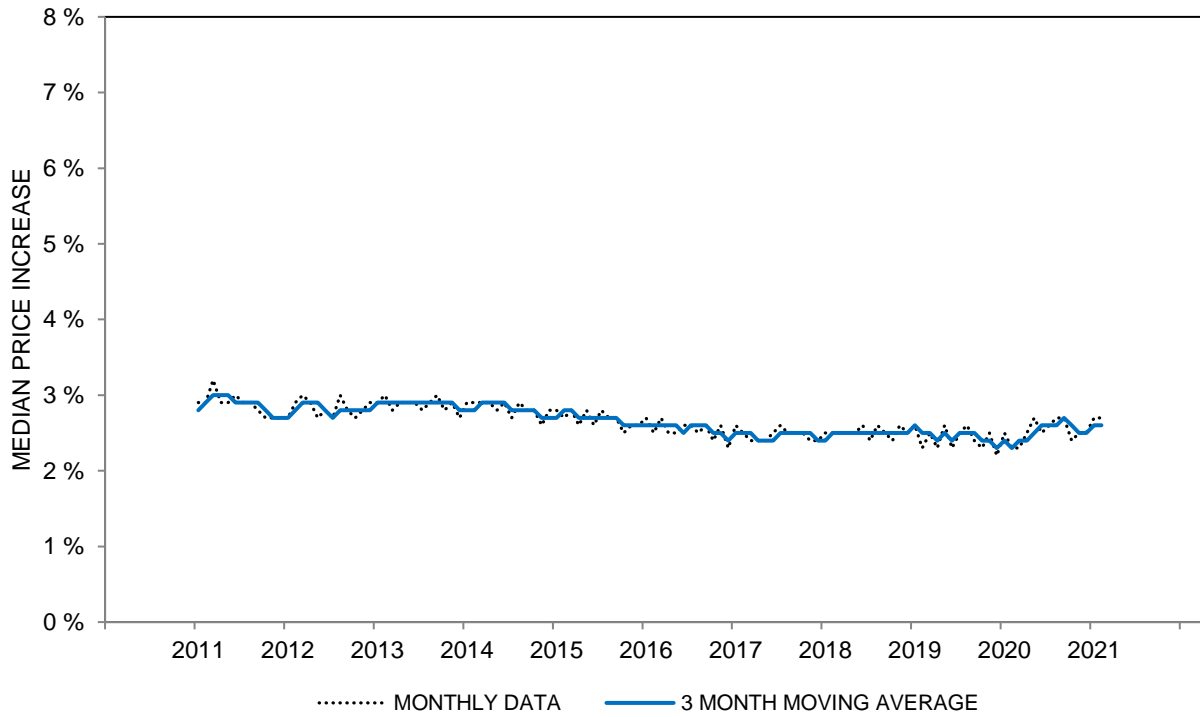


CHART 33: EXPECTED CHANGE IN PRICES DURING THE NEXT 5 YEARS

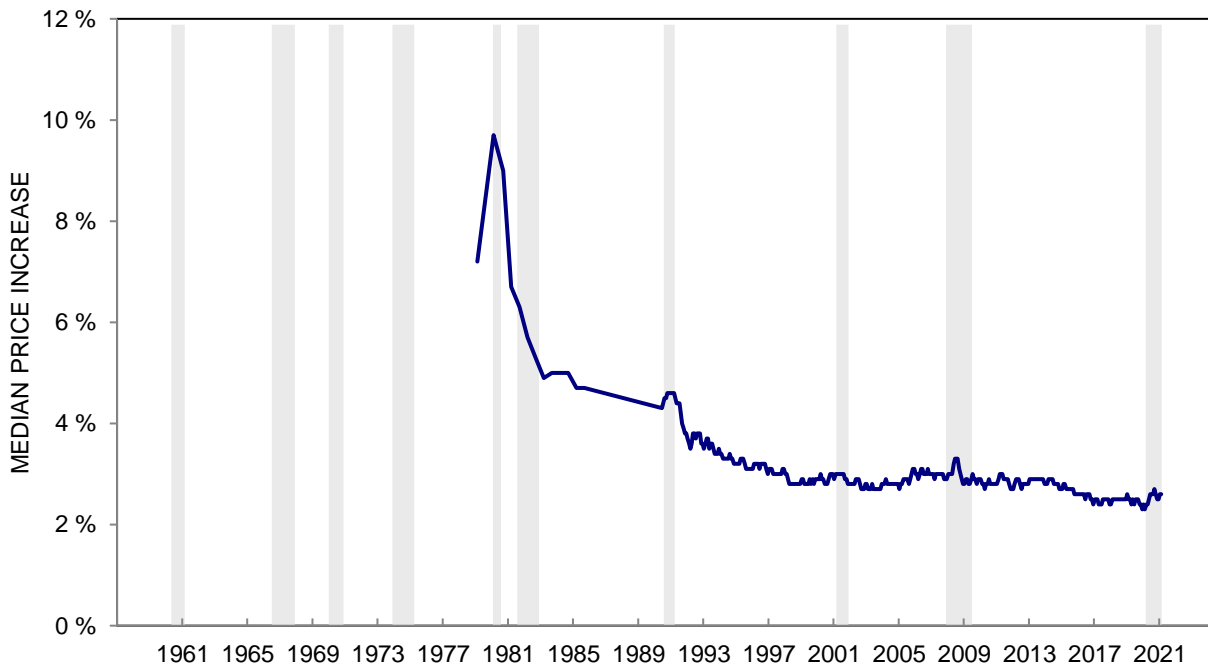


TABLE 34**OPINIONS ABOUT THE GOVERNMENT'S ECONOMIC POLICY**

	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021
A GOOD JOB	40%	41%	33%	28%	26%	29%	25%	31%	22%	25%	22%	21%	21%
ONLY FAIR	33	32	31	31	32	32	30	26	33	31	32	30	37
A POOR JOB	26	26	33	37	39	36	44	41	42	42	44	47	37
DK, NA	1	1	3	4	3	3	1	2	3	2	2	2	5
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
CASES	620	692	620	645	615	603	660	601	605	604	601	603	604
INDEX SCORE	114	115	100	91	87	93	81	90	80	83	78	74	84

**OPINIONS ABOUT THE GOVERNMENT'S ECONOMIC POLICY - INDEX SCORE
THREE MONTH MOVING AVERAGES**

All	110	112	110	102	93	90	87	88	84	84	80	78	79
Age 18 to 44	93	97	98	90	82	81	79	80	75	75	71	69	73
Age 45 to 64	123	124	117	109	99	99	95	96	90	90	86	84	83
Age 65+	116	115	117	110	102	92	89	89	89	91	87	84	81
Income Bottom Third	95	99	98	92	84	84	81	81	78	77	74	75	81
Income Middle Third	112	115	113	105	94	89	86	90	87	90	84	78	70
Income Top Third	120	119	116	109	99	96	89	89	85	84	81	79	84

The question was: "As to the economic policy of the government -- I mean steps taken to fight inflation or unemployment -- would you say the government is doing a good job, only fair, or a poor job?"

*: Less than half of one percent. Index Score is the percent favorable minus the percent unfavorable plus 100

CHART 34: OPINIONS ABOUT THE GOVERNMENT'S ECONOMIC POLICY

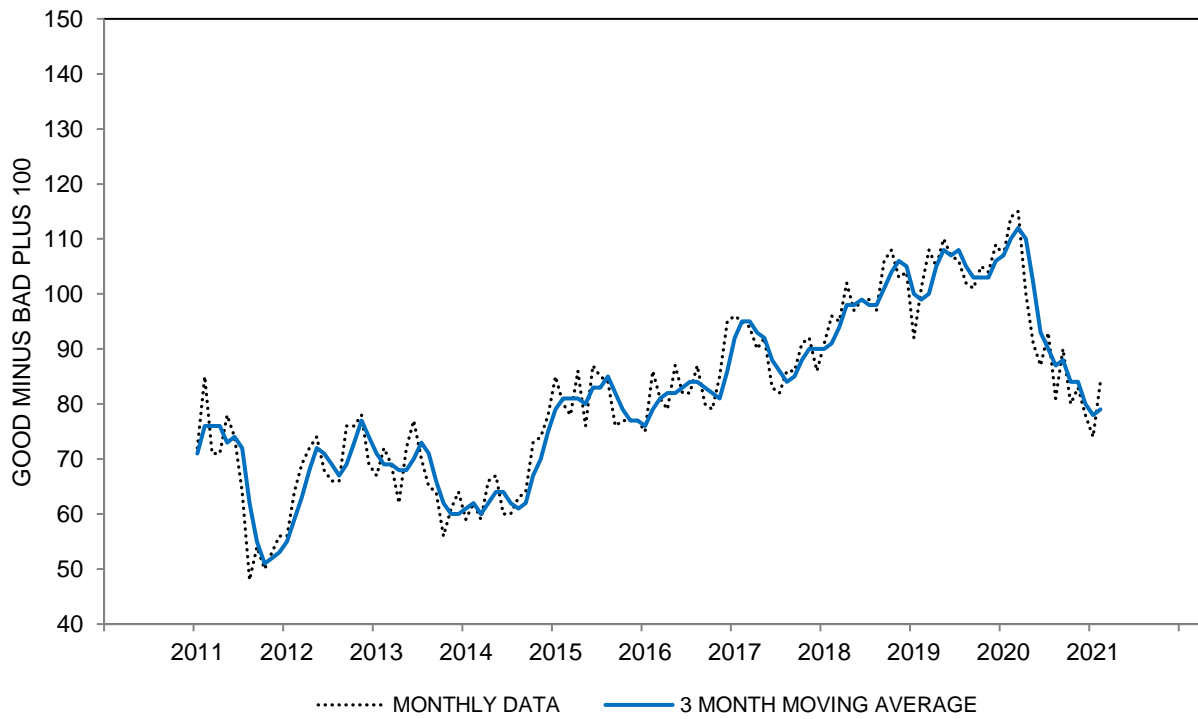


CHART 34: OPINIONS ABOUT THE GOVERNMENT'S ECONOMIC POLICY

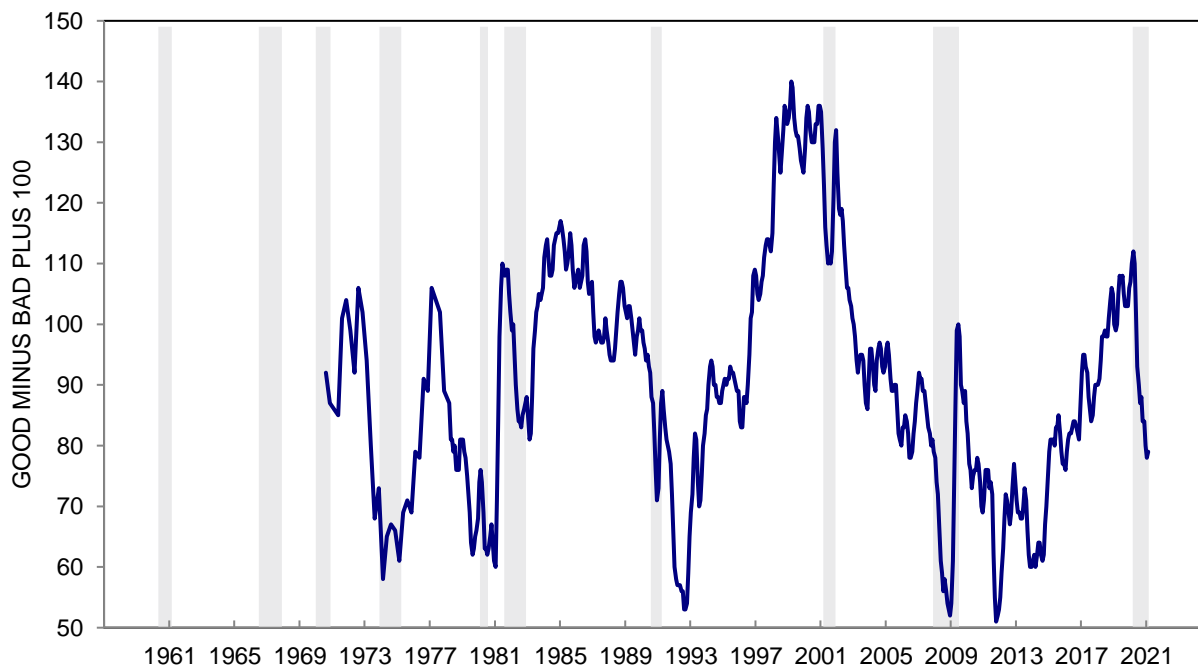


TABLE 35**BUYING CONDITIONS FOR LARGE HOUSEHOLD DURABLES**

	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021
GOOD TIME TO BUY	75%	68%	41%	51%	55%	51%	51%	54%	51%	54%	57%	55%	54%
UNCERTAIN, DEPENDS	7	5	4	3	5	4	4	6	7	6	5	5	5
BAD TIME TO BUY	18	27	55	46	40	45	45	40	42	40	38	40	41
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
CASES	620	692	620	645	615	603	660	601	605	604	601	603	604
INDEX SCORE	157	141	86	105	115	106	106	114	109	114	119	115	113

**BUYING CONDITIONS FOR LARGE HOUSEHOLD DURABLES - INDEX SCORE
THREE MONTH MOVING AVERAGES**

All	161	154	128	111	102	109	109	109	110	112	114	116	116
Age 18 to 44	152	146	122	105	97	104	103	101	106	110	112	112	111
Age 45 to 64	166	154	129	114	102	104	104	107	107	107	110	114	113
Age 65+	170	164	137	116	110	122	124	123	117	122	120	124	125
Income Bottom Third	154	152	126	105	94	103	107	106	105	104	107	107	111
Income Middle Third	163	155	131	112	104	106	109	107	115	116	116	113	112
Income Top Third	168	156	127	115	106	116	109	113	109	117	119	128	125

The question was: "About the big things people buy for their homes -- such as furniture, a refrigerator, stove, television, and things like that. Generally speaking, do you think now is a good time or a bad time for people to buy major household items?"

*: Less than half of one percent. Index Score is the percent favorable minus the percent unfavorable plus 100

CHART 35: BUYING CONDITIONS FOR LARGE HOUSEHOLD DURABLES

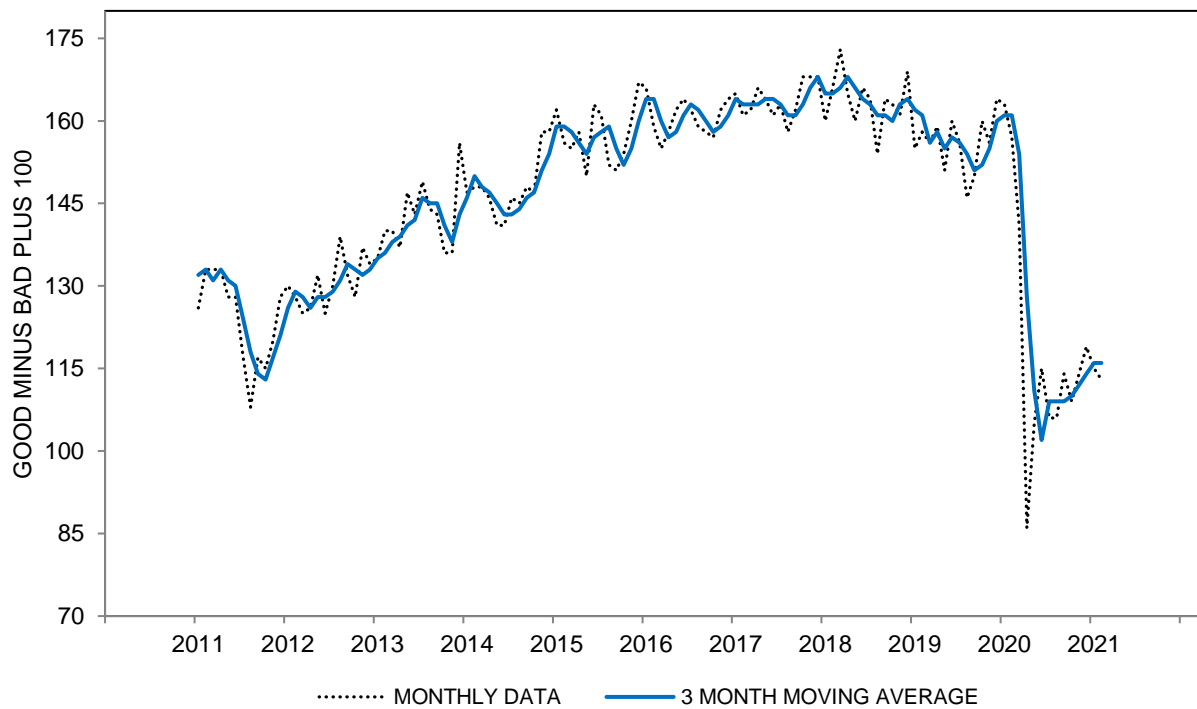


CHART 35: BUYING CONDITIONS FOR LARGE HOUSEHOLD DURABLES

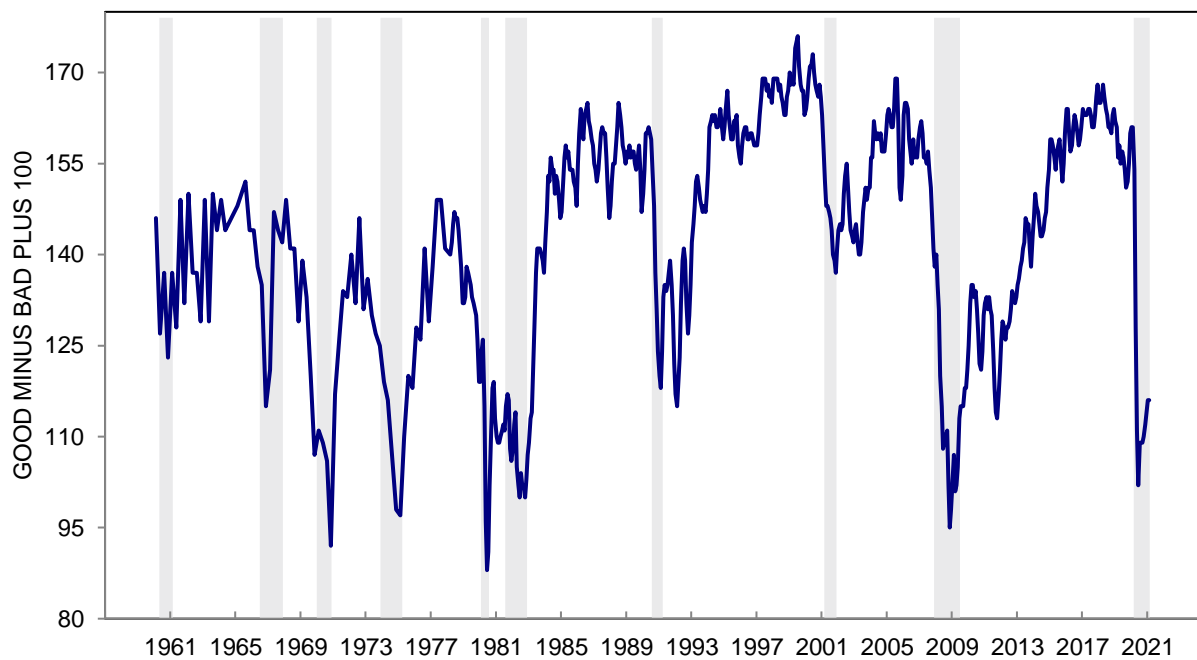


TABLE 36

**SELECTED REASONS FOR OPINIONS ABOUT BUYING CONDITIONS
FOR LARGE HOUSEHOLD DURABLES**

	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021
GOOD TIME TO BUY													
Prices are low; good buys available	34%	32%	30%	38%	39%	33%	30%	31%	28%	31%	35%	29%	25%
Prices won't come down; are going higher	11	7	1	2	5	4	3	4	3	4	3	5	7
Interest rates are low	11	9	8	6	7	7	8	9	8	9	8	8	9
Borrow-in-advance of rising interest rates	*	*	*	*	*	*	*	*	*	*	*	*	*
Times are good; prosperity	21	20	3	4	5	4	6	7	9	7	7	8	10
BAD TIME TO BUY													
Prices are high	10	8	5	6	8	7	11	10	10	10	8	9	9
Interest rates are high; credit is tight	2	2	3	1	3	4	3	2	3	3	2	1	2
Times are bad; can't afford to buy	4	7	19	17	14	14	15	11	15	15	14	12	13
Bad times ahead; uncertain future	4	13	34	27	24	27	23	22	19	18	16	19	18

**SELECTED REASONS FOR OPINIONS ABOUT DURABLES BUYING CONDITIONS
PRICES LOW - PRICES HIGH (THREE MONTH MOVING AVERAGES)**

All	31	27	24	27	29	30	25	22	19	20	22	23	21
Age 18 to 44	28	23	20	21	25	25	21	16	16	17	21	21	19
Age 45 to 64	32	26	25	30	30	29	24	23	21	20	22	23	23
Age 65+	31	30	28	31	35	39	36	32	25	25	25	25	21
Income Bottom Third	28	26	23	25	26	28	24	19	16	15	20	20	21
Income Middle Third	27	24	23	24	30	30	29	27	25	24	21	21	19
Income Top Third	36	29	27	33	32	33	25	23	19	23	26	28	23

RATES LOW - RATES HIGH (THREE MONTH MOVING AVERAGES)

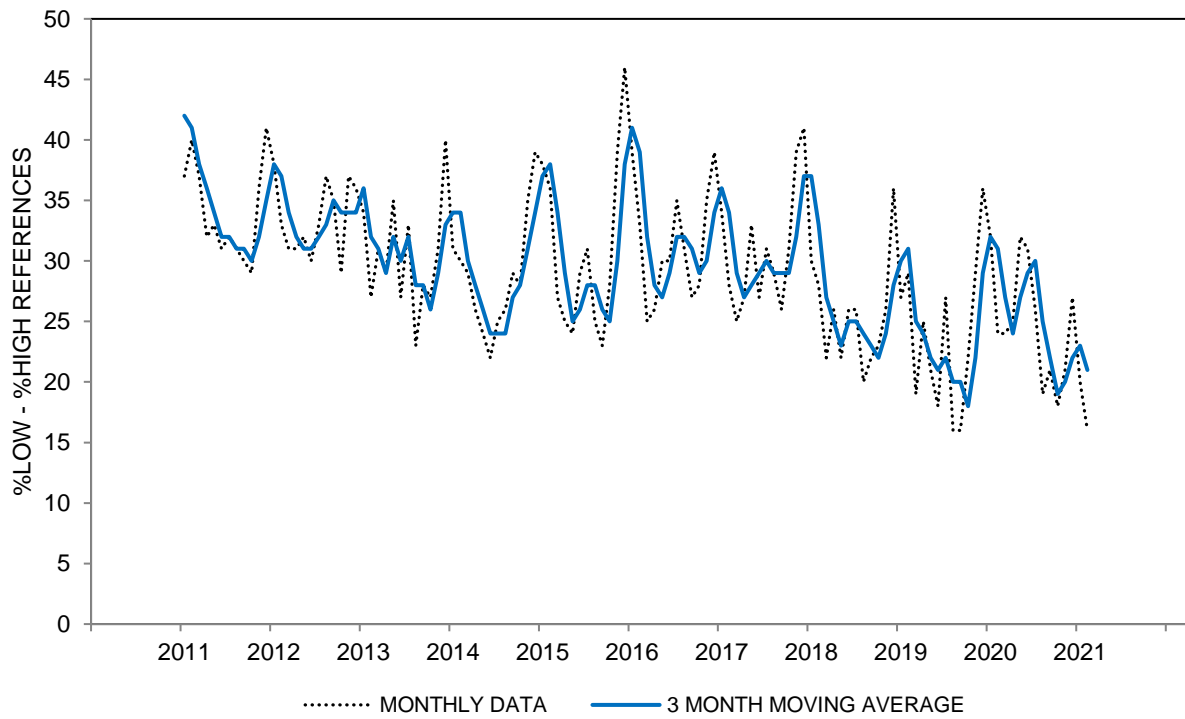
All	7	8	7	6	5	4	4	5	6	6	6	6	7
Age 18 to 44	6	5	6	5	5	5	4	5	5	5	5	5	5
Age 45 to 64	9	10	9	9	6	4	3	5	6	7	7	8	8
Age 65+	6	8	6	3	3	3	5	6	6	6	5	6	7
Income Bottom Third	3	3	3	2	1	0	1	3	5	3	2	1	2
Income Middle Third	7	7	8	5	3	2	2	3	4	4	3	4	5
Income Top Third	13	13	10	10	9	10	9	10	9	11	12	14	13

Response to the query: "Why do you say so?" following the question on Table 35.

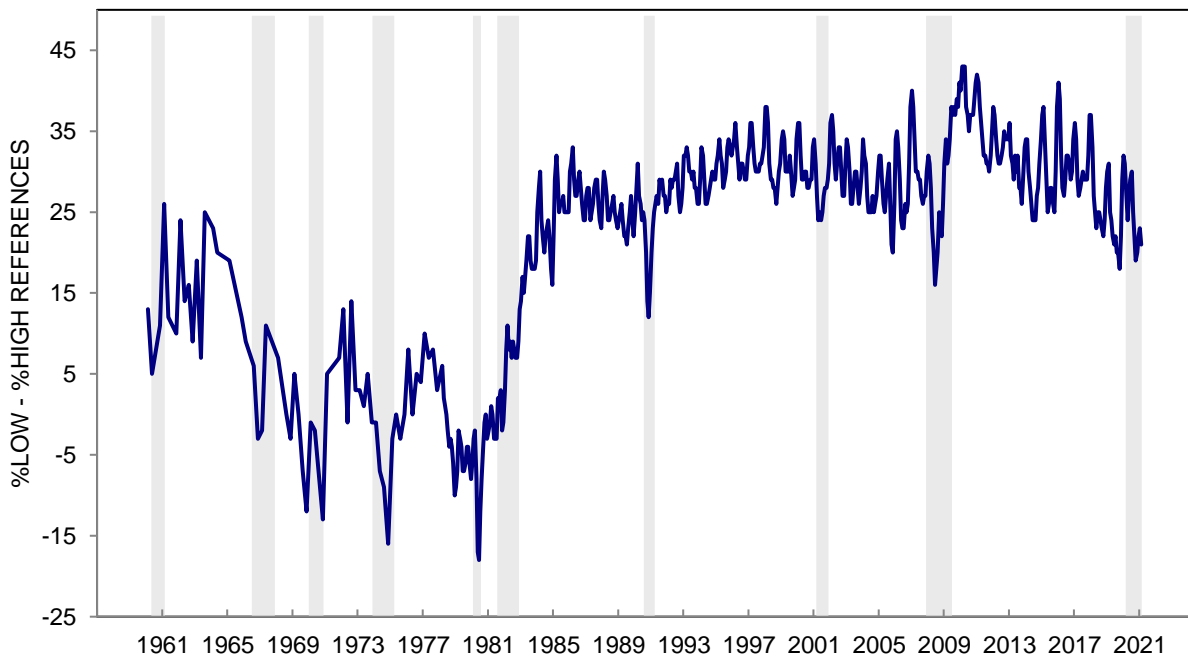
May add to more than 100% due to multiple mentions.

*: Less than half of one percent.

**CHART 36A: PRICE REASONS FOR LARGE HOUSEHOLD DURABLES
(%LOW PRICES - %HIGH PRICES)**



**CHART 36A: PRICE REASONS FOR LARGE HOUSEHOLD DURABLES
(%LOW PRICES - %HIGH PRICES)**



**CHART 36B: ADVANCE BUYING RATIONALES FOR LARGE HOUSEHOLD DURABLES
(Three Month Moving Averages)**

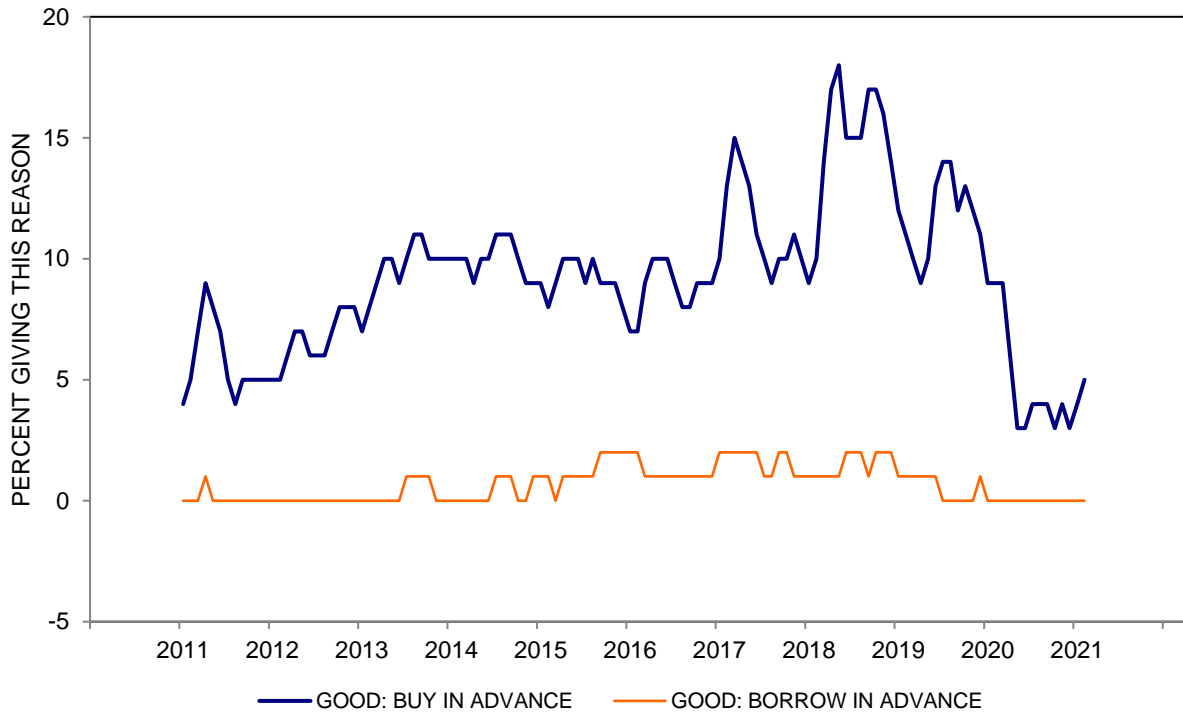
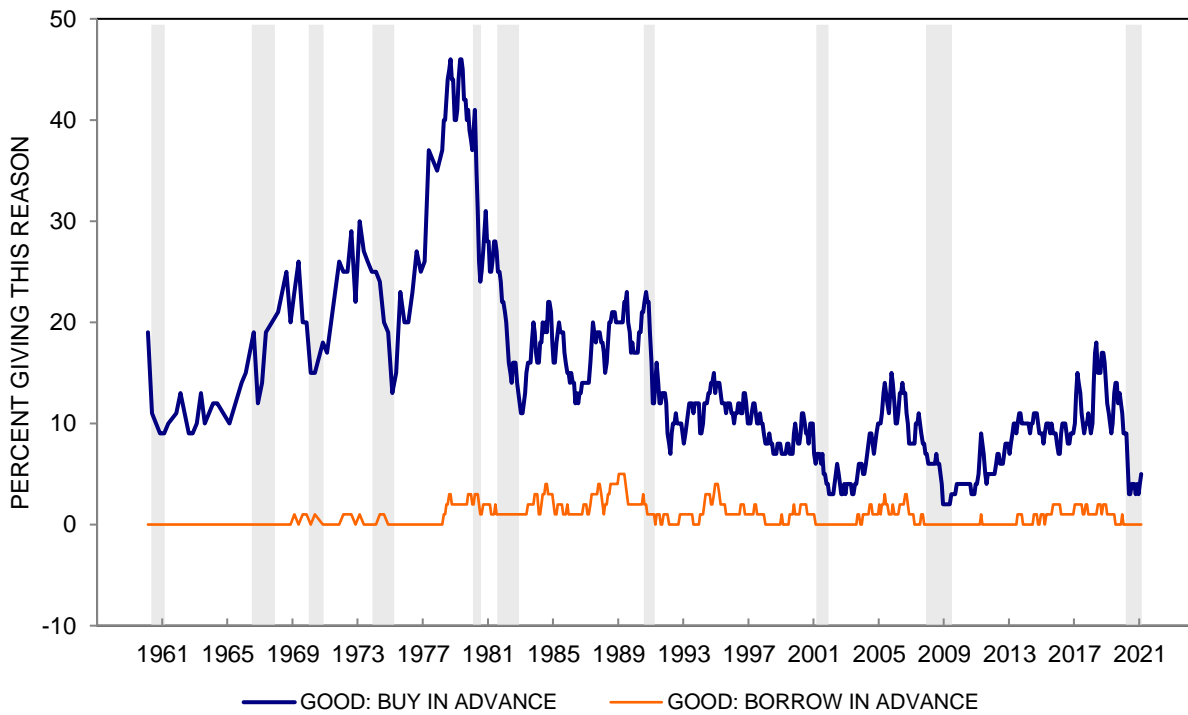
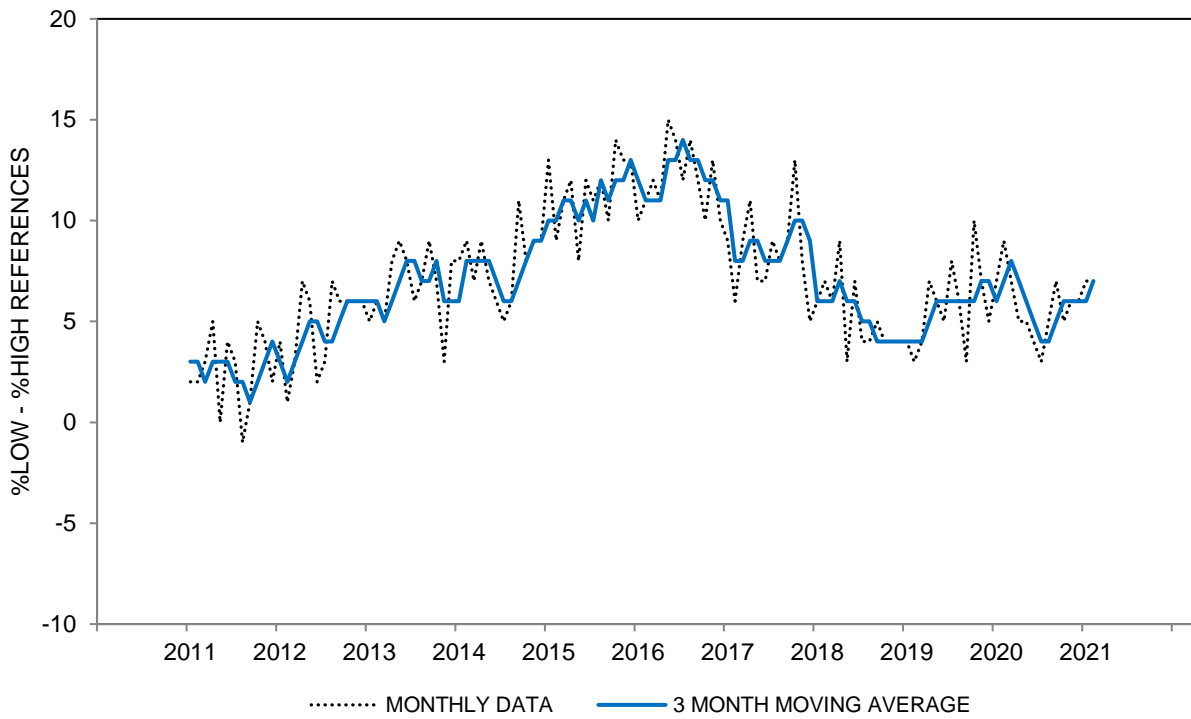


CHART 36B: ADVANCE BUYING RATIONALES FOR LARGE HOUSEHOLD DURABLES



**CHART 36C: INTEREST RATE REASONS FOR LARGE HOUSEHOLD DURABLES
(%LOW INTEREST RATES - %HIGH INTEREST RATES)**



**CHART 36C: INTEREST RATE REASONS FOR LARGE HOUSEHOLD DURABLES
(%LOW INTEREST RATES - %HIGH INTEREST RATES)**

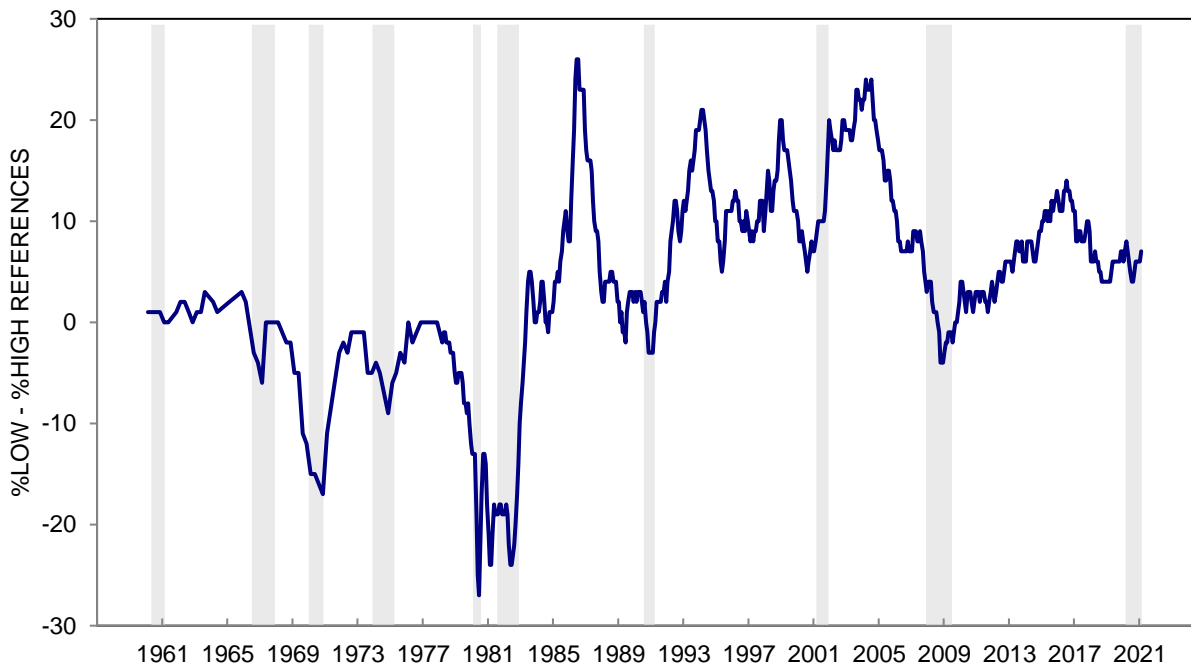


CHART 36D: ECONOMIC UNCERTAINTY REASONS FOR LARGE HOUSEHOLD DURABLES
 (%TIMES ARE GOOD - %TIMES ARE BAD)

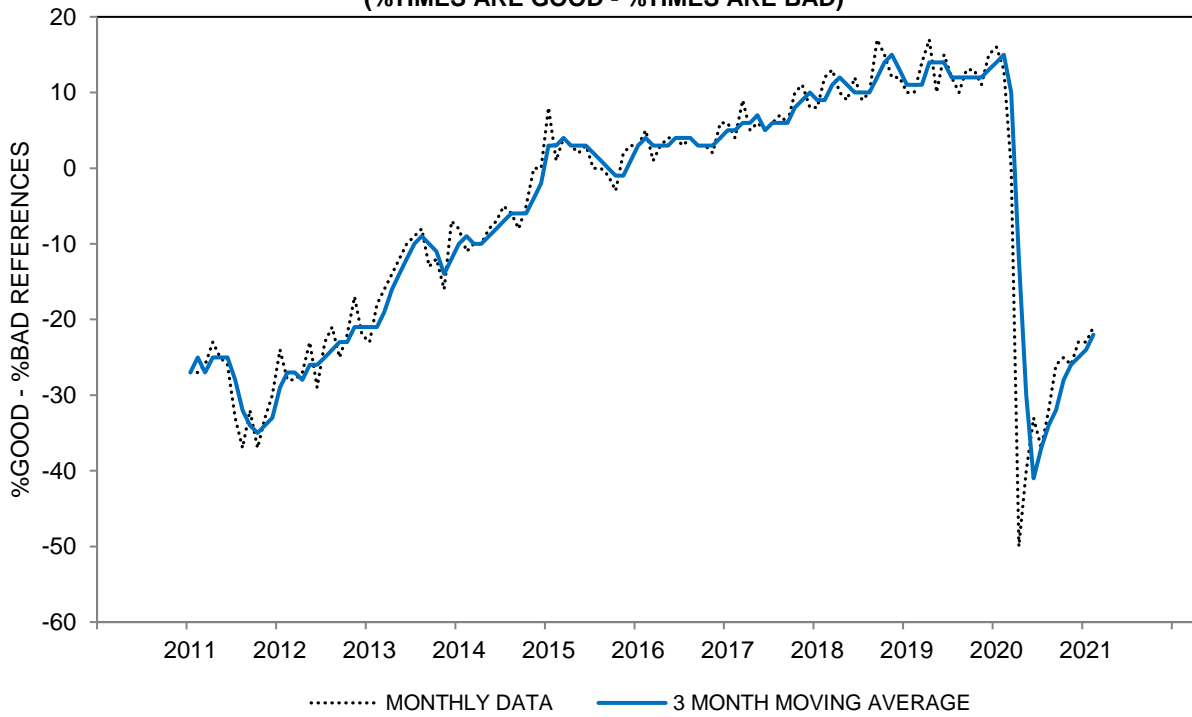
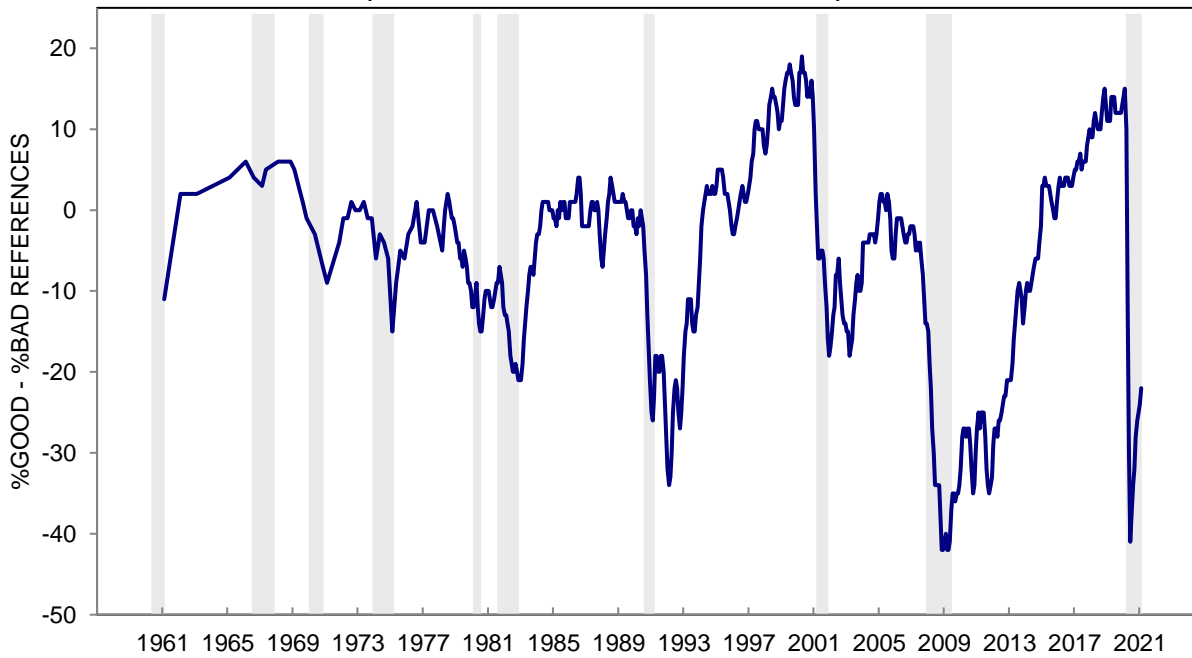


CHART 36D: ECONOMIC UNCERTAINTY REASONS FOR LARGE HOUSEHOLD DURABLES
 (%TIMES ARE GOOD - %TIMES ARE BAD)



This Page
Intentionally
Left Blank

TABLE 37**BUYING CONDITIONS FOR VEHICLES**

	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021
GOOD TIME TO BUY	63%	62%	57%	64%	68%	61%	61%	61%	57%	57%	58%	56%	53%
UNCERTAIN, DEPENDS	8	6	2	3	4	2	3	5	5	7	5	5	3
BAD TIME TO BUY	29	32	41	33	28	37	36	34	38	36	37	39	44
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
CASES	620	692	620	645	615	603	660	601	605	604	601	603	604
INDEX SCORE	134	130	116	131	140	124	125	127	119	121	121	117	109

**BUYING CONDITIONS FOR VEHICLES - INDEX SCORE
THREE MONTH MOVING AVERAGES**

All	133	131	127	126	129	132	130	125	124	122	120	120	116
Age 18 to 44	122	121	119	119	121	125	123	117	117	117	117	115	113
Age 45 to 64	138	133	131	132	134	132	130	125	126	123	120	114	110
Age 65+	145	142	132	128	135	141	139	138	131	130	127	135	131
Income Bottom Third	119	119	117	109	111	114	119	111	112	108	112	110	103
Income Middle Third	136	135	128	129	131	132	129	128	130	129	120	118	115
Income Top Third	144	139	135	140	146	149	141	137	132	134	133	136	132

The question was: "Speaking now of the automobile market -- do you think the next 12 months or so will be a good time or a bad time to buy a new vehicle, such as a car, pickup, van, or sport utility vehicle?"

*: Less than half of one percent. Index Score is the percent favorable minus the percent unfavorable plus 100

CHART 37: BUYING CONDITIONS FOR VEHICLES

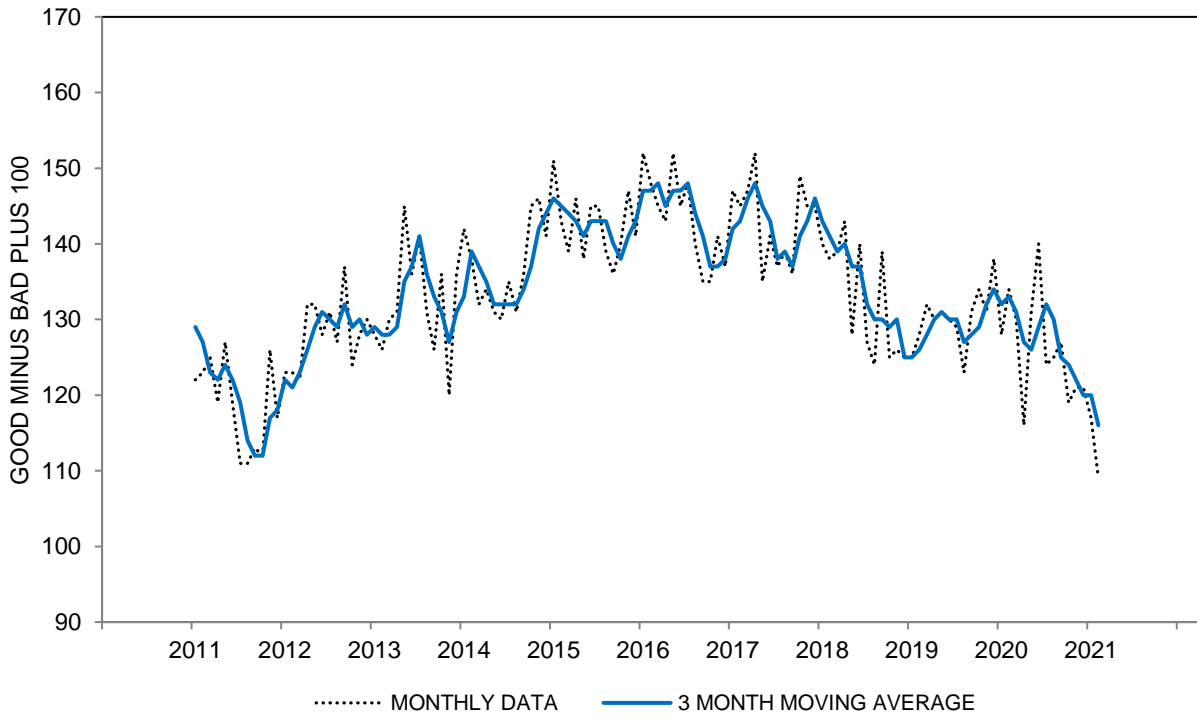


CHART 37: BUYING CONDITIONS FOR VEHICLES

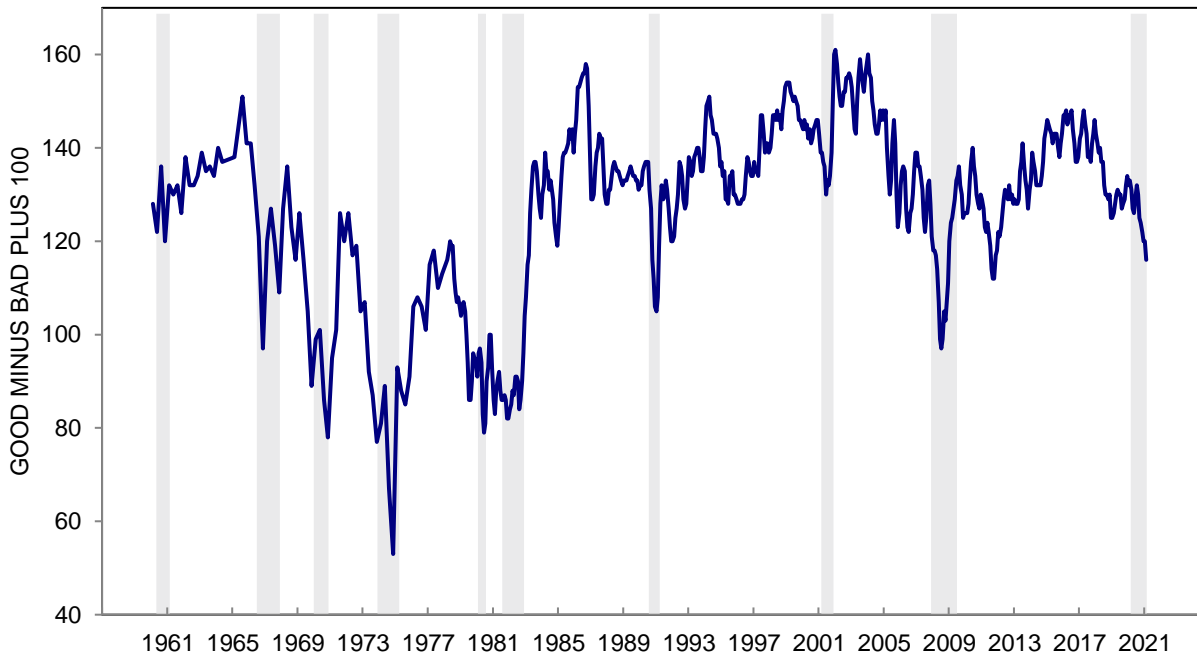


TABLE 38

SELECTED REASONS FOR OPINIONS ABOUT BUYING CONDITIONS FOR VEHICLES

	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021
GOOD TIME TO BUY													
Prices are low; good buys available	23%	26%	42%	52%	49%	43%	40%	37%	35%	33%	35%	32%	28%
Prices won't come down; are going higher	6	3	1	1	2	1	1	3	1	2	1	2	3
Interest rates are low	19	22	19	25	28	22	25	25	24	23	24	20	20
Borrow-in-advance of rising interest rates	1	*	*	*	*	*	*	*	*	*	1	*	1
Times are good; prosperity	18	14	5	3	4	4	5	7	7	6	6	9	6
New fuel efficient model	2	1	*	*	*	*	*	1	*	1	1	*	1
BAD TIME TO BUY													
Prices are high	19	15	7	8	6	10	10	11	12	9	11	14	16
Interest rates are high; credit is tight	3	2	6	6	4	6	5	2	4	5	4	4	6
Times are bad; can't afford to buy	4	5	15	13	10	12	12	10	14	14	14	12	14
Bad times ahead; uncertain future	4	9	23	15	15	18	18	14	13	13	13	14	15
Price of gas; shortages	*	1	*	*	*	*	*	*	*	*	1	*	1
Poor selection; quality	4	4	1	1	1	1	2	1	1	1	1	3	1

**SELECTED REASONS FOR OPINIONS ABOUT VEHICLE BUYING CONDITIONS
PRICES LOW - PRICES HIGH (THREE MONTH MOVING AVERAGES)**

All	3	5	17	30	41	40	35	30	26	24	24	22	18
Age 18 to 44	-2	-1	11	25	35	35	30	20	19	18	20	18	13
Age 45 to 64	5	9	19	34	43	42	39	34	30	27	26	23	18
Age 65+	10	11	22	33	45	44	39	37	31	29	26	27	25
Income Bottom Third	-1	0	9	20	29	28	26	20	20	17	20	15	10
Income Middle Third	1	7	18	31	41	40	36	32	29	28	24	24	19
Income Top Third	9	10	23	40	52	53	46	39	32	29	29	28	26

RATES LOW - RATES HIGH (THREE MONTH MOVING AVERAGES)

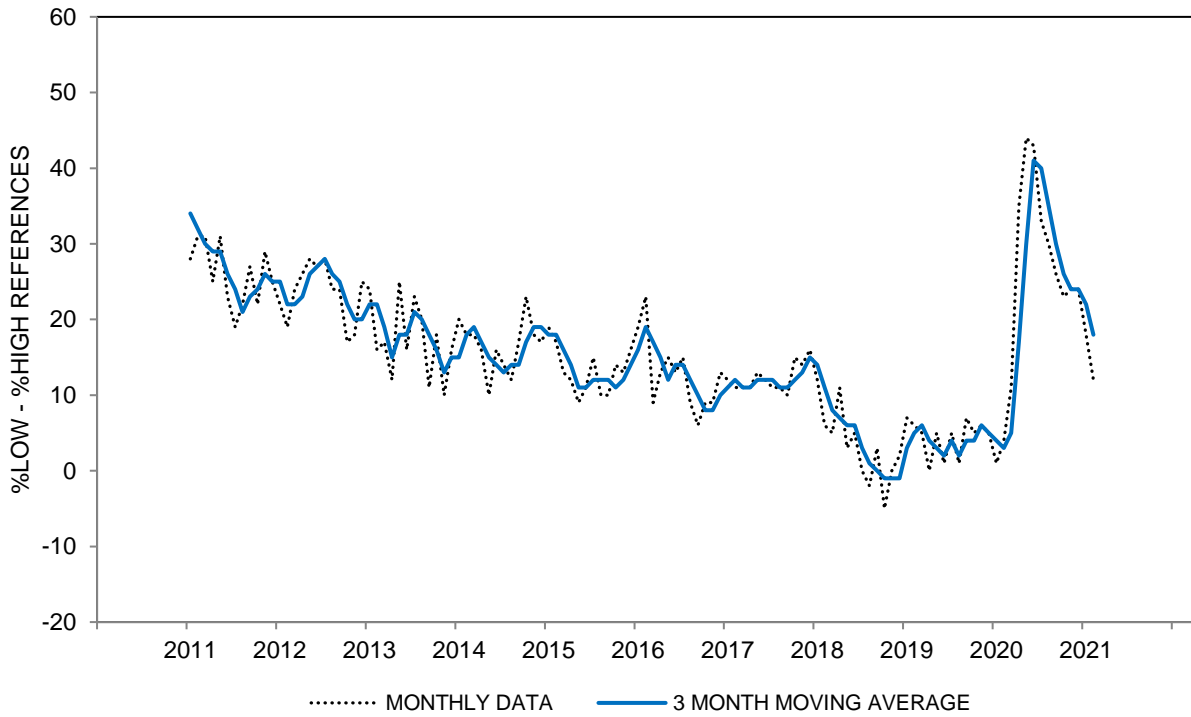
All	15	17	16	17	19	20	20	20	21	20	19	18	17
Age 18 to 44	11	13	13	15	17	20	20	20	19	19	19	17	18
Age 45 to 64	20	21	22	23	24	22	22	20	24	23	23	20	18
Age 65+	14	15	14	14	16	18	19	19	20	18	15	15	14
Income Bottom Third	6	9	8	8	9	9	12	12	14	11	13	11	11
Income Middle Third	16	18	19	21	23	22	21	18	21	20	19	17	16
Income Top Third	24	24	21	26	26	29	26	30	29	31	27	26	23

Response to the query: "Why do you say so?" following the question on Table 37.

May add to more than 100% due to multiple mentions.

*: Less than half of one percent.

**CHART 38A: PRICE REASONS FOR BUYING CONDITIONS FOR VEHICLES
(%LOW PRICES - %HIGH PRICES)**



**CHART 38A: PRICE REASONS FOR BUYING CONDITIONS FOR VEHICLES
(%LOW PRICES - %HIGH PRICES)**

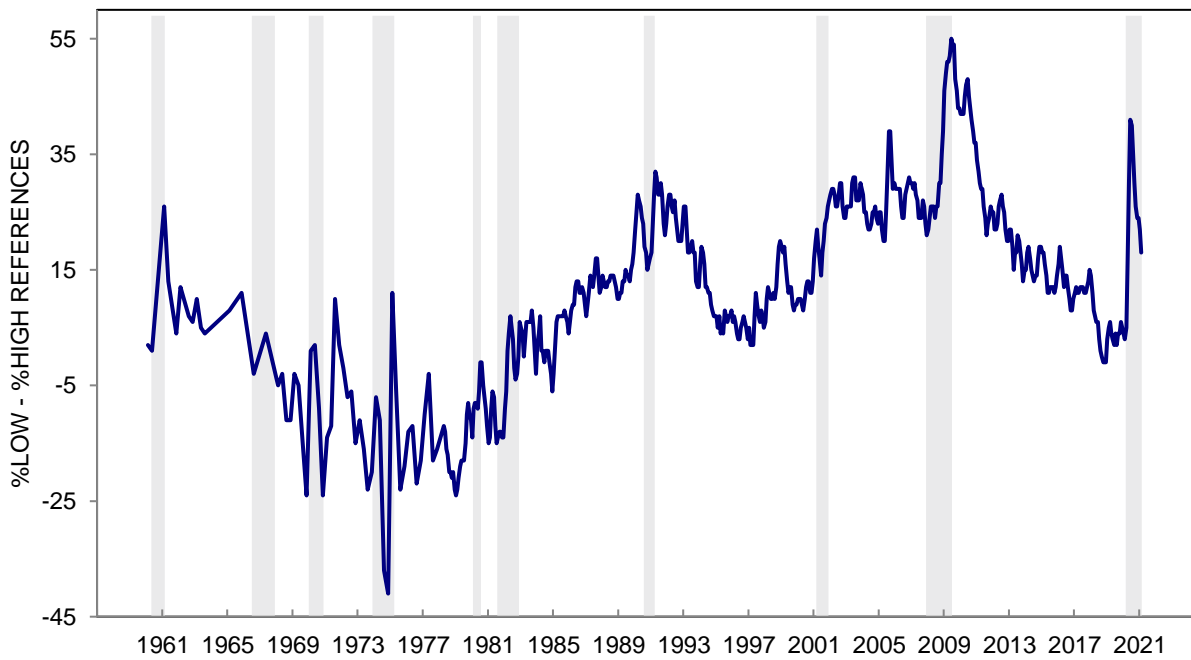


CHART 38B: ADVANCE BUYING RATIONALES FOR BUYING CONDITIONS FOR VEHICLES
 (Three Month Moving Averages)

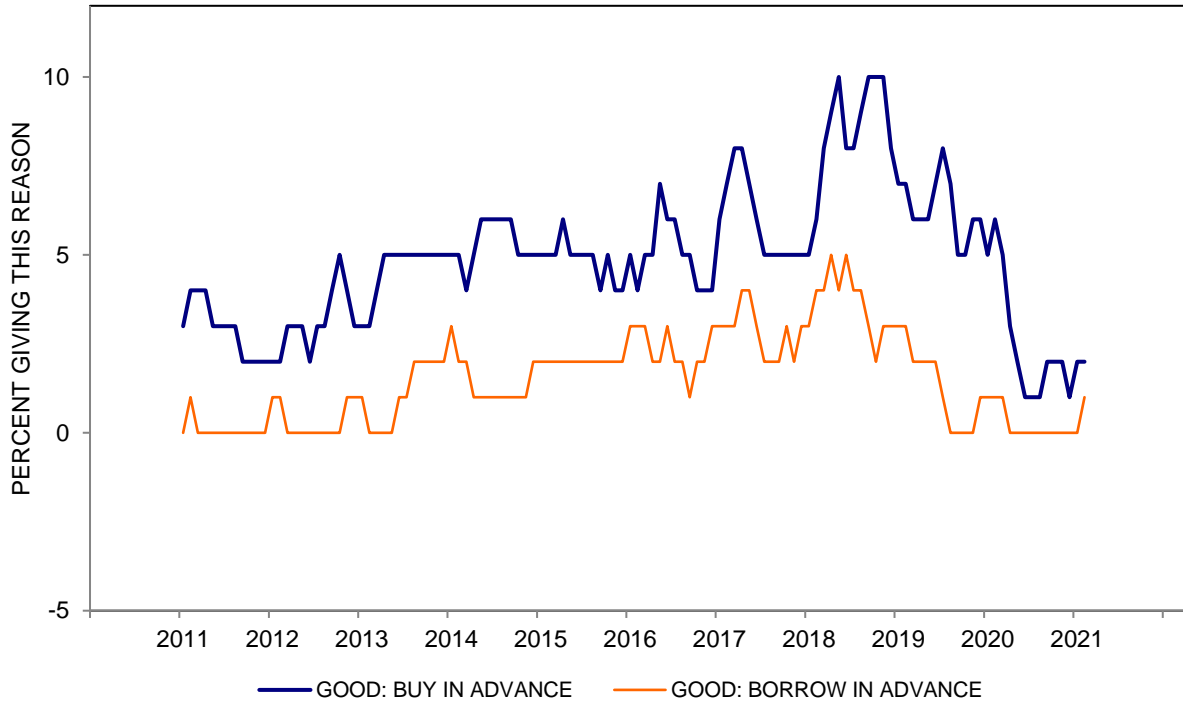
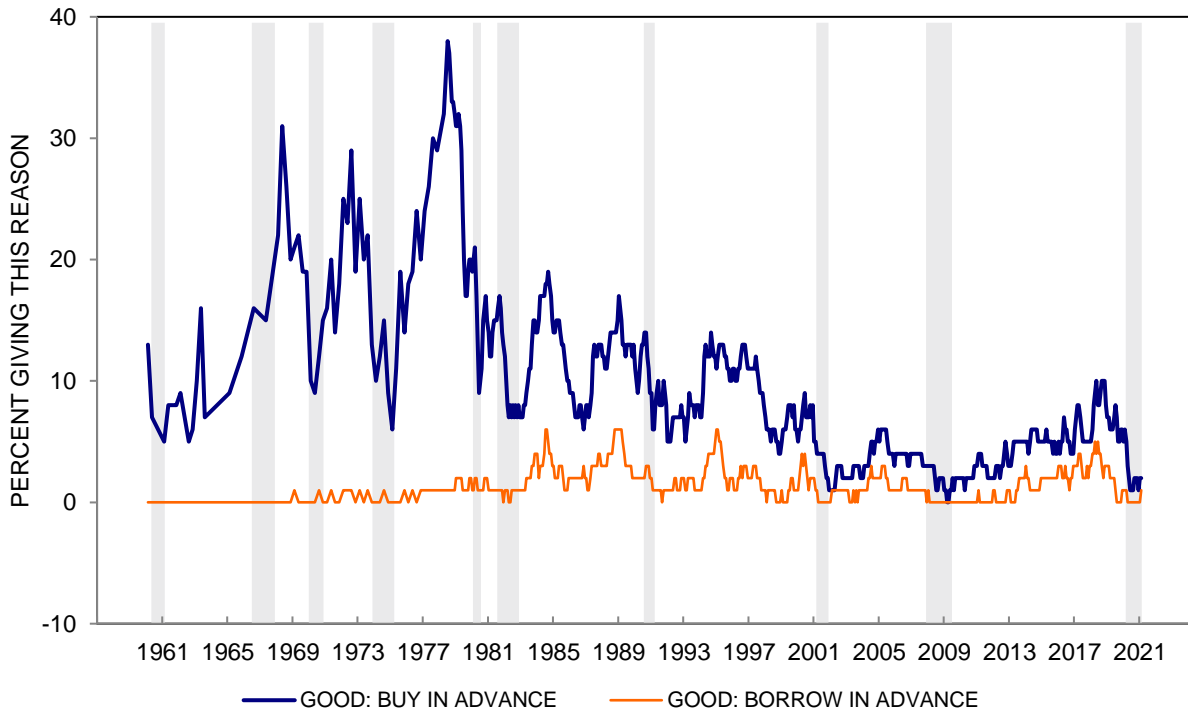
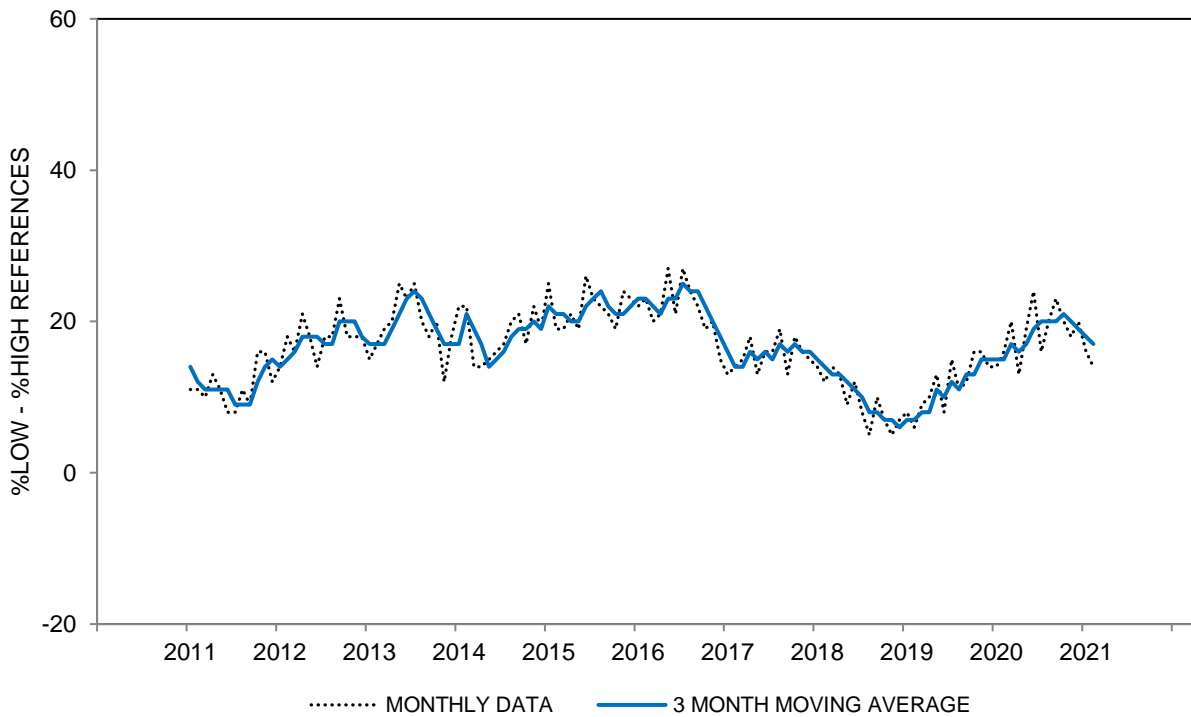


CHART 38B: ADVANCE BUYING RATIONALES FOR BUYING CONDITIONS FOR VEHICLES



**CHART 38C: INTEREST RATE REASONS FOR BUYING CONDITIONS FOR VEHICLES
(%LOW INTEREST RATES - %HIGH INTEREST RATES)**



**CHART 38C: INTEREST RATE REASONS FOR BUYING CONDITIONS FOR VEHICLES
(%LOW INTEREST RATES - %HIGH INTEREST RATES)**

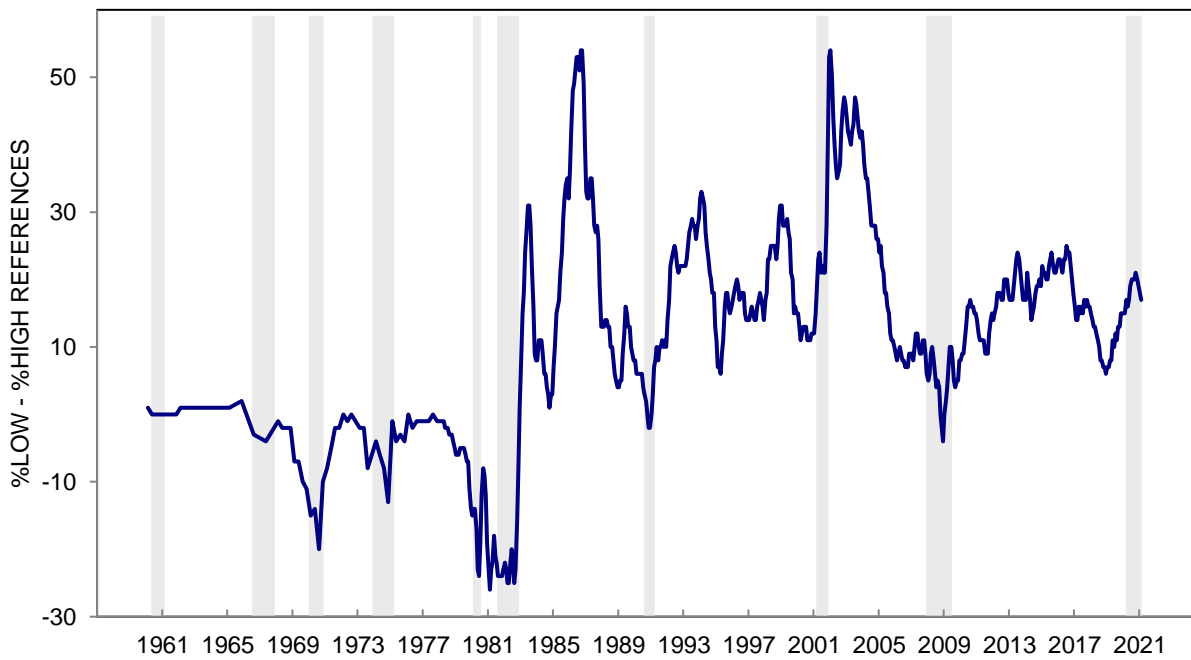


CHART 38D: ECONOMIC UNCERTAINTY REASONS FOR BUYING CONDITIONS FOR VEHICLES
(%TIMES ARE GOOD - %TIMES ARE BAD)

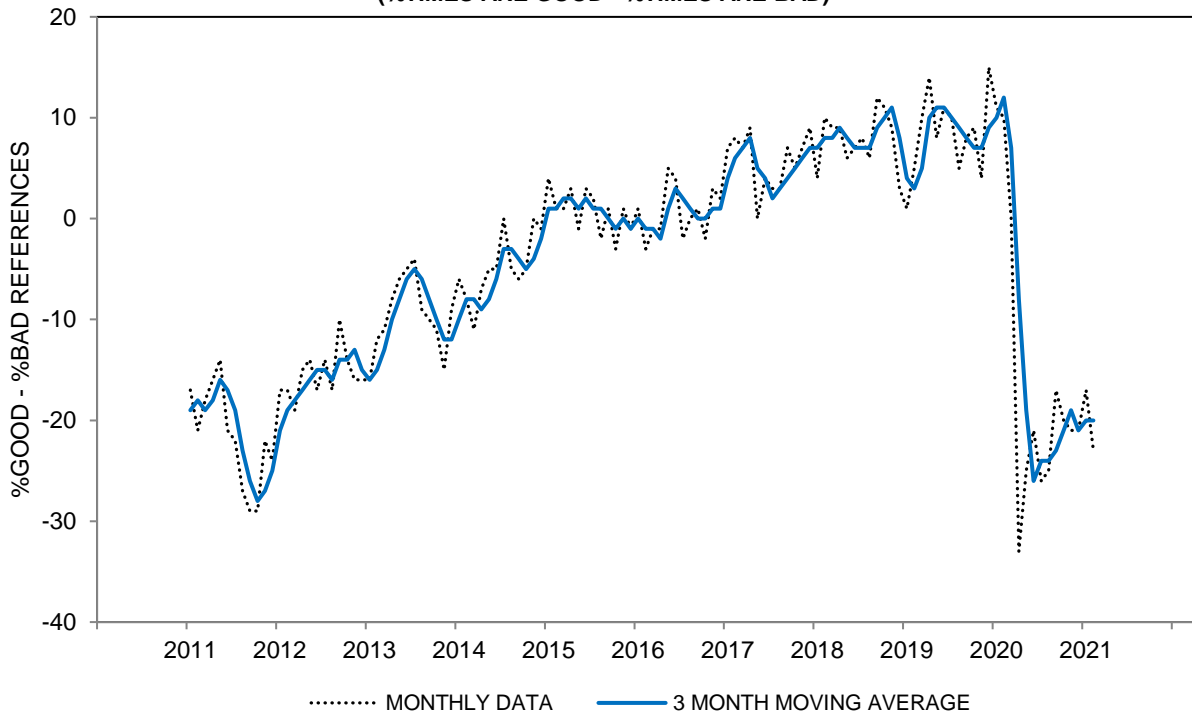
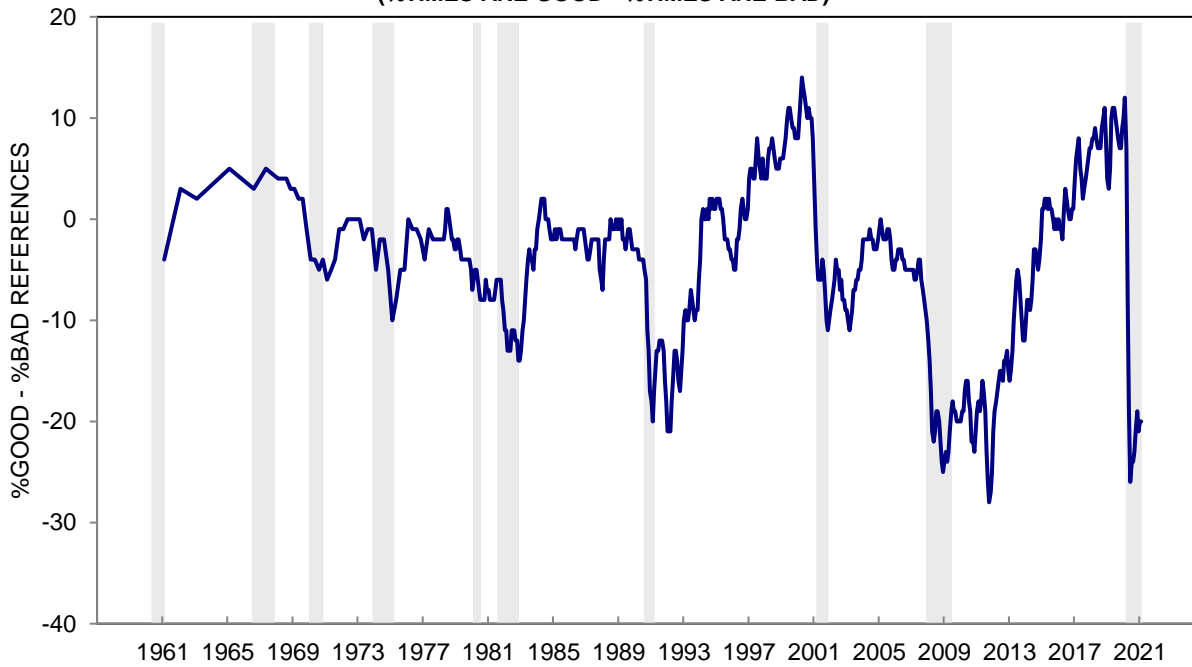


CHART 38D: ECONOMIC UNCERTAINTY REASONS FOR BUYING CONDITIONS FOR VEHICLES
(%TIMES ARE GOOD - %TIMES ARE BAD)



This Page
Intentionally
Left Blank

TABLE 39

EXPECTED CHANGE IN GASOLINE PRICES DURING THE NEXT YEAR

	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021
INCREASE	39%	33%	54%	60%	57%	46%	39%	38%	35%	37%	47%	55%	68%
REMAIN THE SAME	54	49	30	31	37	45	55	55	57	56	46	42	30
DECREASE	6	17	15	9	6	9	6	6	5	4	5	2	2
DK, NA	1	1	1	*	*	*	*	1	3	3	2	1	*
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
CASES	620	692	620	645	615	603	660	601	605	604	601	603	604
MEDIAN INCREASE (¢)	0.3	0.2	10.1	15.4	9.8	0.4	0.3	0.3	0.3	0.3	0.5	6.8	18.5
MEAN INCREASE (¢)	7.0	5.9	23.2	28.8	23.3	13.5	8.9	8.7	9.0	13.6	17.9	20.8	30.1

**EXPECTED CHANGE IN GASOLINE PRICES DURING THE NEXT YEAR - MEDIAN INCREASE
THREE MONTH MOVING AVERAGES**

All	1.7	1.7	3.5	8.6	11.8	8.5	3.5	0.3	0.3	0.3	0.4	2.5	8.6
Age 18 to 44	3.2	3.2	1.1	5.9	9.1	8.3	3.4	0.3	0.3	0.3	0.7	0.8	5.7
Age 45 to 64	1.7	1.7	5.2	11.7	14.8	9.9	3.4	0.3	0.2	0.3	0.3	4.6	11.2
Age 65+	0.3	0.2	5.8	12.2	16.5	14.1	7.7	3.5	0.3	0.3	0.3	3.9	10.4
Income Bottom Third	2.0	1.9	3.4	5.0	6.6	5.0	3.4	1.8	0.3	0.3	0.4	1.4	6.2
Income Middle Third	1.5	1.5	0.3	6.7	10.1	10.1	3.7	0.3	0.3	0.3	0.3	3.6	8.5
Income Top Third	0.3	0.3	6.3	12.9	17.3	11.2	4.6	0.3	0.3	0.3	1.3	4.0	10.6

The question was:

"Now thinking only about the next twelve months, do you think that the price of gasoline will go up during the next twelve months, will gasoline prices go down, or will they stay about the same as they are now?"
 "About how many cents per gallon do you think gasoline prices will (increase/decrease) during the next twelve months compared to now?"

CHART 39: EXPECTED CHANGE IN GASOLINE PRICES DURING THE NEXT YEAR

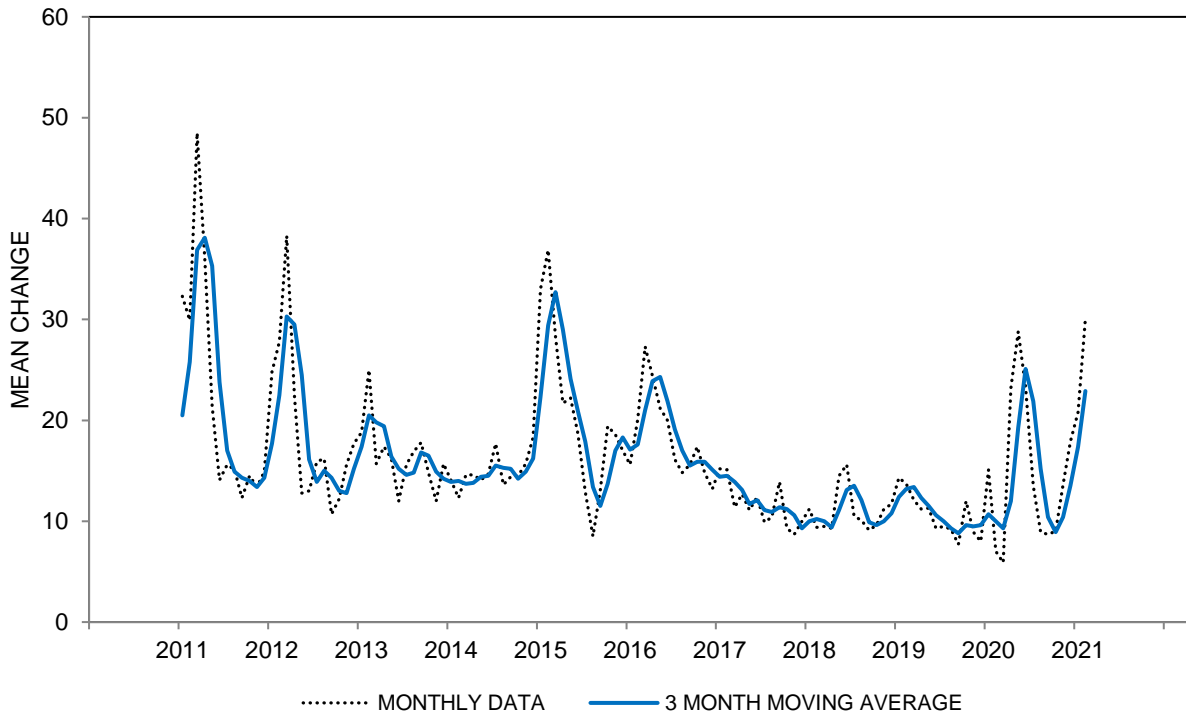


CHART 39: EXPECTED CHANGE IN GASOLINE PRICES DURING THE NEXT YEAR

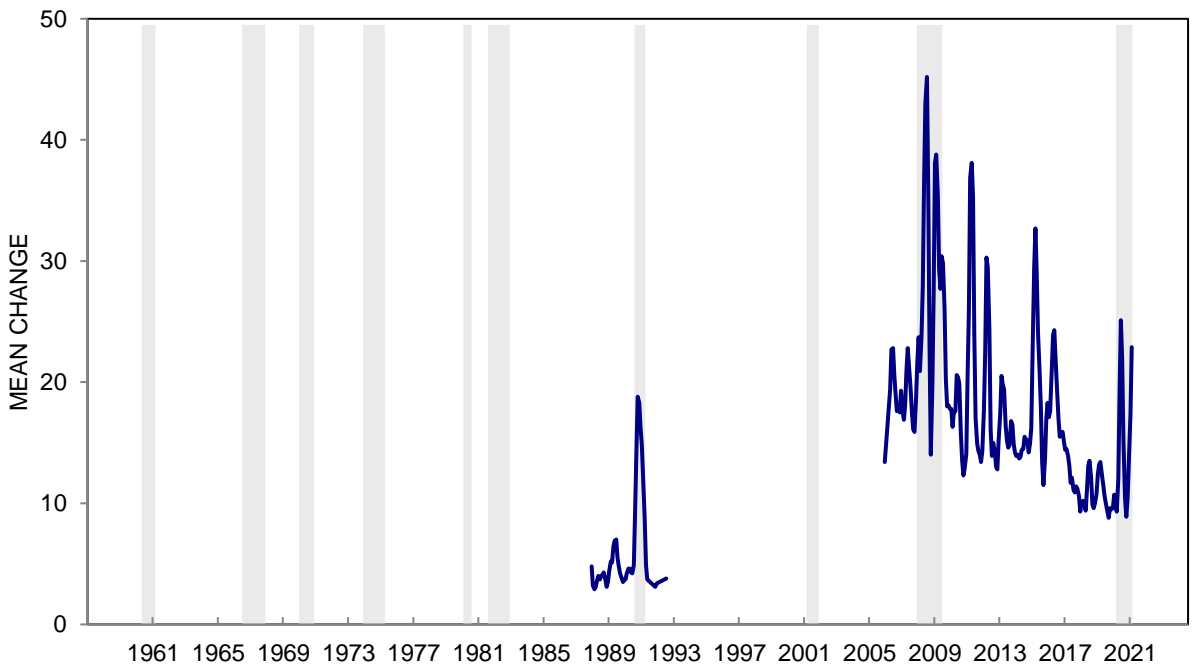


TABLE 40

EXPECTED CHANGE IN GASOLINE PRICES DURING THE NEXT 5 YEARS

	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021
INCREASE	60%	55%	72%	80%	75%	65%	64%	56%	55%	61%	66%	70%	78%
REMAIN THE SAME	33	35	19	13	20	29	29	36	35	30	27	25	15
DECREASE	5	7	7	6	3	5	7	6	7	5	6	4	6
DK, NA	2	3	2	1	2	1	*	2	3	4	1	1	1
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
CASES	620	692	620	645	615	603	660	601	605	604	601	603	604
MEDIAN INCREASE (¢)	17.3	12.7	50.0	65.1	50.1	25.2	25.2	15.4	13.1	24.8	30.3	49.5	50.0
MEAN INCREASE (¢)	33.9	33.4	63.5	75.9	67.3	46.6	41.5	35.5	34.5	49.1	56.1	60.7	75.4

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

All	18.4	18.2	26.7	42.6	55.1	46.8	33.5	21.9	17.9	17.8	22.7	34.9	43.3
Age 18 to 44	29.5	25.3	31.7	38.5	50.1	41.8	35.0	24.8	21.6	18.3	21.6	24.9	34.9
Age 45 to 64	15.6	20.4	28.7	39.9	50.2	42.1	33.5	20.2	15.2	15.4	23.7	36.9	45.1
Age 65+	3.5	2.1	21.9	55.0	68.3	55.1	28.5	18.5	13.4	22.4	33.9	47.2	48.3
Income Bottom Third	14.8	14.0	23.0	34.8	46.6	40.0	31.6	21.5	13.2	11.6	21.5	28.2	34.9
Income Middle Third	18.5	17.0	25.4	46.9	58.5	48.6	31.9	18.8	17.8	14.7	22.7	33.4	45.0
Income Top Third	17.9	19.1	29.1	45.6	56.9	48.4	35.1	26.4	24.8	28.3	30.1	40.0	43.3

The question was: "Do you think that the price of gasoline will go up during the next five years, will gasoline prices go down, or will they stay about the same as they are now?"
"About how many cents per gallon do you think gasoline prices will (increase/decrease) during the next five years compared to now?"

CHART 40: EXPECTED CHANGE IN GASOLINE PRICES DURING THE NEXT 5 YEARS

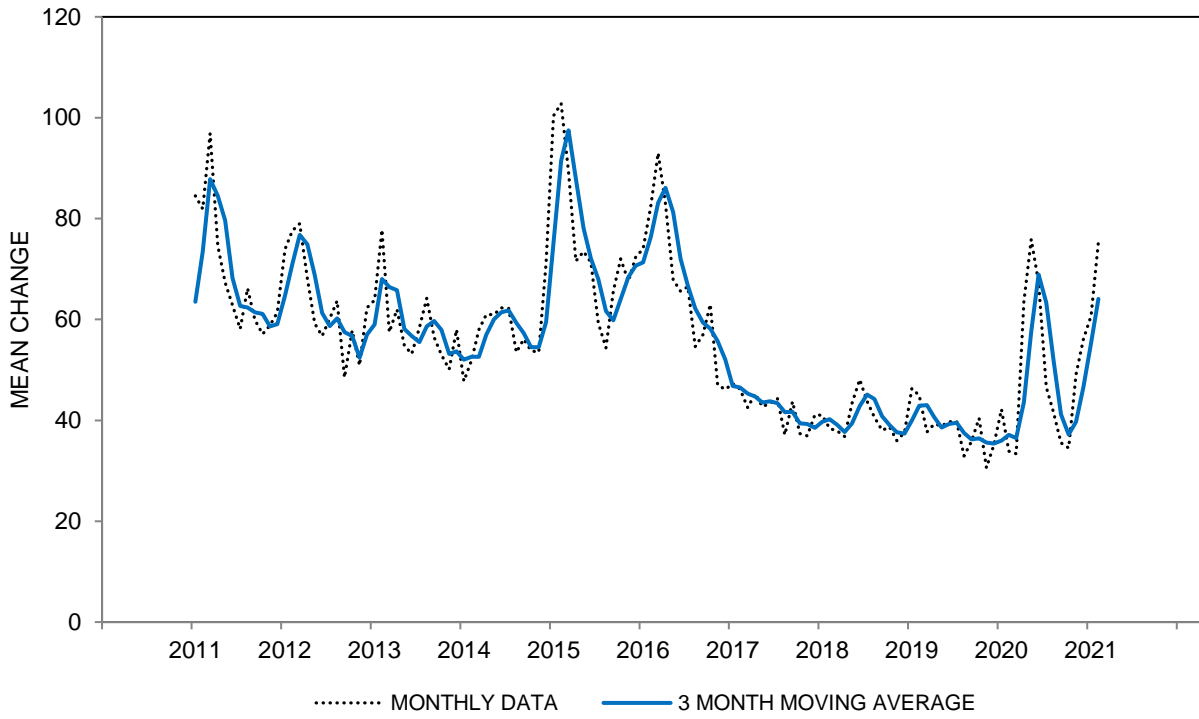


CHART 40: EXPECTED CHANGE IN GASOLINE PRICES DURING THE NEXT 5 YEARS

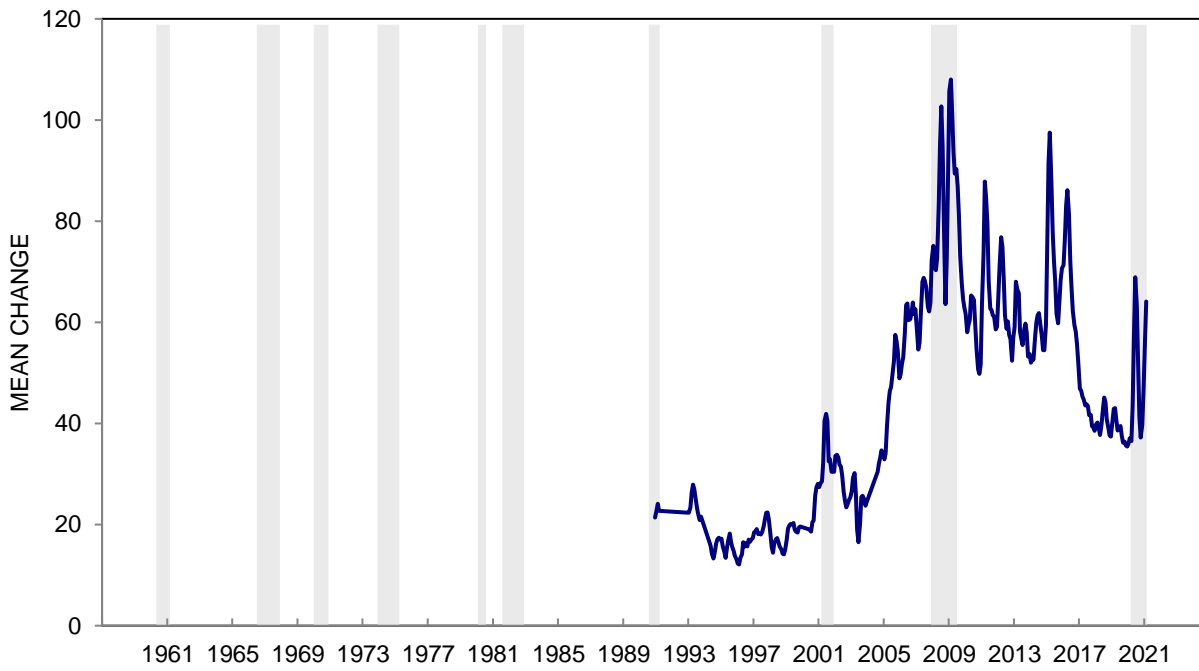


TABLE 41

BUYING CONDITIONS FOR HOUSES

	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021
GOOD TIME TO BUY	70%	65%	51%	58%	64%	65%	66%	65%	69%	65%	66%	62%	62%
UNCERTAIN, DEPENDS	2	3	3	3	2	3	1	2	3	2	2	2	1
BAD TIME TO BUY	28	32	46	39	34	32	33	33	28	33	32	36	37
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
CASES	620	692	620	645	615	603	660	601	605	604	601	603	604
INDEX SCORE	142	133	105	119	130	133	133	132	141	132	134	126	125

**BUYING CONDITIONS FOR HOUSES - INDEX SCORE
THREE MONTH MOVING AVERAGES**

All	141	139	127	119	118	127	132	133	135	135	136	131	128
Age 18 to 44	121	119	112	107	112	118	124	121	125	124	130	123	120
Age 45 to 64	149	147	129	119	115	127	130	133	135	133	132	126	125
Age 65+	158	157	144	136	131	143	147	150	152	154	151	151	148
Income Bottom Third	133	130	119	107	105	112	118	120	126	123	122	113	118
Income Middle Third	145	143	127	121	121	134	138	137	135	139	142	140	135
Income Top Third	143	143	133	129	129	137	140	141	146	146	145	141	132

The question was: "Generally speaking, do you think now is a good time or a bad time to buy a house?"

Index Score is the percent favorable minus the percent unfavorable plus 100

CHART 41: BUYING CONDITIONS FOR HOUSES

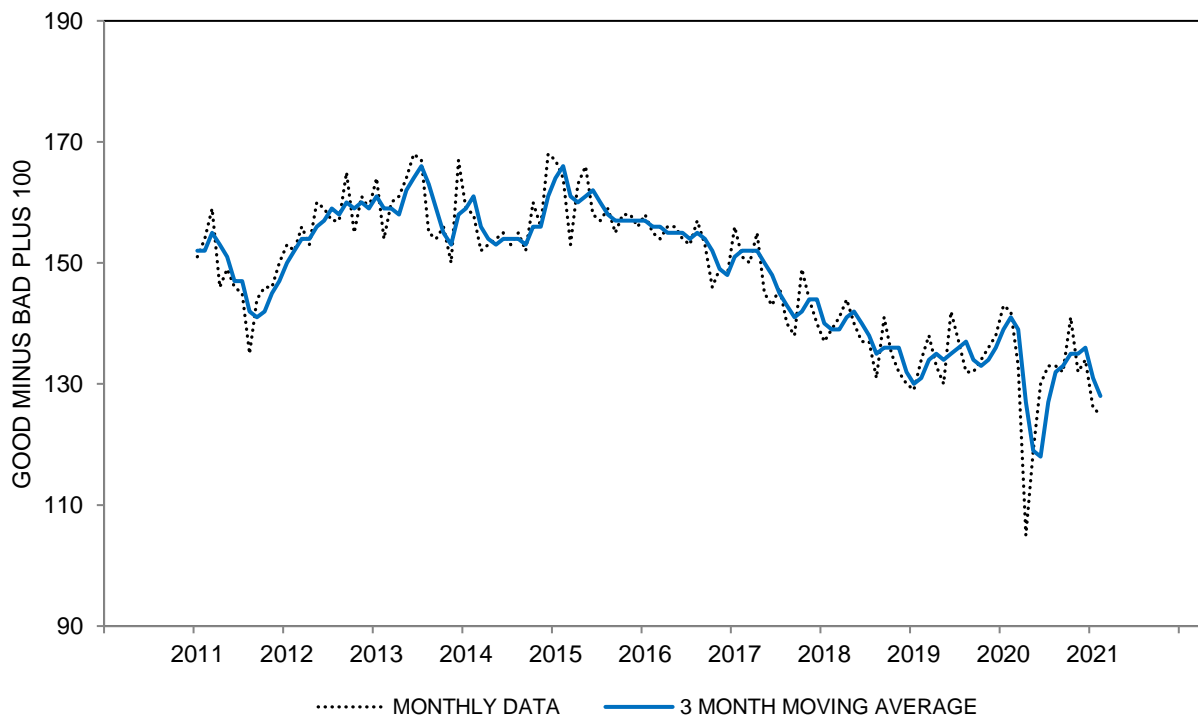


CHART 41: BUYING CONDITIONS FOR HOUSES

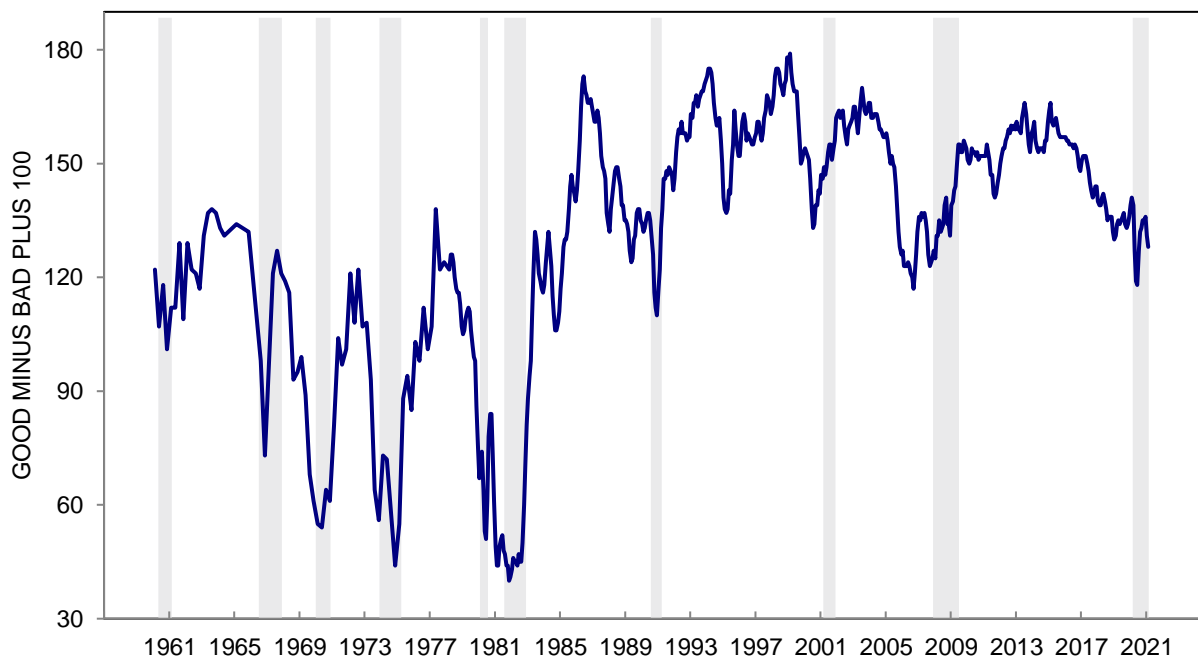


TABLE 42

SELECTED REASONS FOR OPINIONS ABOUT BUYING CONDITIONS FOR HOUSES

	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021
GOOD TIME TO BUY													
Prices are low; good buys available	14%	17%	26%	33%	30%	27%	23%	23%	21%	18%	20%	16%	14%
Prices won't come down; are going higher	9	5	3	3	3	4	4	4	4	5	5	4	6
Interest rates are low	42	43	34	38	45	44	47	45	49	48	47	45	43
Borrow-in-advance of rising interest rates	2	1	*	*	1	1	1	1	*	*	2	2	2
Times are good; prosperity	19	14	3	3	6	9	5	7	10	9	8	8	5
Capital appreciation; good investment	9	9	4	4	5	6	7	7	7	10	6	6	7
BAD TIME TO BUY													
Prices are high	23	20	15	14	13	12	14	16	16	19	19	19	26
Interest rates are high; credit is tight	3	4	5	5	6	5	4	3	3	3	2	5	6
Times are bad; can't afford to buy	7	8	18	19	15	15	13	12	10	11	14	14	11
Bad times ahead; uncertain future	7	10	21	17	15	13	13	12	10	10	8	11	9
Capital depreciation; bad investment	*	1	1	*	*	*	1	1	1	*	*	1	1

**SELECTED REASONS FOR OPINIONS ABOUT HOME BUYING CONDITIONS
PRICES LOW - PRICES HIGH (THREE MONTH MOVING AVERAGES)**

All	-9	-7	0	9	16	17	14	10	7	4	2	-1	-5
Age 18 to 44	-15	-15	-7	2	13	14	13	8	5	1	3	-1	-6
Age 45 to 64	-7	-4	1	10	14	16	11	8	4	0	-3	-4	-6
Age 65+	-2	2	6	14	19	22	16	14	13	13	8	4	1
Income Bottom Third	-4	-3	1	7	12	15	15	14	15	11	9	4	4
Income Middle Third	-8	-6	-2	10	16	19	13	9	5	3	3	1	-5
Income Top Third	-14	-12	-3	7	19	18	14	7	2	-1	-5	-7	-13

RATES LOW - RATES HIGH (THREE MONTH MOVING AVERAGES)

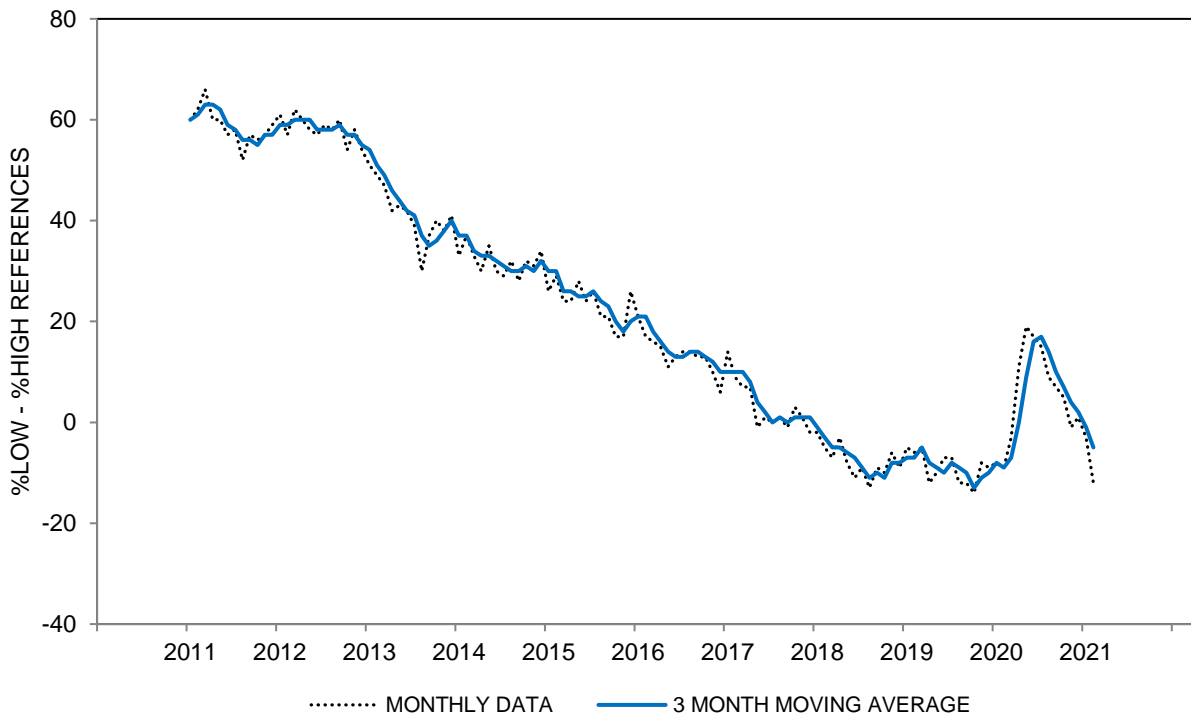
All	34	37	36	34	34	37	40	41	44	44	45	43	41
Age 18 to 44	24	27	27	26	28	30	34	34	36	37	40	38	35
Age 45 to 64	44	48	42	37	37	43	47	47	49	50	49	45	43
Age 65+	37	40	42	40	38	40	44	47	48	47	47	49	47
Income Bottom Third	21	23	22	20	22	24	26	26	26	26	29	28	25
Income Middle Third	38	41	38	35	36	39	44	44	47	48	49	48	45
Income Top Third	45	50	48	47	44	49	51	55	60	60	58	55	53

Response to the query: "Why do you say so?" following the question on Table 41.

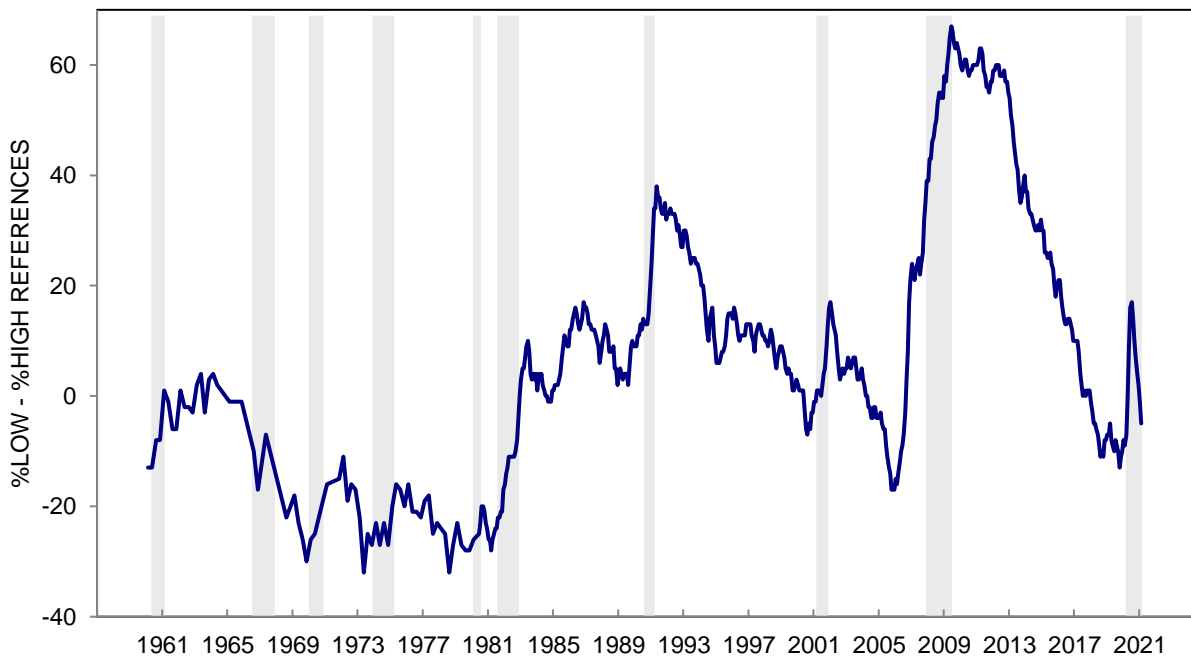
May add to more than 100% due to multiple mentions.

*: Less than half of one percent.

**CHART 42A: PRICE REASONS FOR BUYING CONDITIONS FOR HOUSES
(%LOW PRICES - %HIGH PRICES)**



**CHART 42A: PRICE REASONS FOR BUYING CONDITIONS FOR HOUSES
(%LOW PRICES - %HIGH PRICES)**



**CHART 42B: ADVANCE BUYING RATIONALES FOR BUYING CONDITIONS FOR HOUSES
(Three Month Moving Averages)**

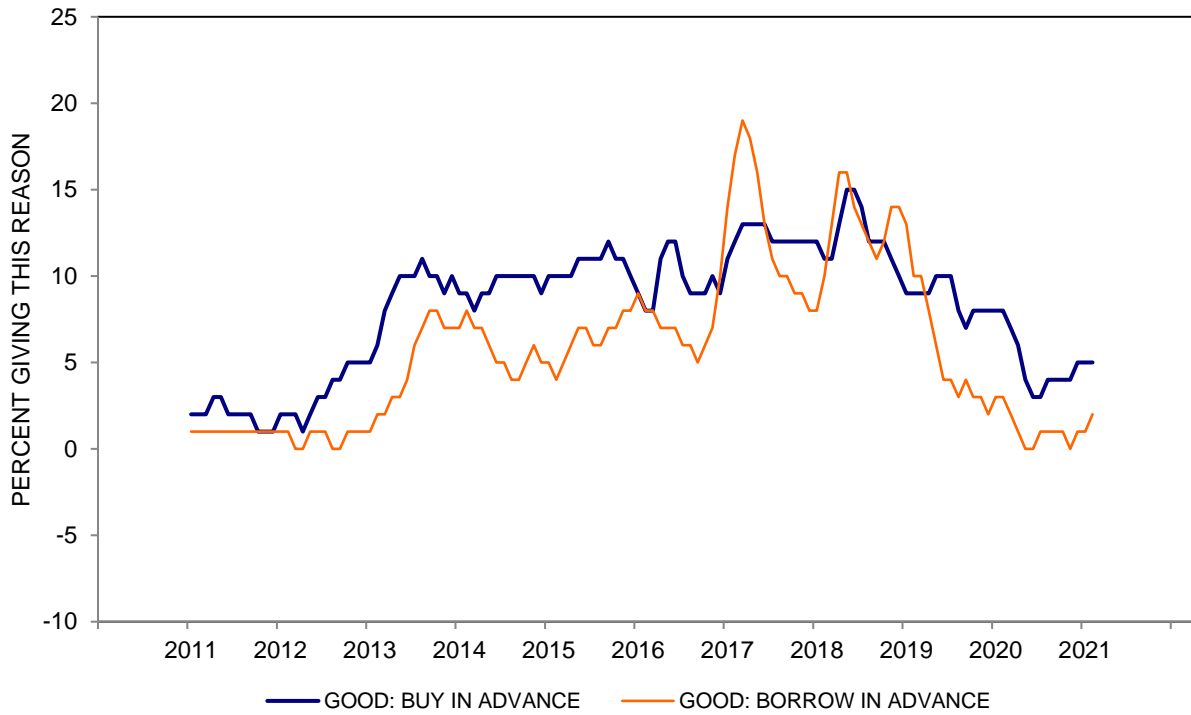
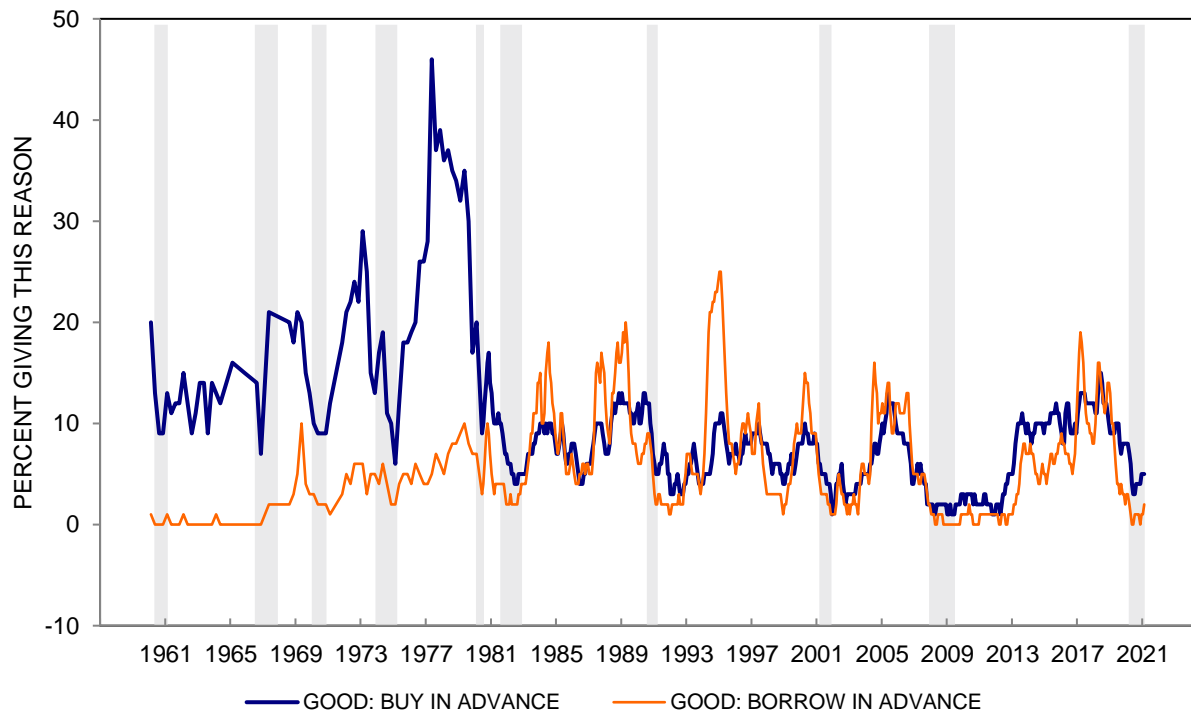
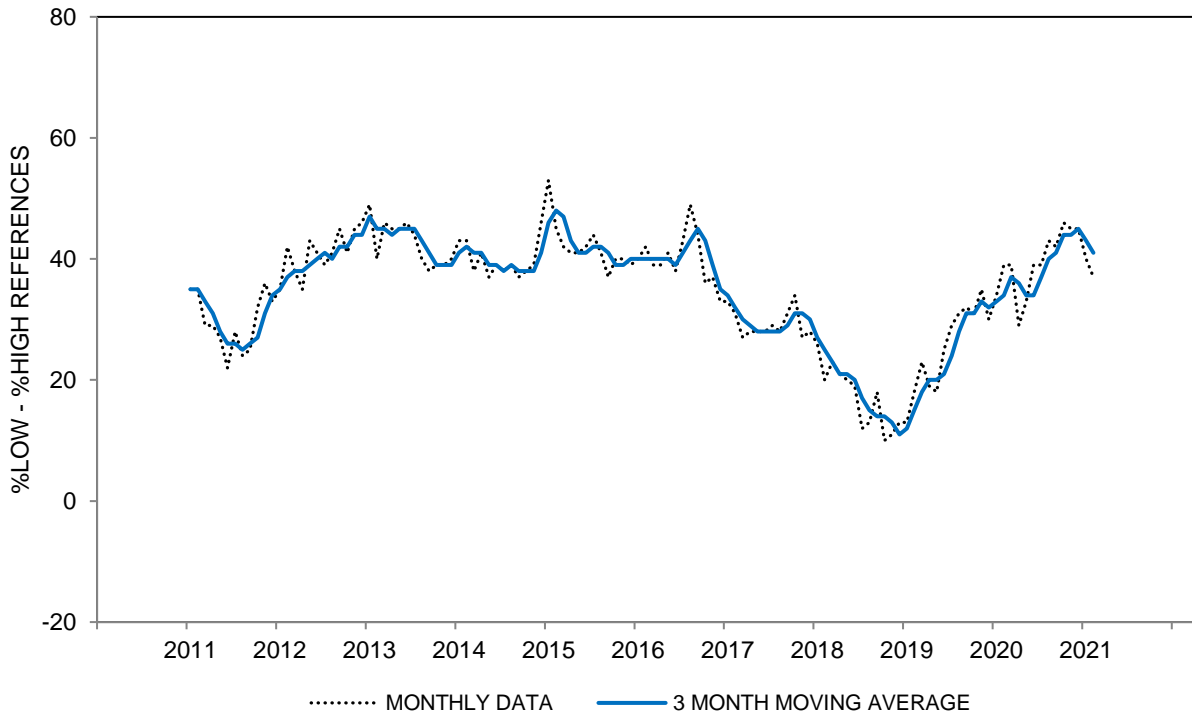


CHART 42B: ADVANCE BUYING RATIONALES FOR BUYING CONDITIONS FOR HOUSES



**CHART 42C: INTEREST RATE REASONS FOR BUYING CONDITIONS FOR HOUSES
(%LOW INTEREST RATES - %HIGH INTEREST RATES)**



**CHART 42C: INTEREST RATE REASONS FOR BUYING CONDITIONS FOR HOUSES
(%LOW INTEREST RATES - %HIGH INTEREST RATES)**

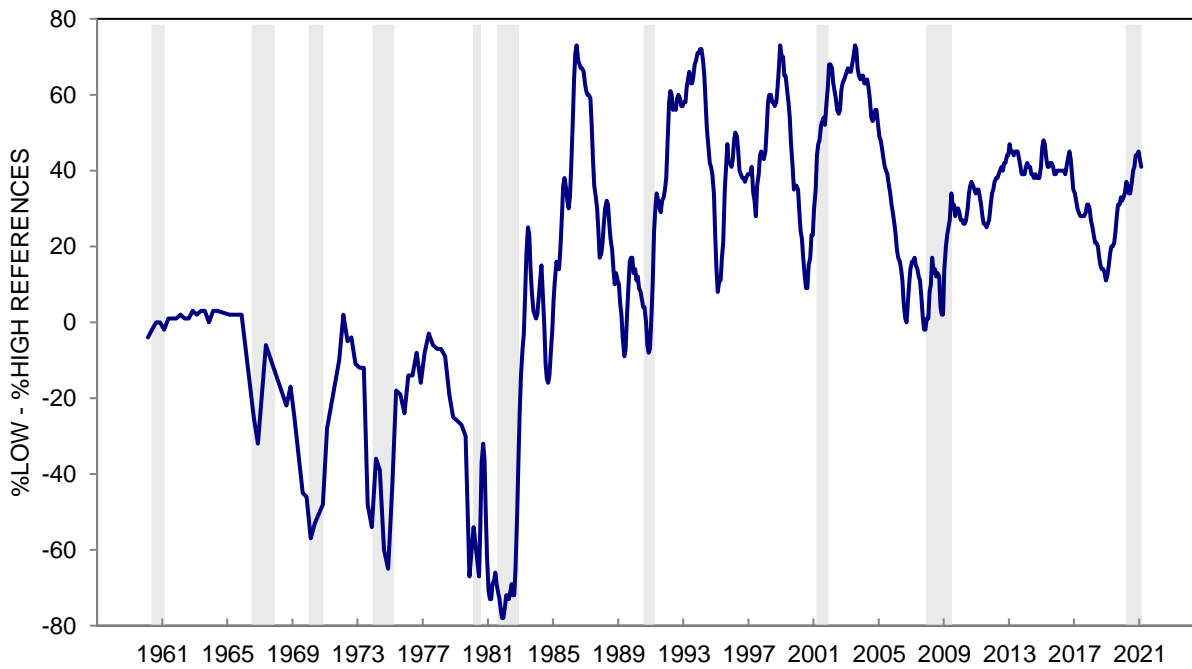


CHART 42D: ECONOMIC UNCERTAINTY REASONS FOR BUYING CONDITIONS FOR HOUSES
(%TIMES ARE GOOD - %TIMES ARE BAD)

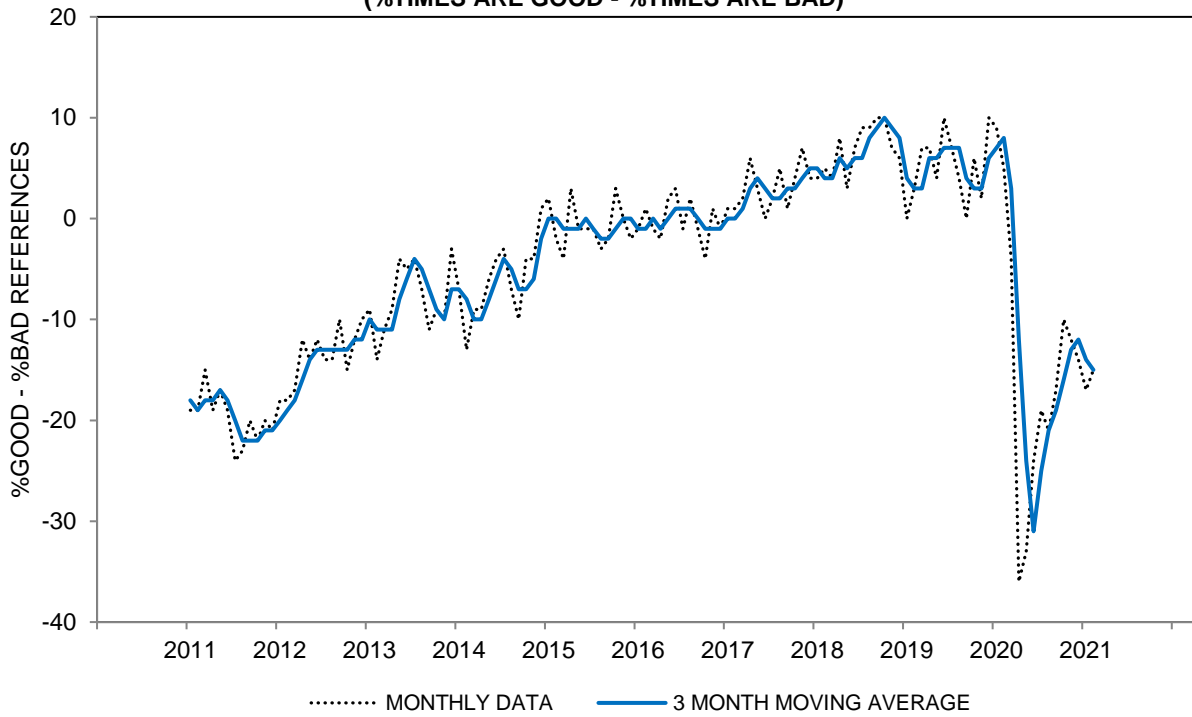
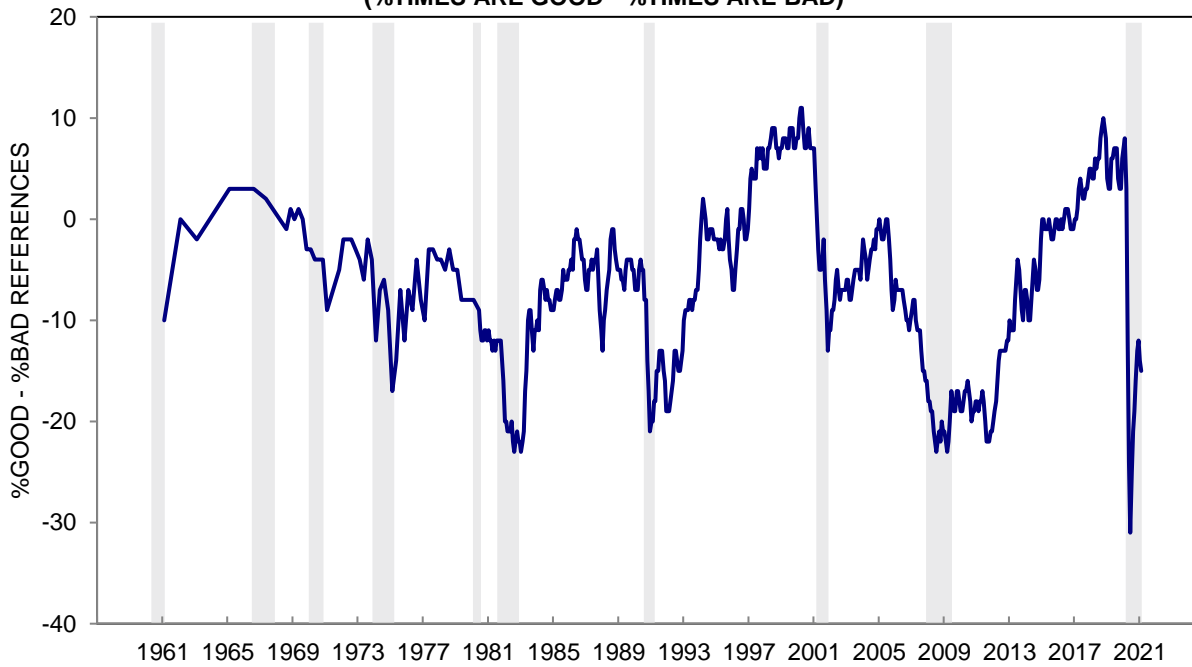
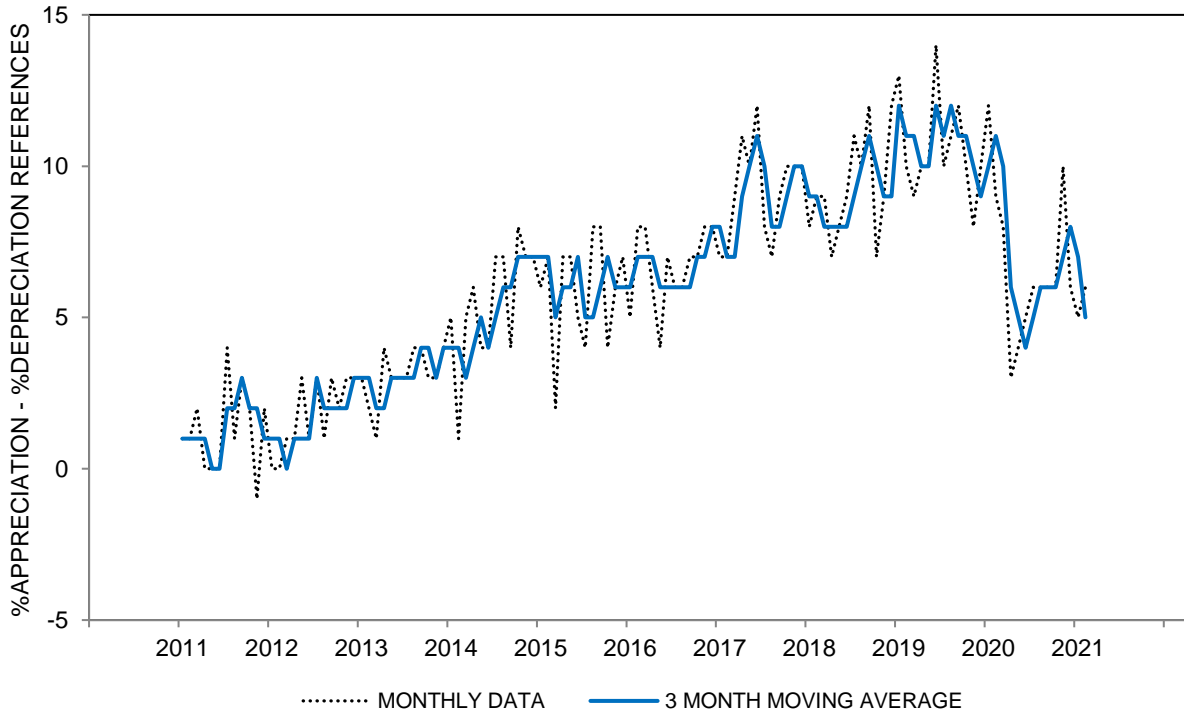


CHART 42D: ECONOMIC UNCERTAINTY REASONS FOR BUYING CONDITIONS FOR HOUSES
(%TIMES ARE GOOD - %TIMES ARE BAD)



**CHART 42E: CAPITAL GAIN REASONS FOR BUYING CONDITIONS FOR HOUSES
(%CAPITAL APPRECIATION - %CAPITAL DEPRECIATION)**



**CHART 42E: CAPITAL GAIN REASONS FOR BUYING CONDITIONS FOR HOUSES
(%CAPITAL APPRECIATION - %CAPITAL DEPRECIATION)**

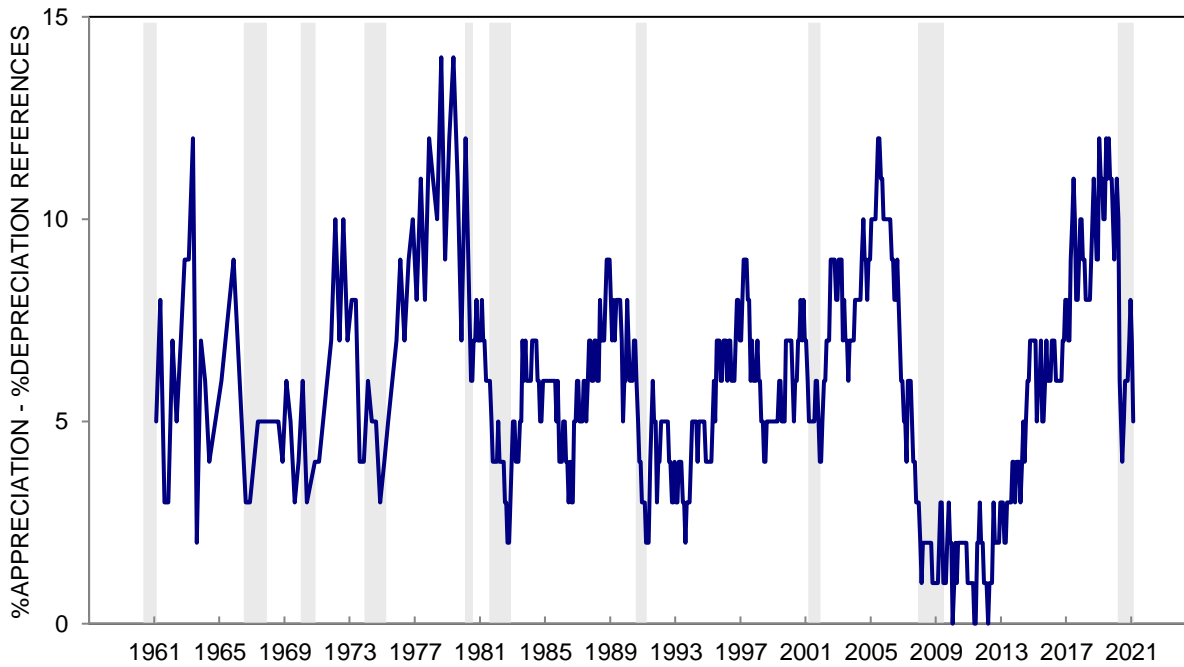


TABLE 43**SELLING CONDITIONS FOR HOUSES**

	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021
GOOD TIME TO SELL	74%	68%	29%	29%	39%	47%	55%	60%	60%	61%	58%	60%	65%
UNCERTAIN, DEPENDS	3	3	2	3	3	3	2	4	3	3	2	3	2
BAD TIME TO SELL	23	29	69	68	58	50	43	36	37	36	40	37	33
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
CASES	620	692	620	645	615	603	660	601	605	604	601	603	604
INDEX SCORE	151	139	60	61	81	97	112	124	123	125	118	123	132

**SELLING CONDITIONS FOR HOUSES - INDEX SCORE
THREE MONTH MOVING AVERAGES**

All	153	147	117	87	67	80	97	111	120	124	122	122	124
Age 18 to 44	145	140	108	79	56	67	82	97	103	107	105	110	113
Age 45 to 64	157	152	120	92	78	95	110	121	130	134	132	127	130
Age 65+	159	152	124	91	71	79	103	118	129	134	133	135	135
Income Bottom Third	136	133	106	79	58	66	75	83	86	90	91	94	94
Income Middle Third	157	150	123	88	69	81	103	120	129	130	128	126	132
Income Top Third	166	159	121	92	74	92	111	130	145	152	149	149	150

The question was: "Generally speaking, do you think now is a good time or a bad time to sell a house?"

*: Less than half of one percent. Index Score is the percent favorable minus the percent unfavorable plus 100

CHART 43: SELLING CONDITIONS FOR HOUSES

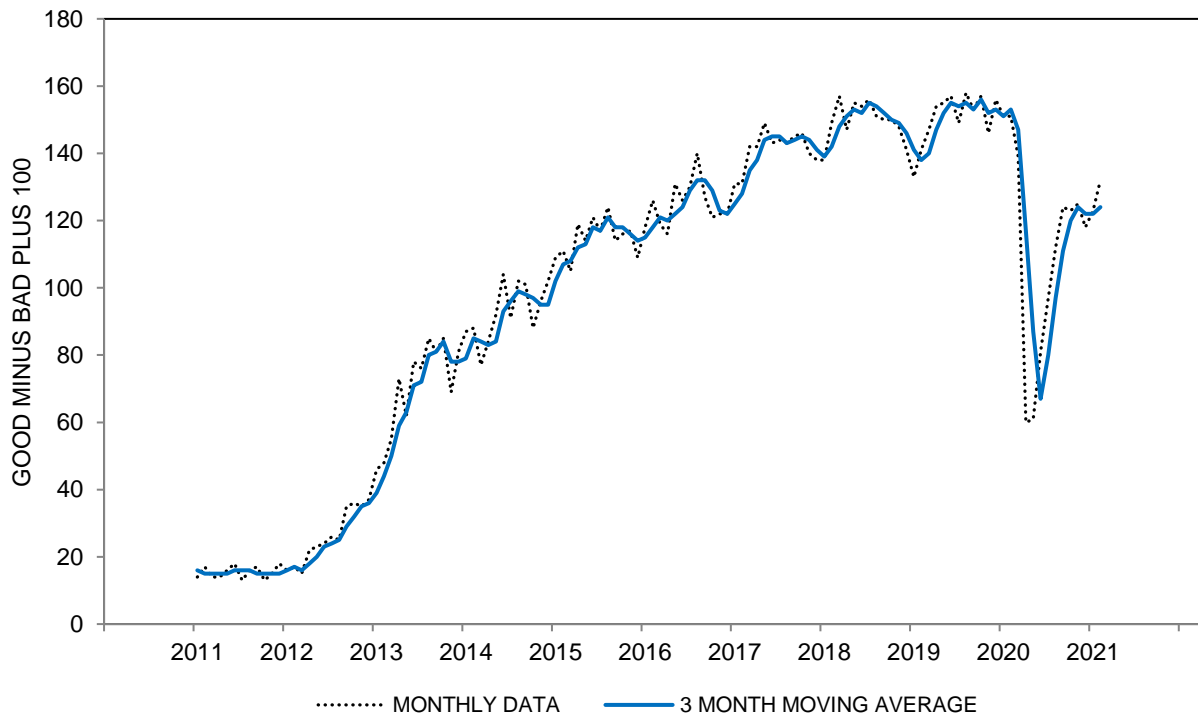


CHART 43: SELLING CONDITIONS FOR HOUSES

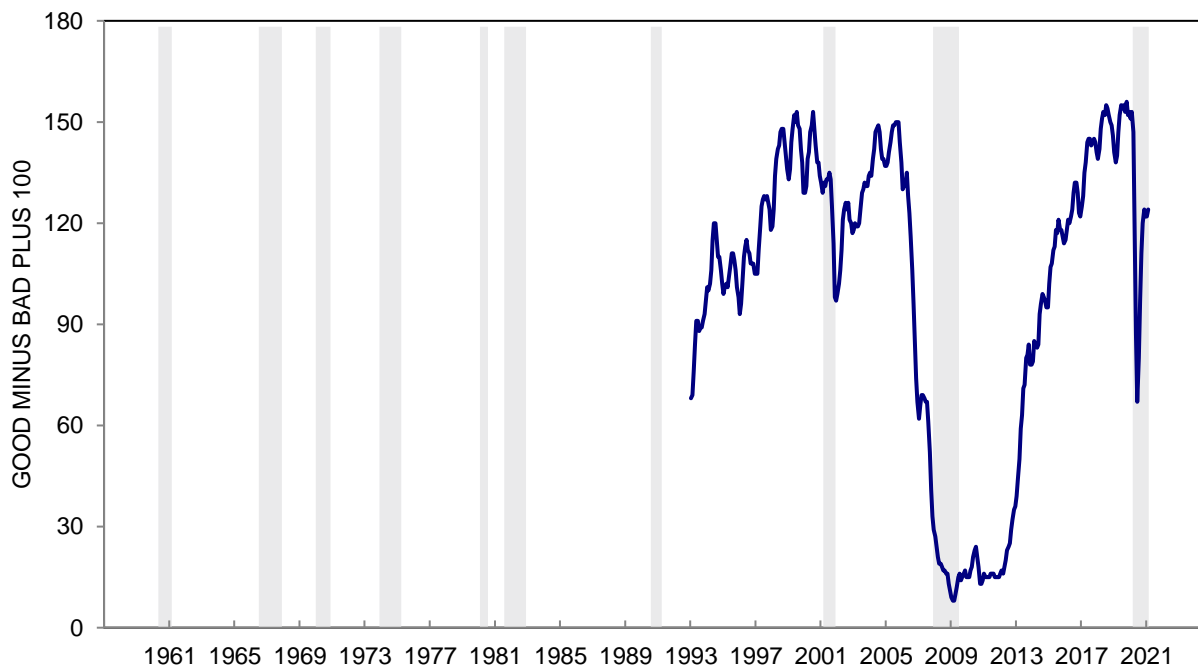


TABLE 44

SELECTED REASONS FOR OPINIONS ABOUT SELLING CONDITIONS FOR HOUSES

	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021
GOOD TIME TO SELL													
Prices are high; good sales available	33%	29%	10%	10%	14%	17%	24%	29%	30%	33%	30%	32%	38%
Prices won't go up; are going lower	3	4	5	5	4	2	4	3	2	3	2	2	3
Interest rates are low credit is easy	15	16	8	9	13	13	17	18	16	17	16	16	17
Sell-in-advance of rising interest rates	1	1	*	*	*	1	*	*	*	*	*	1	1
Times are good; prosperity	30	25	8	7	11	15	19	21	22	20	18	20	20
Capital appreciation; would make money	8	7	2	1	1	2	4	3	3	3	3	1	4
BAD TIME TO SELL													
Prices are low	8	12	28	30	29	26	20	19	16	16	18	16	16
Interest rates are high; credit is tight	2	1	4	4	3	2	3	1	2	2	3	1	2
Times are bad; can't afford to buy	8	11	26	29	27	19	18	14	19	14	17	18	15
Bad times ahead; uncertain future	1	7	20	15	12	12	9	7	5	7	5	6	3
Capital depreciation; would lose money	1	1	2	3	3	2	1	1	1	2	2	1	1

**SELECTED REASONS FOR OPINIONS ABOUT HOME SELLING CONDITIONS
PRICES HIGH - PRICES LOW (THREE MONTH MOVING AVERAGES)**

All	23	21	8	-7	-18	-15	-7	2	9	14	14	15	17
Age 18 to 44	24	23	7	-11	-27	-23	-15	-4	1	6	4	9	10
Age 45 to 64	24	21	9	-4	-10	-7	2	8	19	20	23	19	23
Age 65+	22	17	8	-5	-13	-13	-4	3	10	16	18	19	19
Income Bottom Third	7	7	-3	-14	-24	-21	-18	-15	-11	-6	-3	0	-1
Income Middle Third	26	23	11	-7	-17	-15	-4	6	16	19	18	16	19
Income Top Third	37	32	16	-1	-12	-8	2	13	25	29	30	31	35

RATES LOW - RATES HIGH (THREE MONTH MOVING AVERAGES)

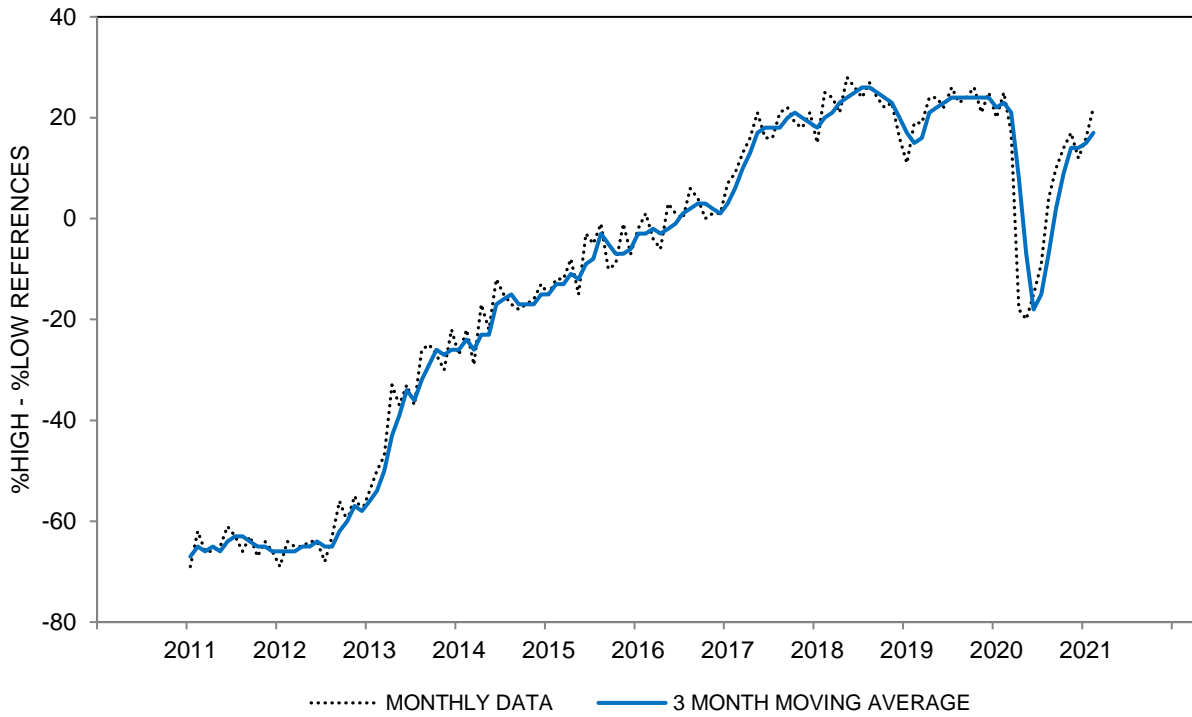
All	14	14	11	8	6	9	12	14	15	15	14	14	14
Age 18 to 44	7	7	5	2	0	2	6	10	11	11	9	9	8
Age 45 to 64	20	21	15	14	12	17	17	18	18	19	18	18	18
Age 65+	16	17	14	10	8	8	13	15	18	18	17	17	17
Income Bottom Third	6	6	5	3	3	3	5	4	6	6	5	4	5
Income Middle Third	15	16	13	9	7	9	14	16	17	17	17	17	16
Income Top Third	19	19	14	11	9	14	17	22	23	24	21	22	21

Response to the query: "Why do you say so?" following the question on Table 43.

May add to more than 100% due to multiple mentions.

*: Less than half of one percent.

**CHART 44A: PRICE REASONS FOR SELLING CONDITIONS FOR HOUSES
(%HIGH PRICES - %LOW PRICES)**



**CHART 44A: PRICE REASONS FOR SELLING CONDITIONS FOR HOUSES
(%HIGH PRICES - %LOW PRICES)**

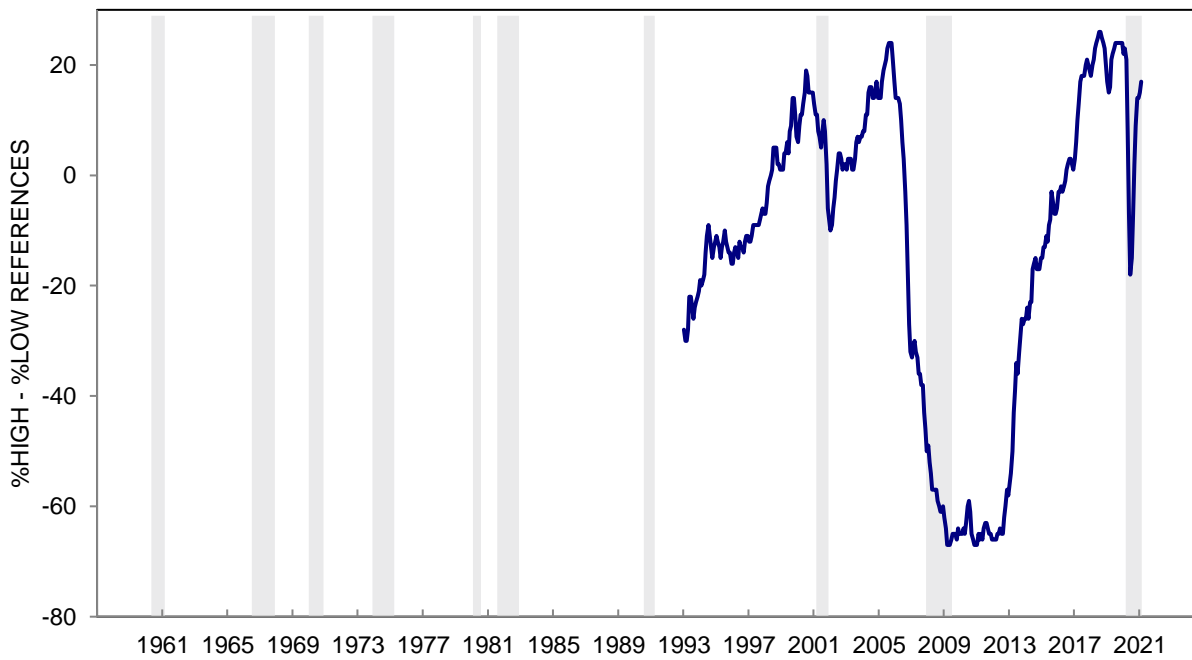


CHART 44B: SELLING IN ADVANCE RATIONALES FOR SELLING CONDITIONS FOR HOUSES
(Three Month Moving Averages)

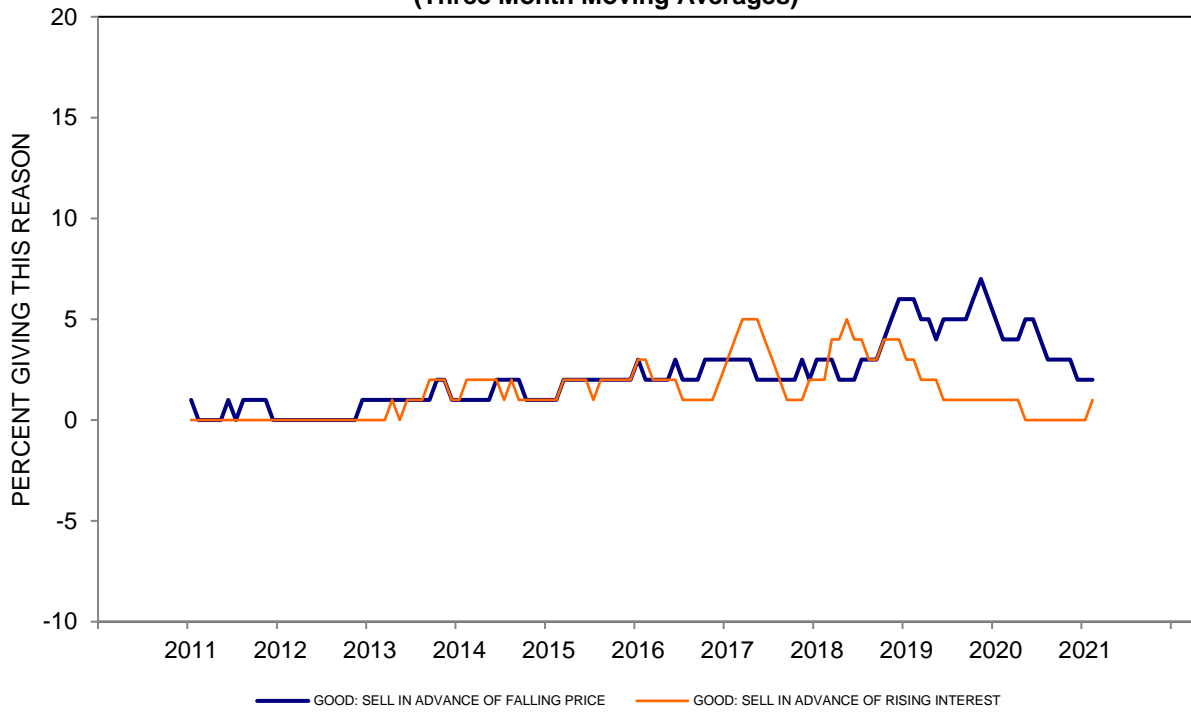
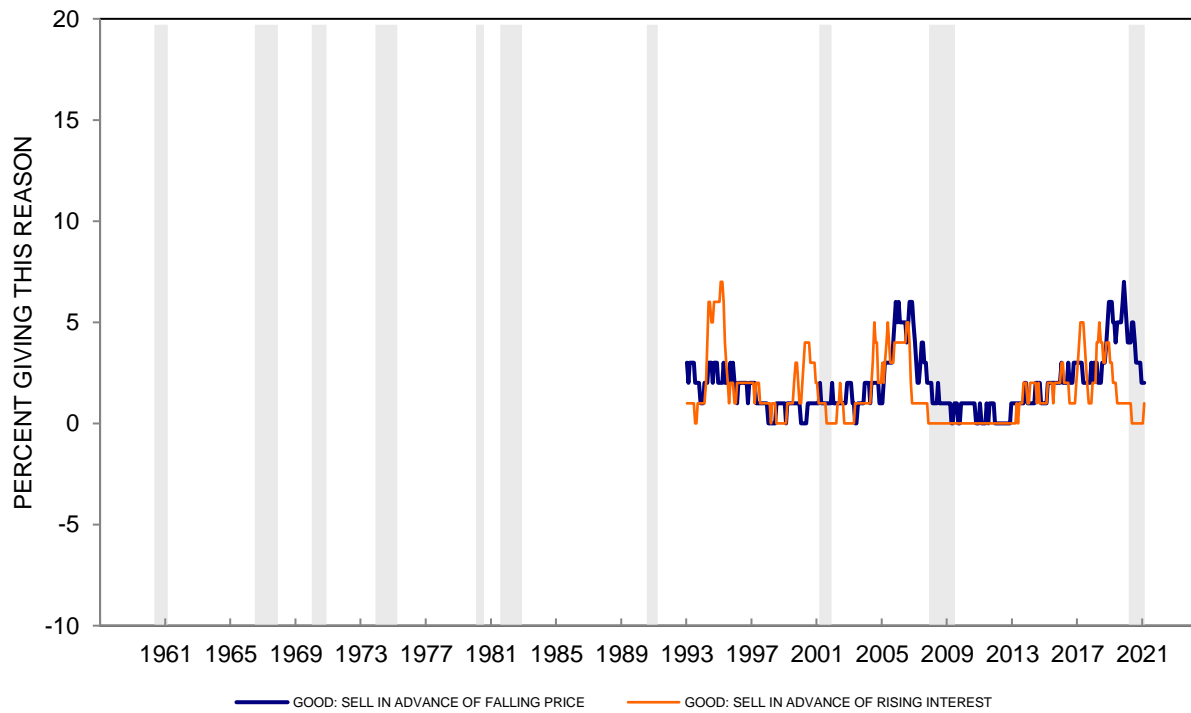
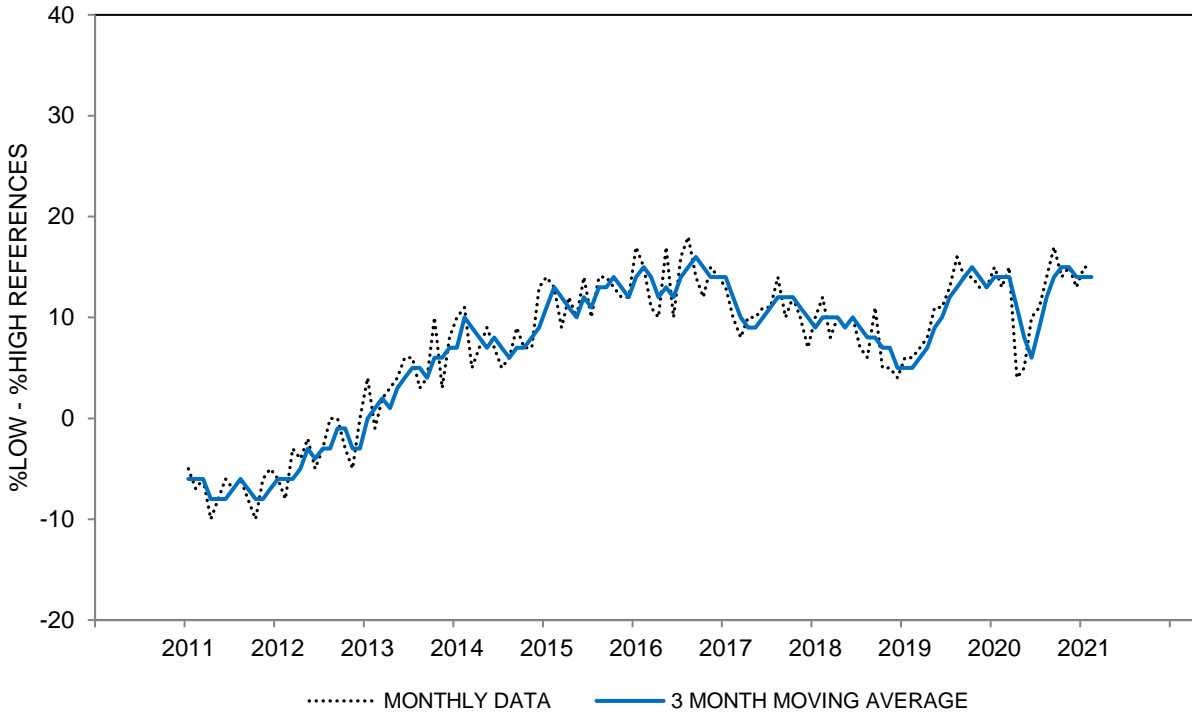


CHART 44B: SELLING IN ADVANCE RATIONALES FOR SELLING CONDITIONS FOR HOUSES



**CHART 44C: INTEREST RATE REASONS FOR SELLING CONDITIONS FOR HOUSES
(%LOW INTEREST RATES - %HIGH INTEREST RATES)**



**CHART 44C: INTEREST RATE REASONS FOR SELLING CONDITIONS FOR HOUSES
(%LOW INTEREST RATES - %HIGH INTEREST RATES)**

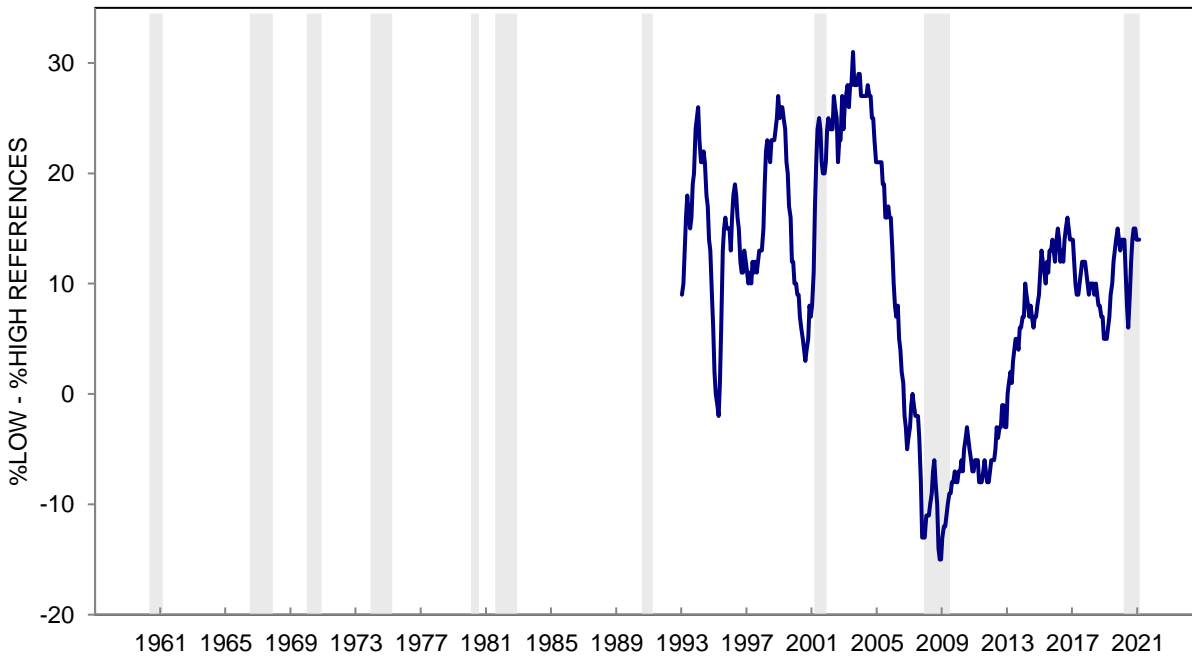


CHART 44D: ECONOMIC UNCERTAINTY REASONS FOR SELLING CONDITIONS FOR HOUSES
(%TIMES ARE GOOD - %TIMES ARE BAD)

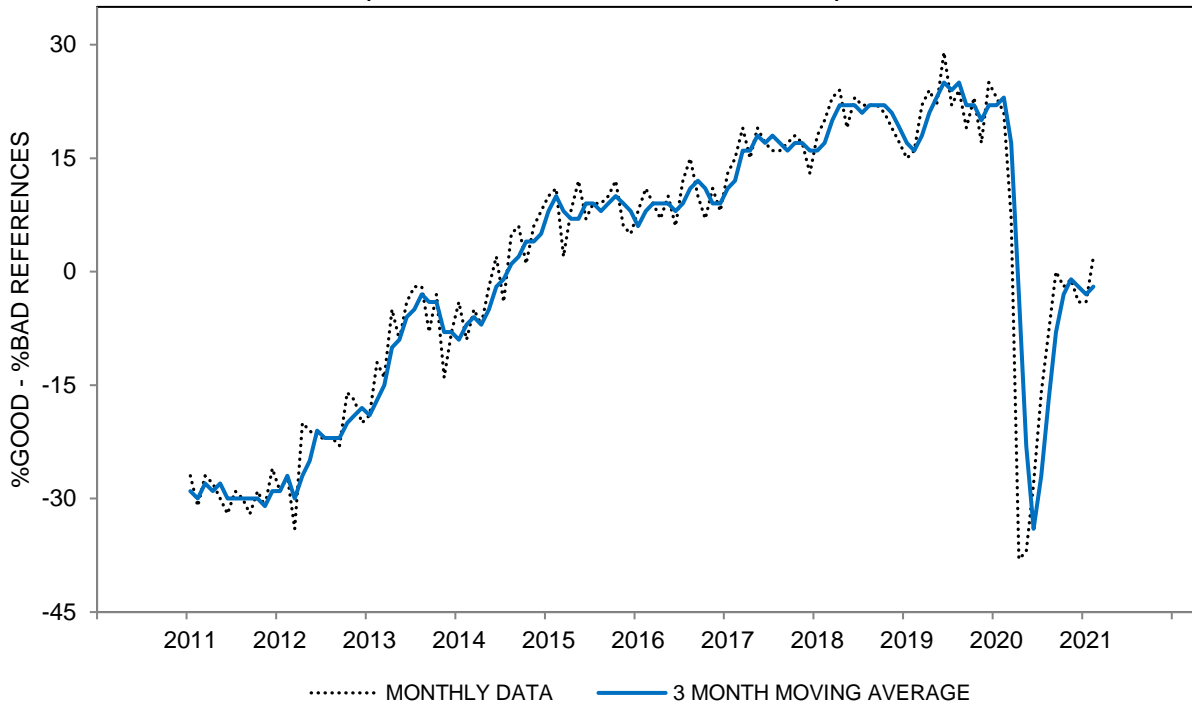
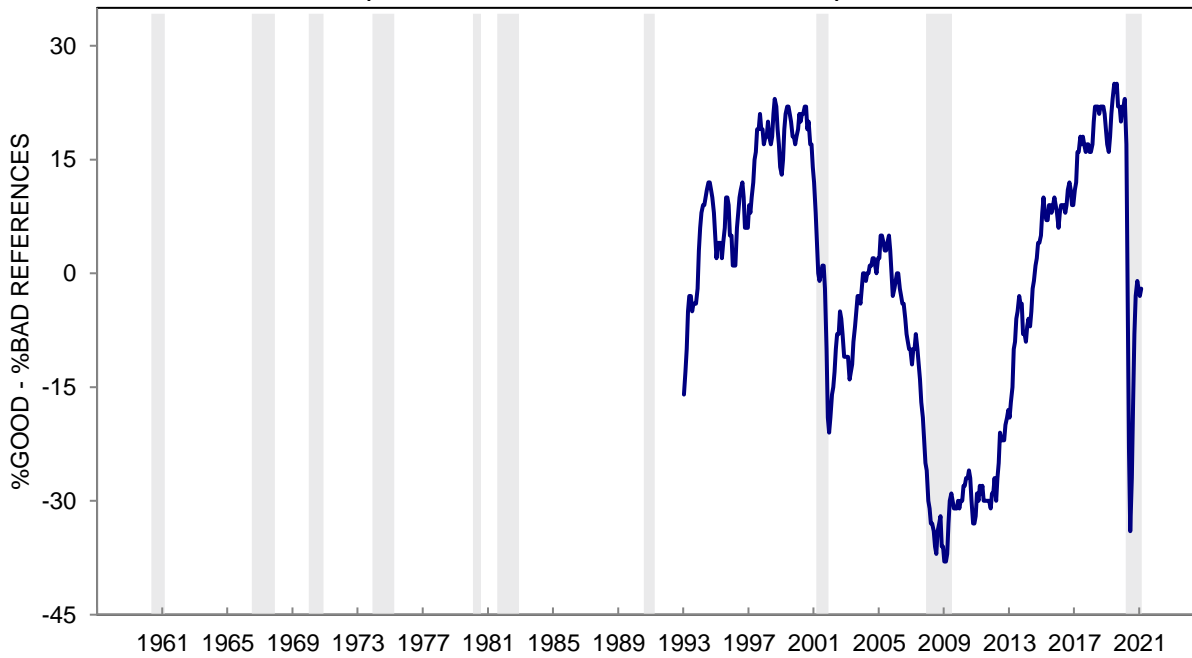
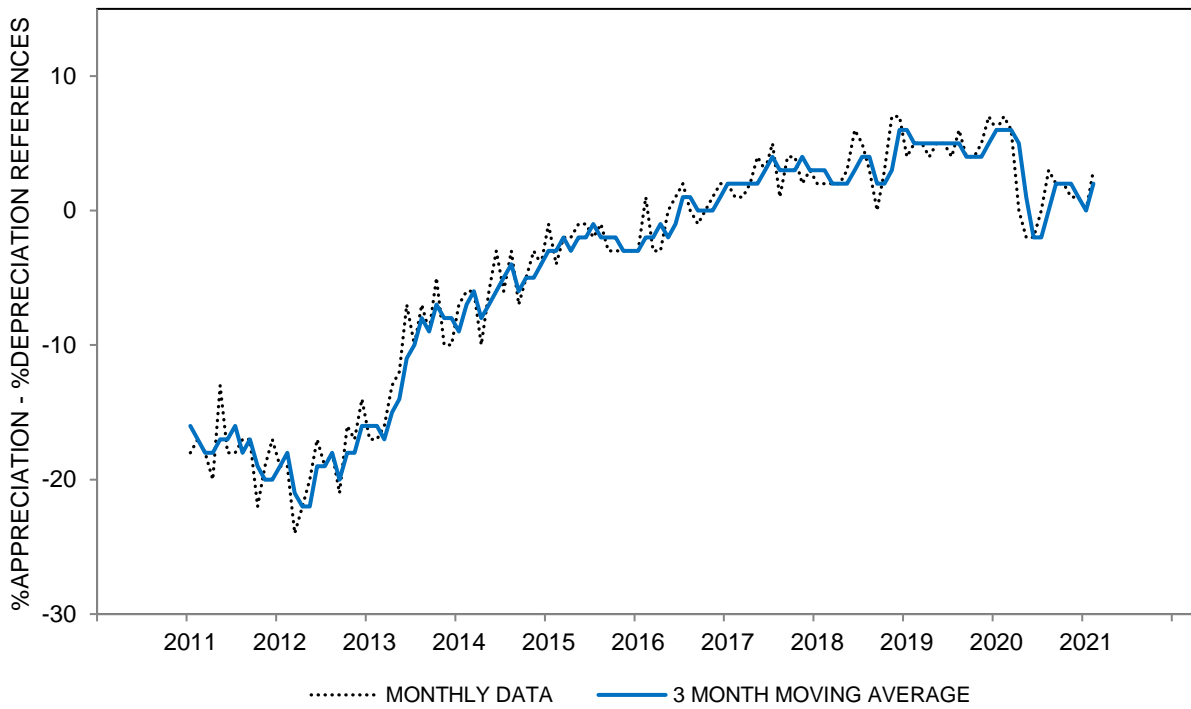


CHART 44D: ECONOMIC UNCERTAINTY REASONS FOR SELLING CONDITIONS FOR HOUSES
(%TIMES ARE GOOD - %TIMES ARE BAD)



**CHART 44E: CAPITAL GAIN REASONS FOR SELLING CONDITIONS FOR HOUSES
(%CAPITAL APPRECIATION - %CAPITAL DEPRECIATION)**



**CHART 44E: CAPITAL GAIN REASONS FOR SELLING CONDITIONS FOR HOUSES
(%CAPITAL APPRECIATION - %CAPITAL DEPRECIATION)**

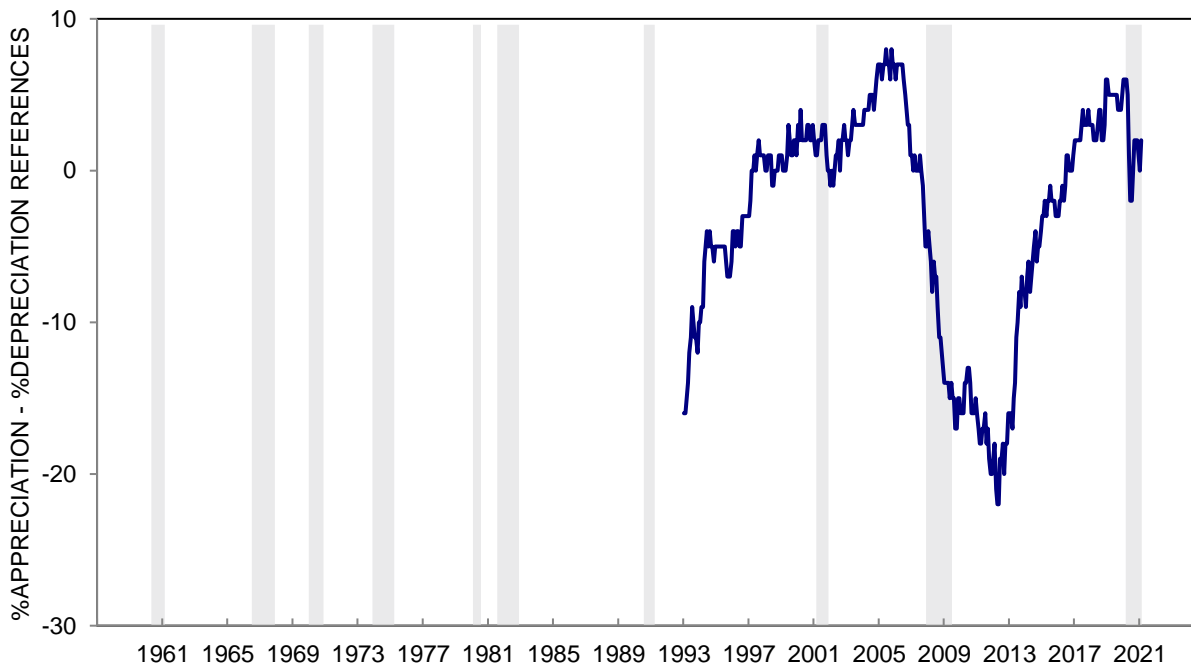


TABLE 45

CHANGE IN HOME VALUES DURING THE PAST YEAR

	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021
VALUE INCREASED	62%	62%	46%	40%	48%	55%	61%	65%	70%	64%	67%	70%	70%
VALUE SAME	34	32	40	42	41	34	29	30	23	28	27	23	25
VALUE DECREASED	4	5	11	18	10	10	9	4	6	6	6	5	5
DK, NA	*	1	3	*	1	1	1	1	1	2	*	2	*
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
CASES	464	509	415	434	438	426	488	434	424	435	420	404	438
INDEX SCORE	158	157	135	122	138	145	152	161	164	158	161	165	165

**CHANGE IN HOME VALUES DURING THE PAST YEAR - INDEX SCORE
THREE MONTH MOVING AVERAGES**

All	159	158	150	138	132	135	145	153	159	161	161	161	164
Age 18 to 44	161	161	158	142	136	135	148	153	161	164	166	164	167
Age 45 to 64	158	159	148	140	132	139	144	153	158	160	160	158	160
Age 65+	158	153	145	132	128	129	142	150	158	160	158	163	166
Income Bottom Third	143	143	141	135	125	123	126	136	143	147	147	150	151
Income Middle Third	163	159	151	137	133	137	148	156	161	164	161	161	163
Income Top Third	166	168	155	141	133	139	151	157	165	166	170	168	172
Home Value Bottom Third	143	143	142	133	125	121	128	135	144	147	145	145	147
Home Value Middle Third	167	165	156	145	139	145	154	164	170	173	169	168	170
Home Value Top Third	167	168	156	141	133	138	152	157	165	166	172	173	176

The question was: "Do you think the current value of your home--I mean, what it would bring if you sold it today--has increased compared with a year ago, has decreased compared with a year ago, or has it remained about the same?"

CASES is the number of homeowners.

*: Less than half of one percent. Index Score is the percent favorable minus the percent unfavorable plus 100

CHART 45: CHANGE IN HOME VALUES DURING THE PAST YEAR

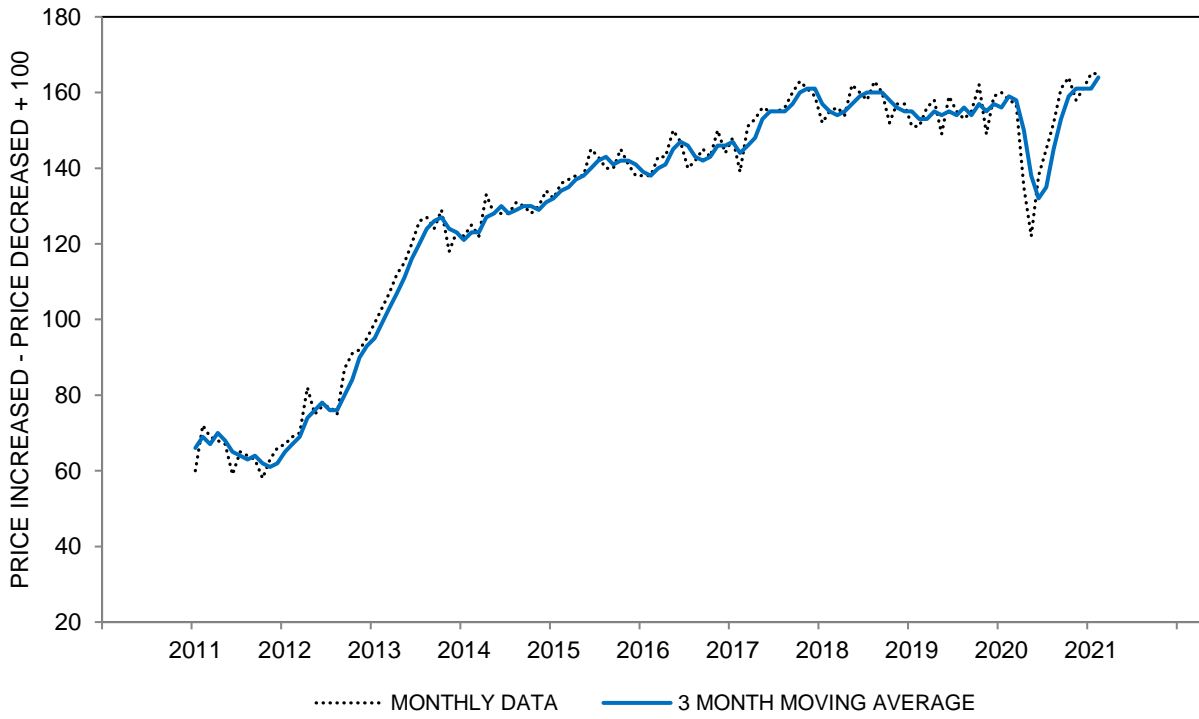


CHART 45: CHANGE IN HOME VALUES DURING THE PAST YEAR

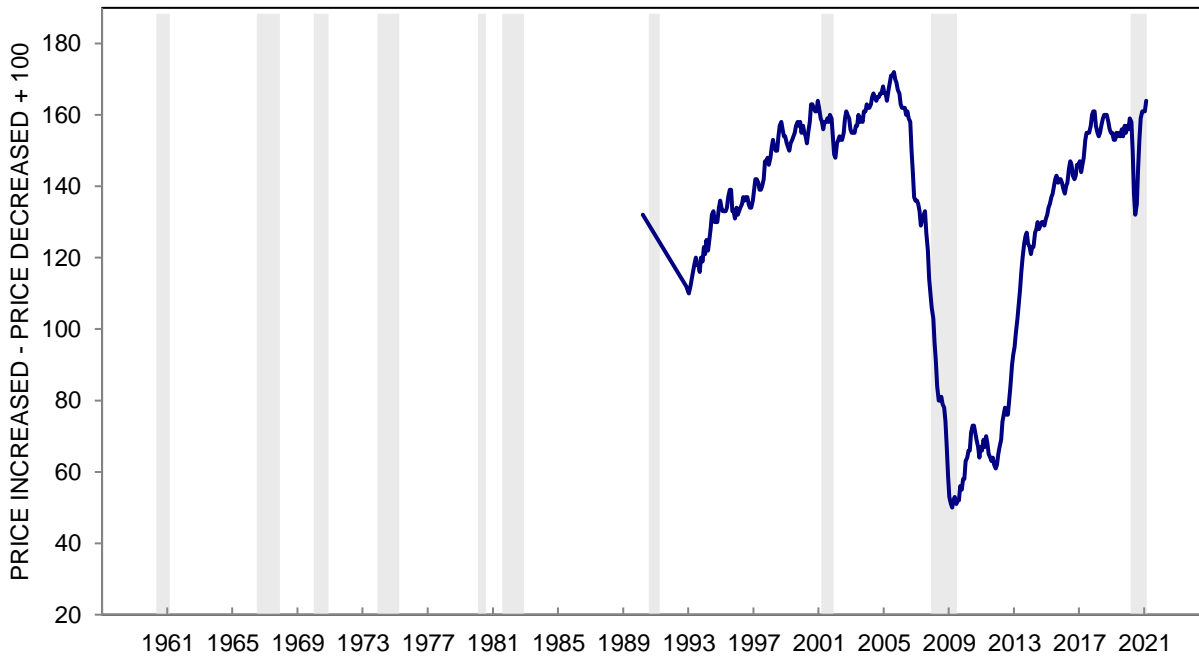


TABLE 46

EXPECTED CHANGE IN HOME VALUES DURING THE NEXT YEAR

	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021
INCREASE	51%	44%	29%	28%	41%	40%	45%	52%	52%	50%	51%	50%	57%
REMAIN THE SAME	42	46	46	47	45	48	44	40	41	37	37	41	34
DECREASE	7	10	25	24	14	11	10	8	7	13	11	9	8
DK, NA	*	*	*	1	*	1	1	*	*	*	1	*	1
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
CASES	464	509	415	434	438	426	488	434	424	435	420	404	438
MEDIAN INCREASE	0.7	0.4	0.0	0.0	0.3	0.3	0.4	1.3	1.0	0.5	1.1	0.5	2.5
25th PERCENTILE	-0.1	-0.2	-0.7	-0.5	-0.3	-0.2	-0.2	-0.1	-0.1	-0.2	-0.1	-0.4	0.0
75th PERCENTILE	4.8	4.6	1.6	1.6	4.6	4.1	4.8	4.9	4.9	4.8	5.0	5.0	5.4
INTERQUARTILE RANGE (75th-25th)	4.8	4.8	2.3	2.1	4.9	4.3	5.0	4.9	5.0	4.9	5.2	5.5	5.4
MEAN INCREASE	2.5	1.8	-0.4	-0.6	1.4	1.2	1.8	2.3	2.3	2.1	2.1	2.4	3.2
VARIANCE	26	40	56	54	49	40	29	28	41	35	45	35	42

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

All	0.9	0.6	0.4	0.1	0.1	0.2	0.3	0.7	0.9	0.9	0.9	0.7	1.4
Age 18 to 44	1.4	0.8	0.5	0.1	0.1	0.2	0.3	0.4	0.7	0.9	0.9	1.1	1.4
Age 45 to 64	0.5	0.5	0.3	0.1	0.1	0.1	0.2	0.3	0.4	0.4	0.7	0.6	1.2
Age 65+	1.0	0.9	0.6	0.3	0.2	0.2	0.2	1.0	1.6	1.8	1.4	1.4	2.3
Income Bottom Third	0.4	0.3	0.0	-0.1	-0.1	0.1	0.1	0.1	0.2	0.3	0.3	0.4	0.4
Income Middle Third	1.2	0.8	0.5	0.1	0.1	0.3	0.4	0.9	1.4	1.6	1.1	0.8	1.4
Income Top Third	1.6	1.2	0.7	0.2	0.1	0.2	0.3	0.7	1.0	1.5	1.8	1.6	2.0
Home Value Bottom Third	0.3	0.3	0.2	0.1	0.1	0.1	0.1	0.2	0.3	0.3	0.2	0.2	0.2
Home Value Middle Third	2.0	1.3	0.7	0.1	0.1	0.2	0.4	1.1	1.6	2.0	1.9	1.8	2.6
Home Value Top Third	1.6	1.4	0.7	0.1	0.0	0.2	0.4	0.4	0.8	1.4	2.1	2.3	2.6

The questions were:

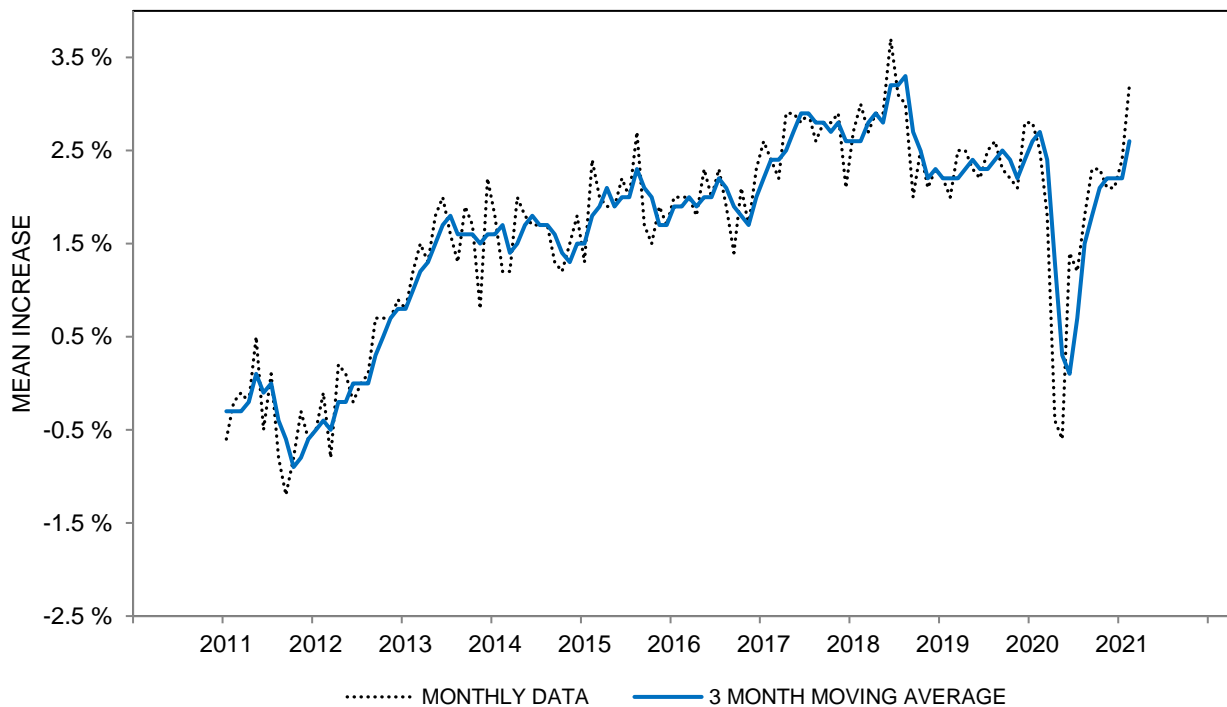
"What do you think will happen to the prices of homes like yours in your community over the next 12 months? Will they increase at a rapid rate, increase at a moderate rate, remain about the same, decrease at a moderate rate, or decrease at a rapid rate?"

"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.

**CHART 46: EXPECTED MEAN CHANGE IN HOME VALUES
DURING THE NEXT YEAR**



**CHART 46: EXPECTED MEAN CHANGE IN HOME VALUES
DURING THE NEXT YEAR**

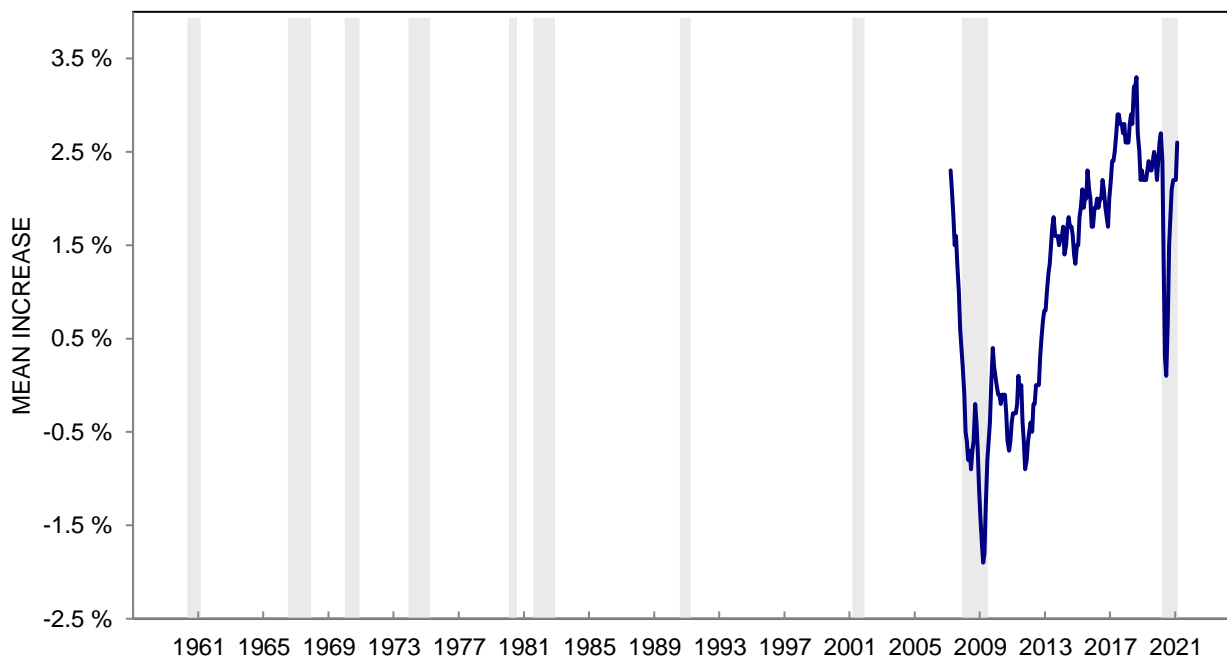


TABLE 47

EXPECTED CHANGE IN HOME VALUES DURING THE NEXT 5 YEARS

	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021
INCREASE	67%	73%	64%	66%	71%	64%	76%	69%	71%	67%	69%	70%	67%
REMAIN THE SAME	22	20	27	25	21	25	16	20	22	19	20	20	19
DECREASE	9	6	6	8	7	9	8	9	6	11	11	9	13
DK, NA	2	1	3	1	1	2	*	2	1	3	*	1	1
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
CASES	464	509	415	434	438	426	488	434	424	435	420	404	438
MEDIAN INCREASE	2.5	2.6	2.4	2.3	2.7	2.5	2.8	2.7	2.6	2.3	2.5	2.9	2.7
25th PERCENTILE	0.2	0.4	0.2	0.2	0.4	0.1	0.6	0.3	0.4	0.2	0.2	0.3	0.1
75th PERCENTILE	4.6	4.9	4.8	4.7	5.0	4.9	5.0	4.8	4.9	4.8	5.0	5.1	5.1
INTERQUARTILE RANGE (75th-25th)	4.4	4.4	4.6	4.5	4.6	4.8	4.4	4.6	4.6	4.6	4.7	4.8	5.0
MEAN INCREASE	2.6	3.2	3.0	2.6	3.2	2.3	2.9	2.9	3.0	2.4	2.6	3.1	2.7
VARIANCE	22	22	24	16	24	24	22	21	22	21	34	25	35

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

All	2.5	2.6	2.5	2.4	2.5	2.5	2.7	2.7	2.7	2.5	2.5	2.6	2.7
Age 18 to 44	2.1	2.1	2.0	2.1	2.0	2.1	2.3	2.2	2.5	2.3	2.5	2.5	2.6
Age 45 to 64	2.5	2.6	2.7	2.6	2.7	2.7	2.9	2.8	2.6	2.5	2.5	2.5	2.4
Age 65+	2.6	2.7	2.6	2.5	2.6	2.4	2.7	2.8	3.0	2.8	2.6	3.0	3.2
Income Bottom Third	1.6	1.7	1.4	1.5	1.4	1.8	2.1	2.5	2.6	2.5	1.9	2.2	2.2
Income Middle Third	2.7	2.6	2.6	2.5	2.7	2.6	2.6	2.6	2.5	2.4	2.3	2.5	2.5
Income Top Third	2.6	2.8	2.7	2.6	2.6	2.6	2.7	2.6	2.7	2.6	2.9	2.9	3.0
Home Value Bottom Third	1.8	1.9	1.8	1.8	1.6	1.8	2.0	2.3	2.4	2.3	1.9	2.0	2.1
Home Value Middle Third	2.6	2.7	2.6	2.6	2.6	2.6	2.8	2.7	2.9	2.7	2.6	2.5	2.8
Home Value Top Third	2.7	2.8	2.8	2.8	2.9	2.8	2.9	2.8	2.7	2.6	2.8	3.0	3.1

The questions were:

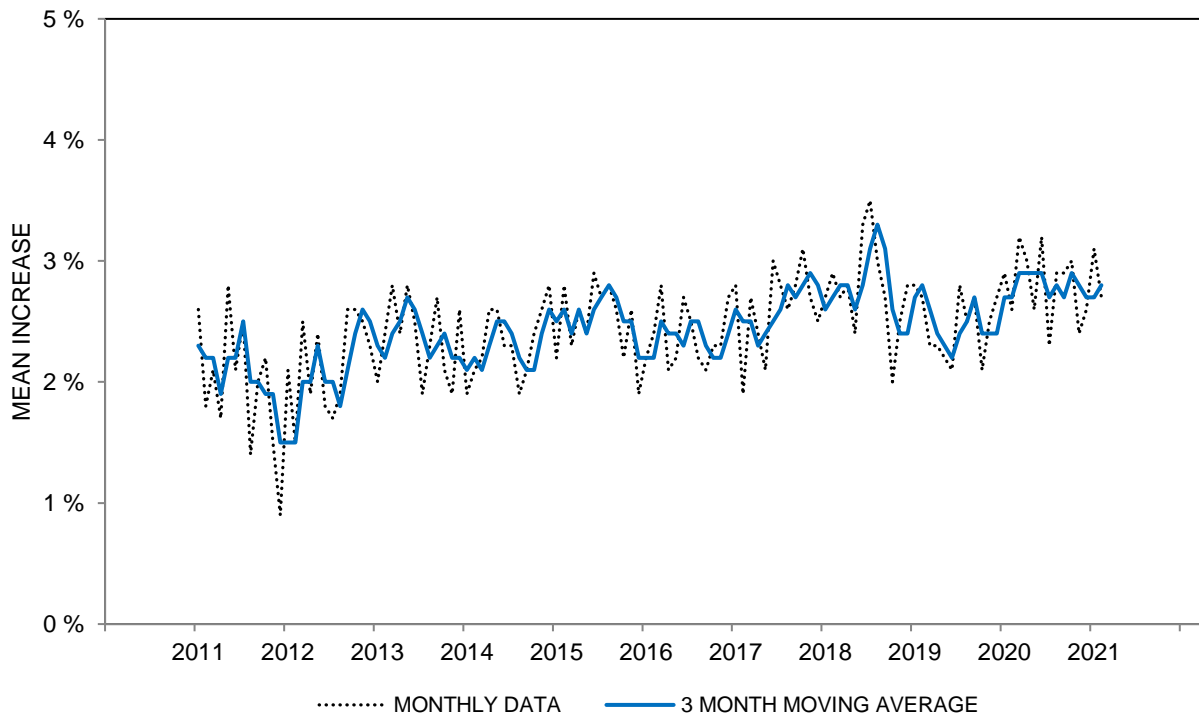
"What about the outlook for prices of homes like yours in your community over the next 5 years or so? Do you expect them to increase, remain about the same, or decrease?"

"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?"

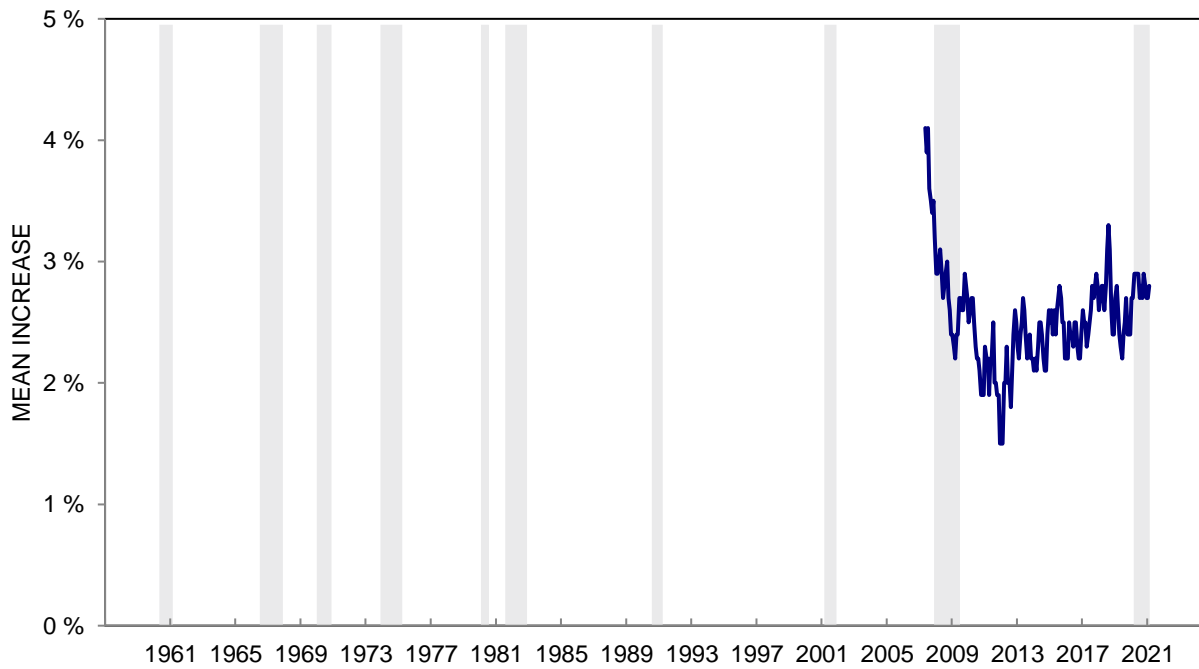
CASES is the number of homeowners.

*: Less than half of one percent.

**CHART 47: EXPECTED MEAN CHANGE IN HOME VALUES
DURING THE NEXT FIVE YEARS**



**CHART 47: EXPECTED MEAN CHANGE IN HOME VALUES
DURING THE NEXT FIVE YEARS**



RECOMMENDED ALLOWANCE FOR SAMPLING ERROR OF A PERCENTAGE

(Sampling Error Allowance in Percentage Points¹)

For Estimated Percentage Near	Number of Interviews											
	100	200	300	400	500	750	1000	1250	1500	2000	2500	3000
1% or 99%	2.2	1.6	1.3	1.1	1.0	0.8	0.7	0.6	0.6	0.5	0.4	0.4
5% or 95%	4.9	3.5	2.8	2.4	2.2	1.8	1.5	1.4	1.3	1.1	1.0	0.9
10% or 90%	6.7	4.8	3.9	3.4	3.0	2.4	2.1	1.9	1.7	1.5	1.3	1.2
20% or 80%	9.0	6.3	5.2	4.5	4.0	3.3	2.8	2.5	2.3	2.0	1.8	1.6
30% or 70%	10.3	7.3	5.9	5.1	4.6	3.7	3.2	2.9	2.6	2.3	2.0	1.9
40% or 60%	11.0	7.8	6.3	5.5	4.9	4.0	3.5	3.1	2.8	2.4	2.2	2.0
50%	11.2	7.9	6.5	5.6	5.0	4.1	3.5	3.2	2.9	2.5	2.2	2.0

¹ The figures in this table represent two standard errors. Hence, the chances are 95 in 100 that the true percentage lies within a range equal to the observed percentage, plus or minus the sampling error.

DESCRIPTION OF CHARTS

DATA POINTS

QUARTERLY DATA: Data collected by surveys conducted at three month intervals before 1978.

MONTHLY DATA: Data collected by surveys conducted each month since January of 1978.

THREE-MONTH
MOVING AVERAGE Each point plotted represents the average of the three
monthly observations ending at the date plotted.

HISTORICAL SERIES CHARTS Quarterly data prior to 1978 and three month moving
average starting in 1978.

TIME SCALE

Each tic mark on the time scale represents the month of January for the indicated year.

RECESSION PERIODS

December	1948 - October	1949
August	1953 - May	1954
September	1957 - April	1958
May	1960 - February	1961
July	1966 - November	1967*
January	1970 - November	1970
December	1973 - March	1975
February	1980 - July	1980
August	1981 - November	1982
August	1990 - March	1991
March	2001 - November	2001
December	2007 - June	2009
March	2020 -	

Recession dates are determined by the National Bureau of Economic Research.

RECESSION PERIOD: Reduction in the national output of goods and services, generally
lasting at least two quarters.

*GROWTH RECESSION: Retardation in the rate of growth of output and employment (usually
followed by a recession and always the initial stage of a recession).