

April 2021

The April survey was the 633rd 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.

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TABLE 1

THE INDEX OF CONSUMER SENTIMENT

DATE OF SURVEY		All families	Families with incomes under \$75,000	Families with incomes over \$75,000
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
March	2021	84.9	81.3	87.7
April	2021	88.3	82.2	94.3

CHART 1: THE INDEX OF CONSUMER SENTIMENT

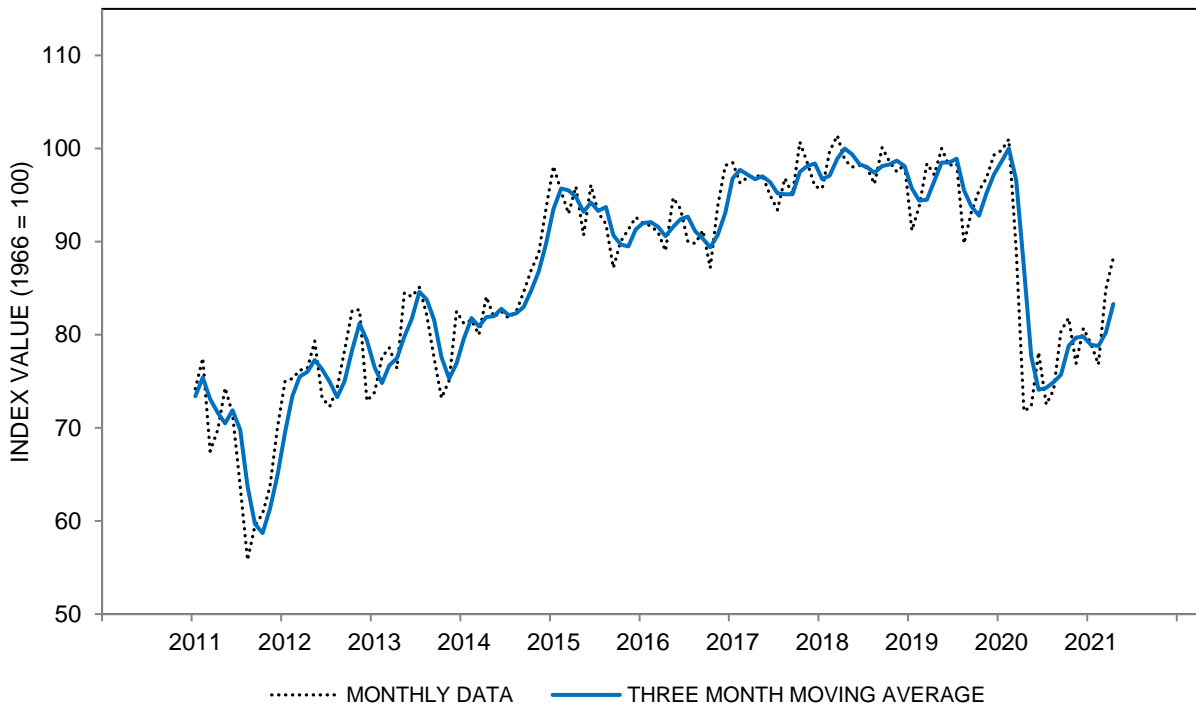


CHART 1: THE INDEX OF CONSUMER SENTIMENT

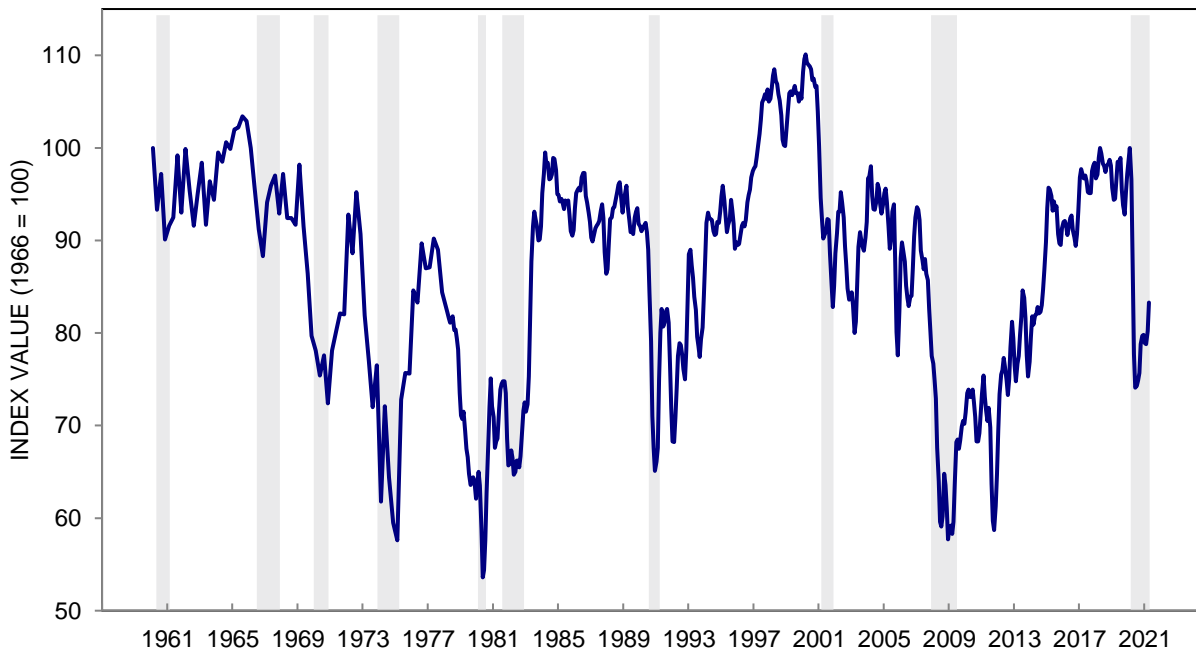


TABLE 2

THE INDEX OF CONSUMER SENTIMENT WITHIN INCOME TERCILES

THREE MONTH MOVING AVERAGES

DATE OF SURVEY		Household Income Terciles		
		Bottom Third	Middle Third	Top Third
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
March	2021	74.6	79.0	87.3
April	2021	77.6	82.0	90.8

**CHART 2: INDEX OF CONSUMER SENTIMENT WITHIN INCOME TERCILES
(THREE MONTH MOVING AVERAGES)**

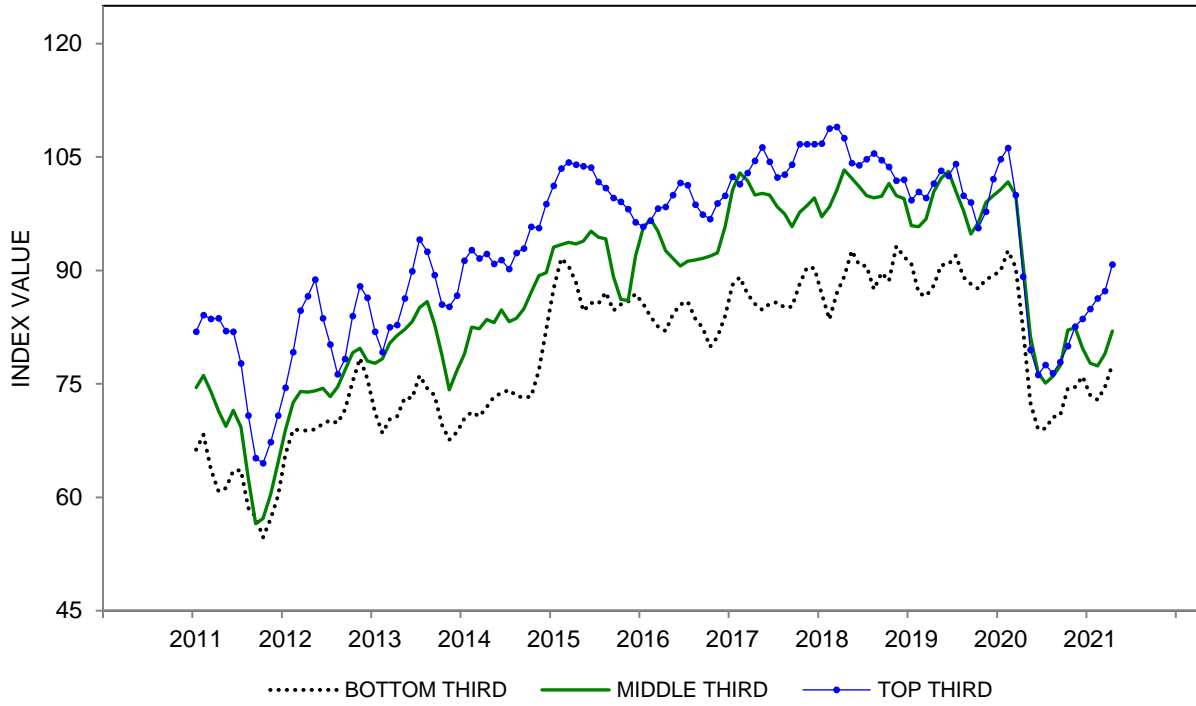


CHART 2: INDEX OF CONSUMER SENTIMENT WITHIN INCOME TERCILES

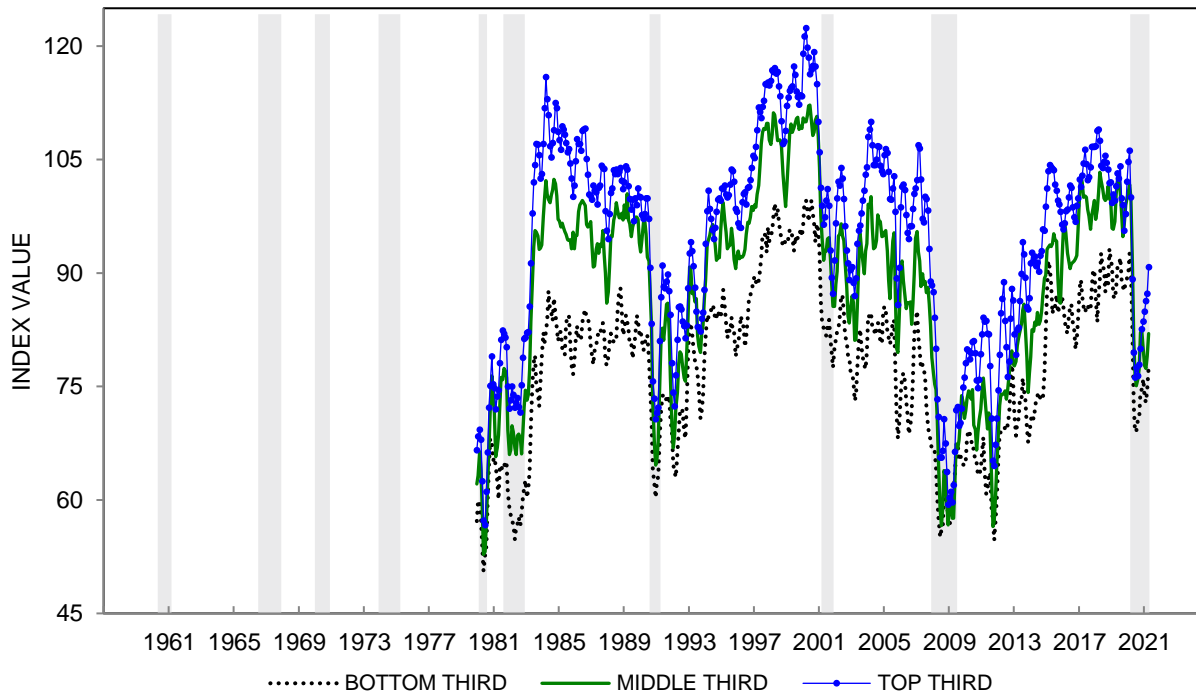


TABLE 3

THE INDEX OF CONSUMER SENTIMENT WITHIN AGE SUBGROUPS

THREE MONTH MOVING AVERAGES

DATE OF SURVEY		Age of Householder		
		18-34	35-54	55+
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
March	2021	90.7	80.5	75.1
April	2021	93.3	84.2	78.2

**CHART 3: INDEX OF CONSUMER SENTIMENT WITHIN AGE GROUPS
(THREE MONTH MOVING AVERAGES)**

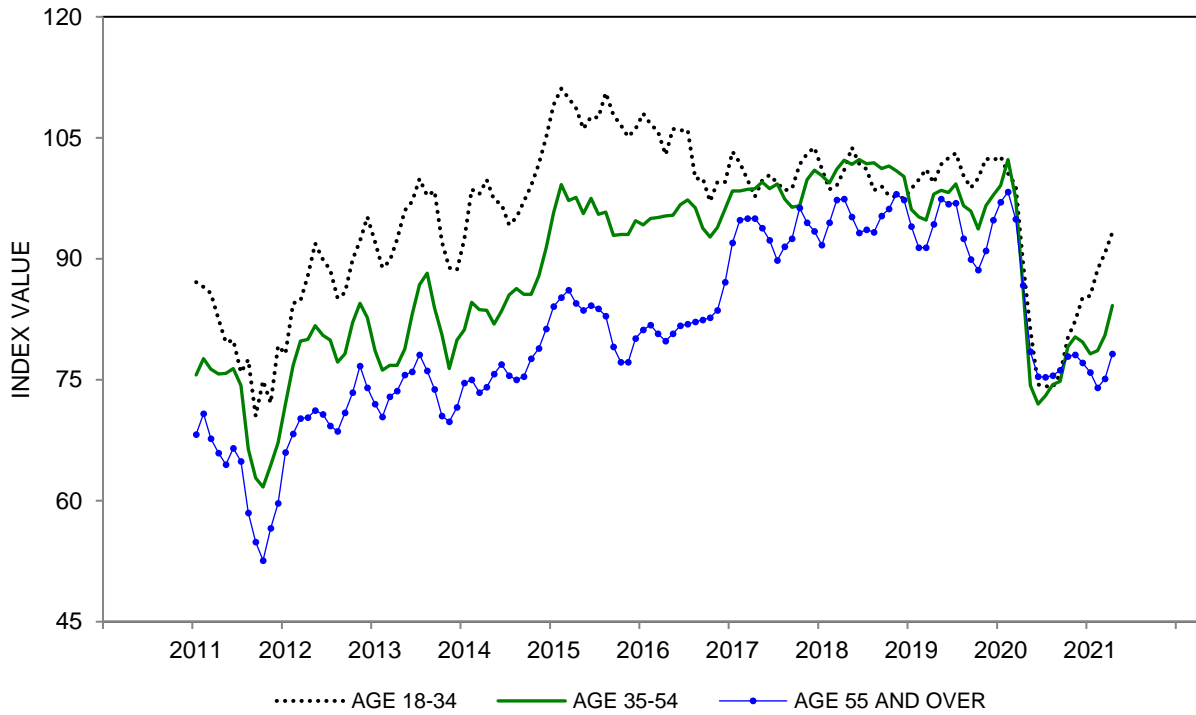


CHART 3: INDEX OF CONSUMER SENTIMENT WITHIN AGE GROUPS

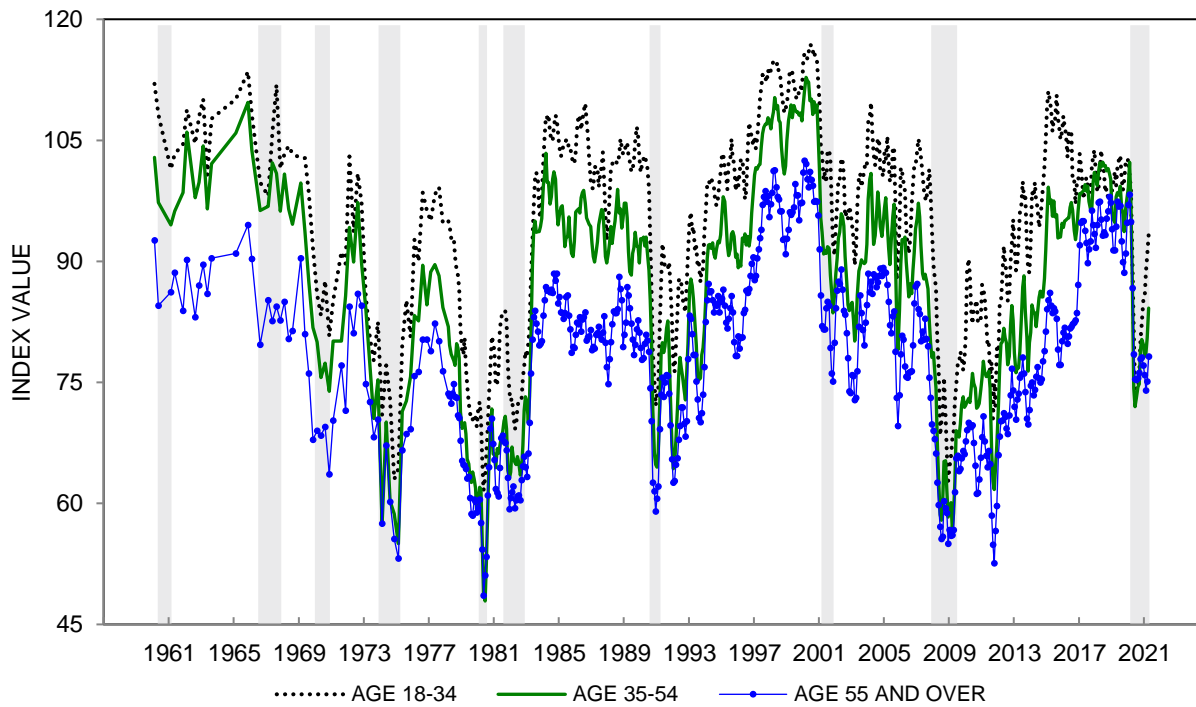


TABLE 4

THE INDEX OF CONSUMER SENTIMENT WITHIN REGIONS

THREE MONTH MOVING AVERAGES

DATE OF SURVEY		Region of Residence			
		North East	Midwest	South	West
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
March	2021	79.5	79.0	81.4	80.2
April	2021	82.6	83.9	83.2	83.7

**CHART 4: INDEX OF CONSUMER SENTIMENT WITHIN REGIONS
(THREE MONTH MOVING AVERAGES)**

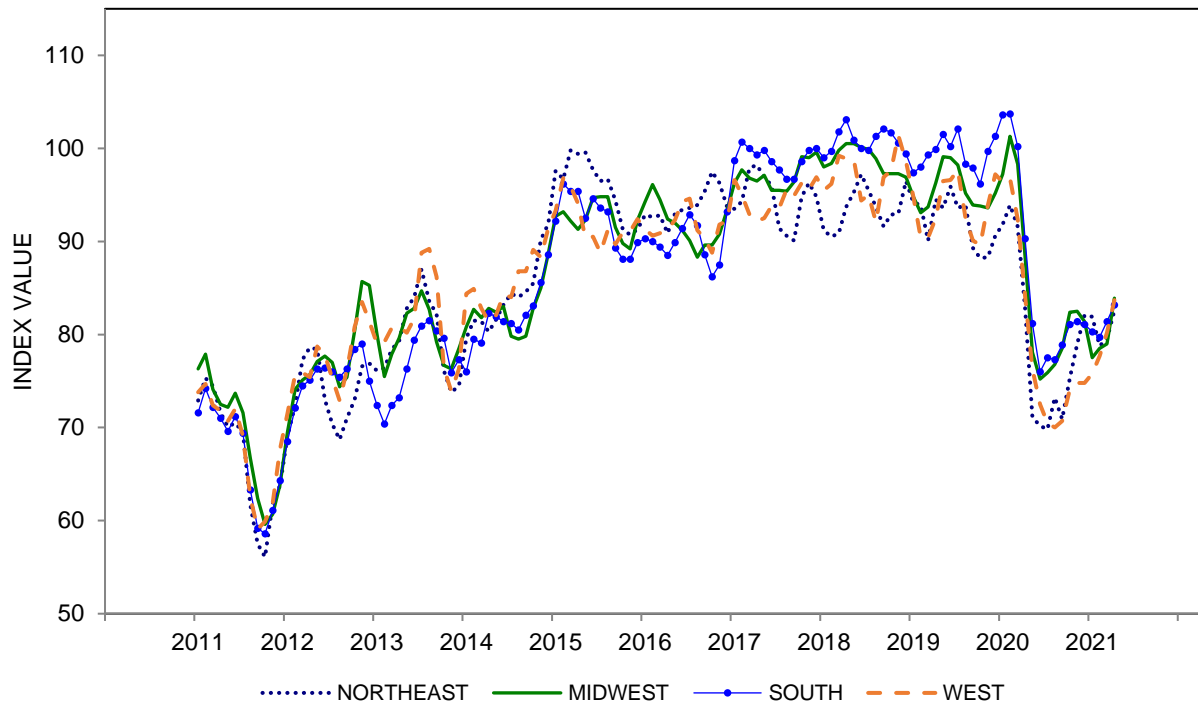


CHART 4: INDEX OF CONSUMER SENTIMENT WITHIN REGIONS

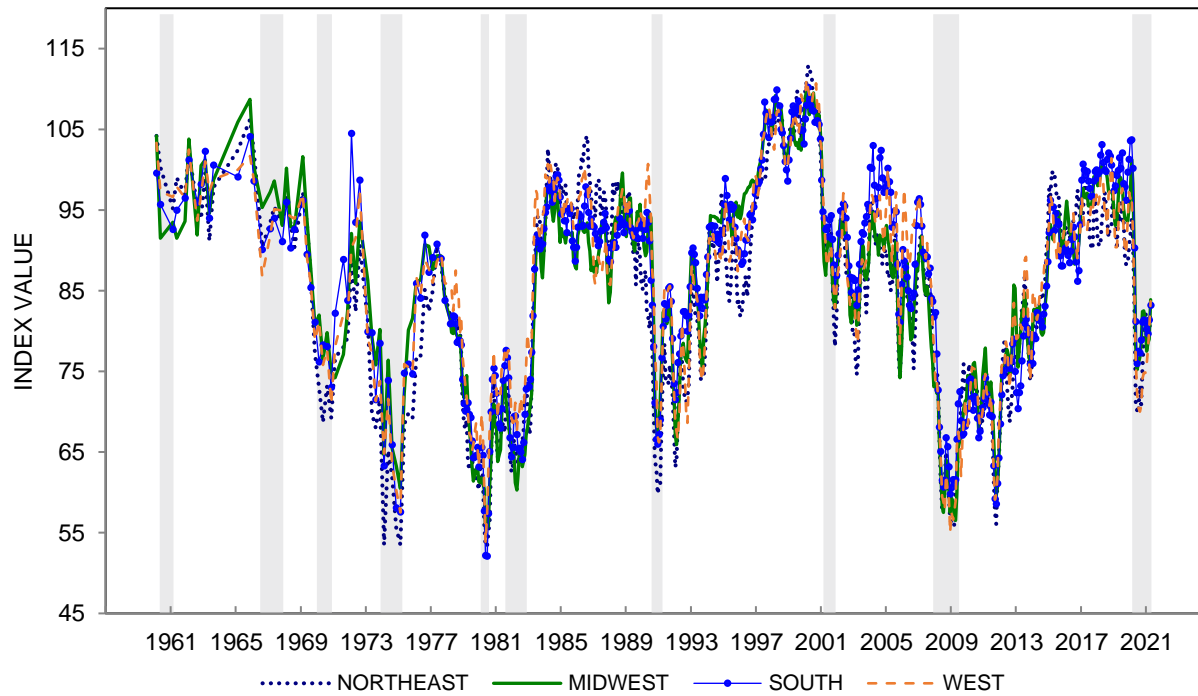


TABLE 5

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)			
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
March	2021	112	118	108	94	128	93.0	79.7
April	2021	126	124	115	93	126	97.2	82.7

(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)**

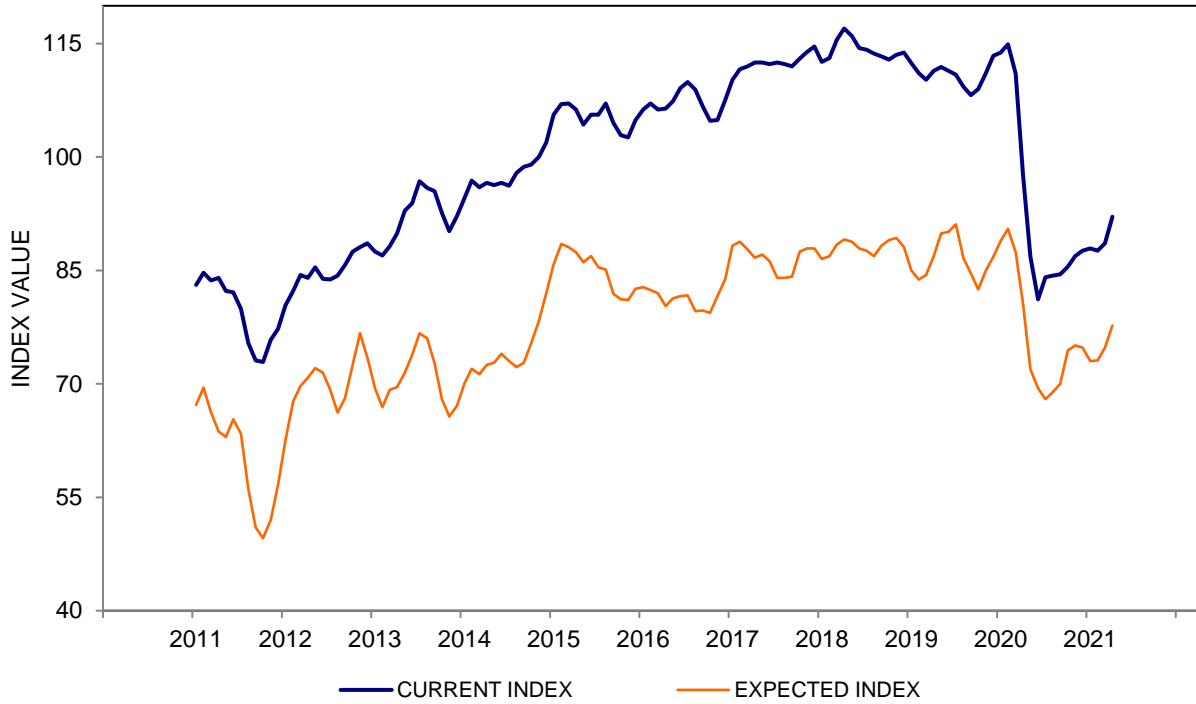


CHART 5: CURRENT AND EXPECTED COMPONENTS OF THE SENTIMENT INDEX

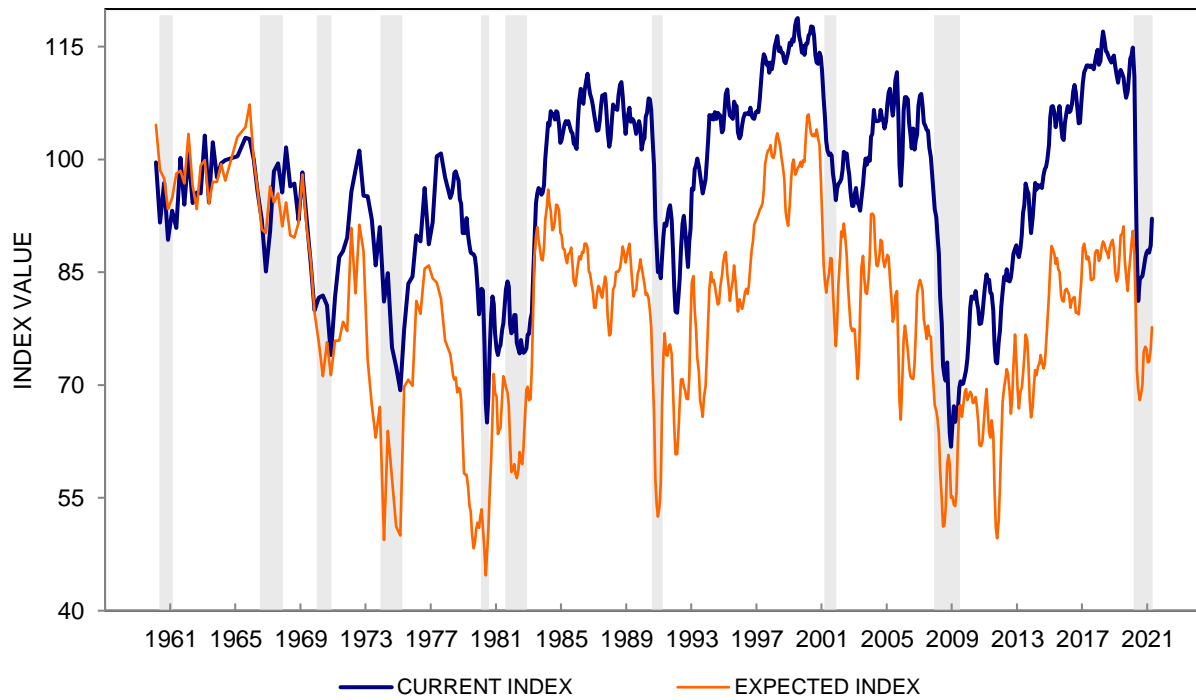


TABLE 6**CURRENT FINANCIAL SITUATION COMPARED WITH A YEAR AGO**

	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021
BETTER OFF	38%	38%	39%	39%	38%	43%	42%	39%	42%	39%	41%	40%	46%
SAME	29	31	32	30	32	27	28	33	30	31	28	32	34
WORSE OFF	32	31	29	31	30	30	29	28	28	30	31	28	20
DK, NA	1	*	*	*	*	*	1	*	*	*	*	*	*
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
CASES	620	645	615	603	660	601	605	604	601	603	604	604	601
INDEX SCORE	106	107	110	108	108	113	113	111	114	109	110	112	126

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

All	125	114	108	108	109	110	111	112	113	111	111	110	116
Age 18 to 44	137	130	122	123	120	118	118	118	123	121	125	124	129
Age 45 to 64	122	108	100	99	100	102	108	109	108	103	100	96	105
Age 65+	109	97	97	100	102	105	105	108	104	107	106	109	110
Income Bottom Third	106	95	95	96	97	93	95	97	98	95	89	89	96
Income Middle Third	133	127	117	114	111	115	119	121	118	111	112	112	118
Income Top Third	138	121	114	116	118	121	121	121	122	126	131	130	133

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

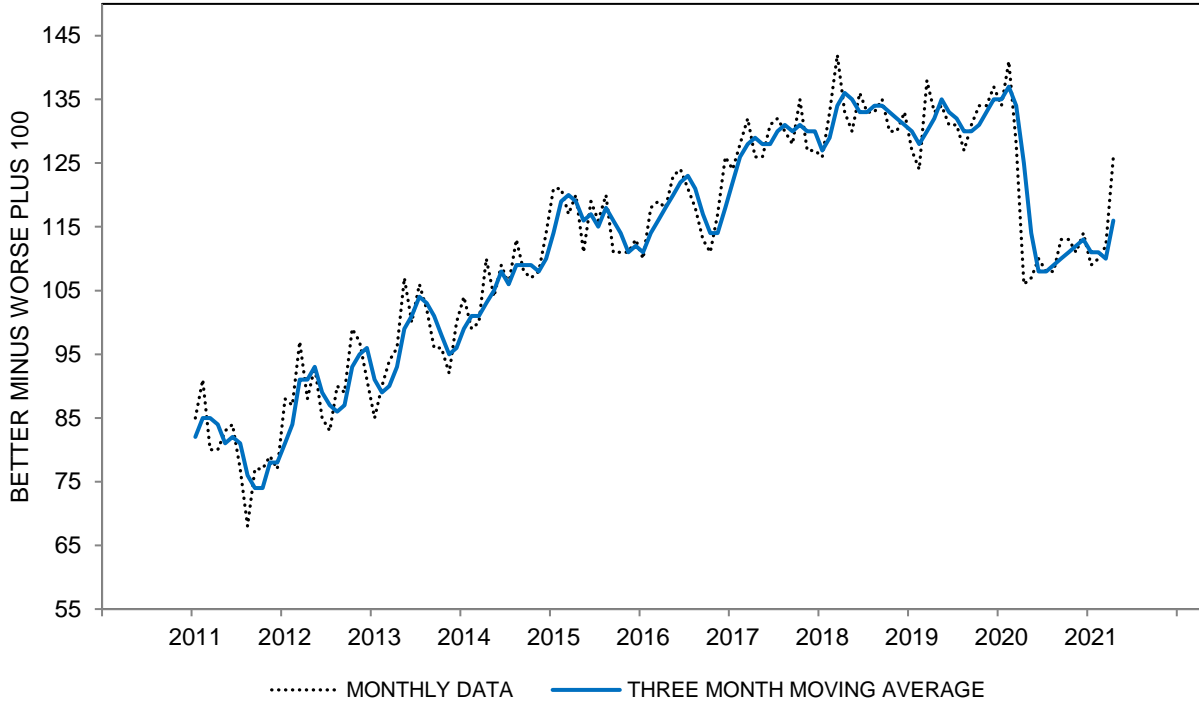


CHART 6: CURRENT FINANCIAL SITUATION COMPARED WITH A YEAR AGO

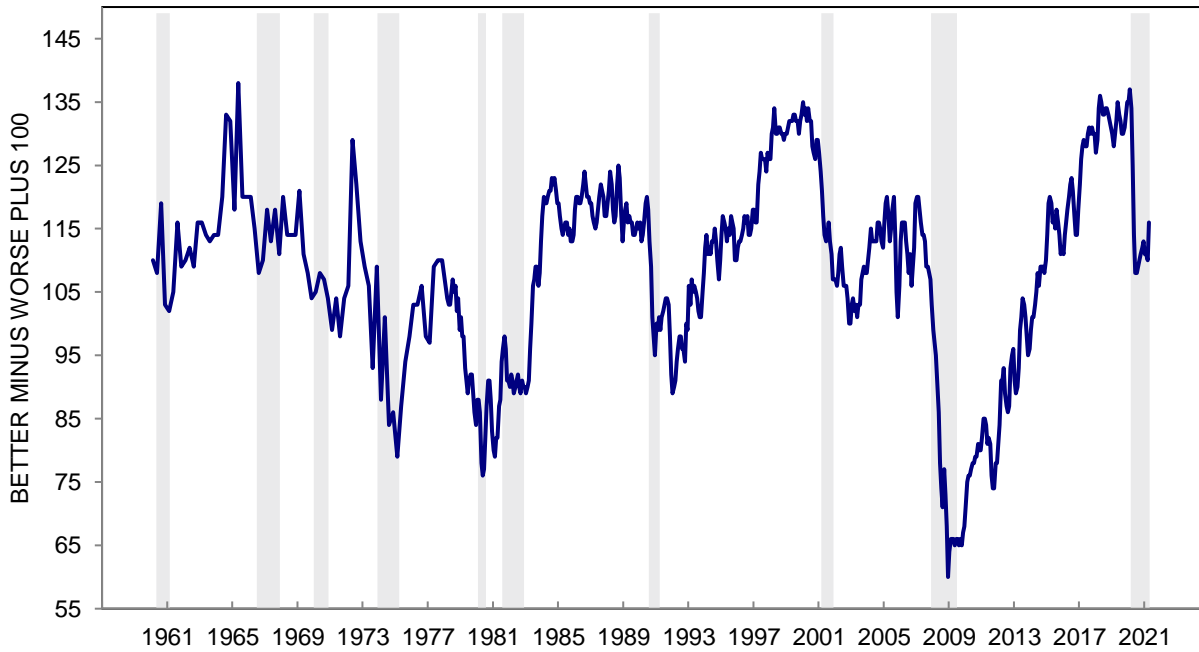


TABLE 7

SELECTED REASONS FOR OPINIONS ABOUT HOUSEHOLD FINANCIAL SITUATION

	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021
BETTER THAN YEAR AGO:													
Income higher	32%	35%	28%	32%	34%	35%	34%	31%	32%	30%	31%	32%	35%
Increased HH Contribution	4	4	7	8	6	6	4	4	5	8	7	6	10
Assets Higher	7	7	8	8	8	8	8	8	10	10	10	12	10
Debt Lower	6	3	6	5	4	6	5	3	6	3	6	5	5
Expense Lower	5	7	8	7	6	9	8	6	9	9	9	10	10
WORSE THAN YEAR AGO:													
Income lower	26	25	26	29	25	29	25	28	28	27	25	24	17
Decreased HH Contribution	3	2	2	3	4	6	4	3	3	5	2	2	3
Higher prices	2	3	4	6	6	5	5	5	3	5	6	8	8
Assets Lower	13	8	6	4	3	3	3	2	2	1	2	1	1
Debt Higher	3	2	1	1	2	1	1	1	2	2	2	1	1
Expense Higher	4	2	2	3	3	4	3	4	4	5	2	3	2

**SELECTED REASONS FOR OPINIONS ABOUT HOUSEHOLD FINANCIAL SITUATION
INCOME HIGHER - INCOME LOWER (THREE MONTH MOVING AVERAGES)**

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

HIGHER PRICES (THREE MONTH MOVING AVERAGES)

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

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

All	7	1	1	5	7	8	9	9	10	10	11	12	13
Age 18 to 44	7	6	6	9	9	9	7	5	7	8	11	12	11
Age 45 to 64	10	3	3	5	8	8	10	11	13	11	11	9	11
Age 65+	5	-7	-9	-2	4	8	10	12	10	11	13	17	19
Income Bottom Third	3	-2	-2	1	3	4	5	5	5	3	4	4	7
Income Middle Third	8	4	2	5	8	10	10	11	10	10	11	12	13
Income Top Third	12	4	3	7	11	12	13	12	13	15	18	20	20

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

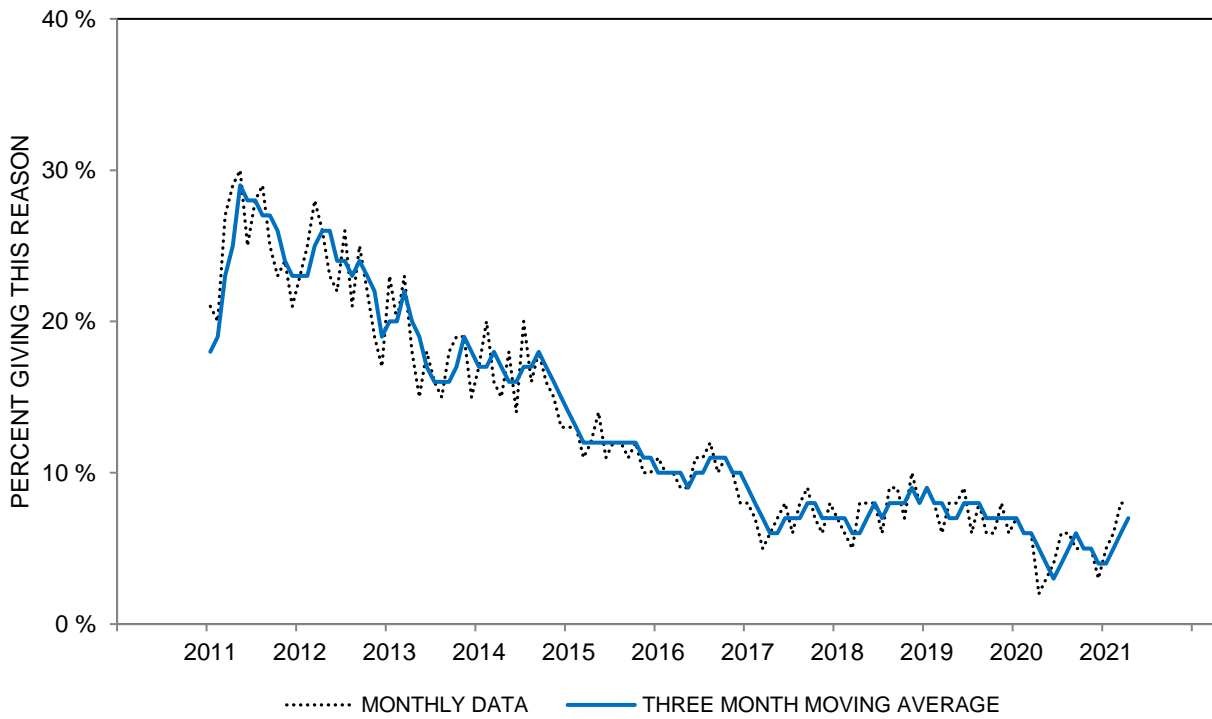
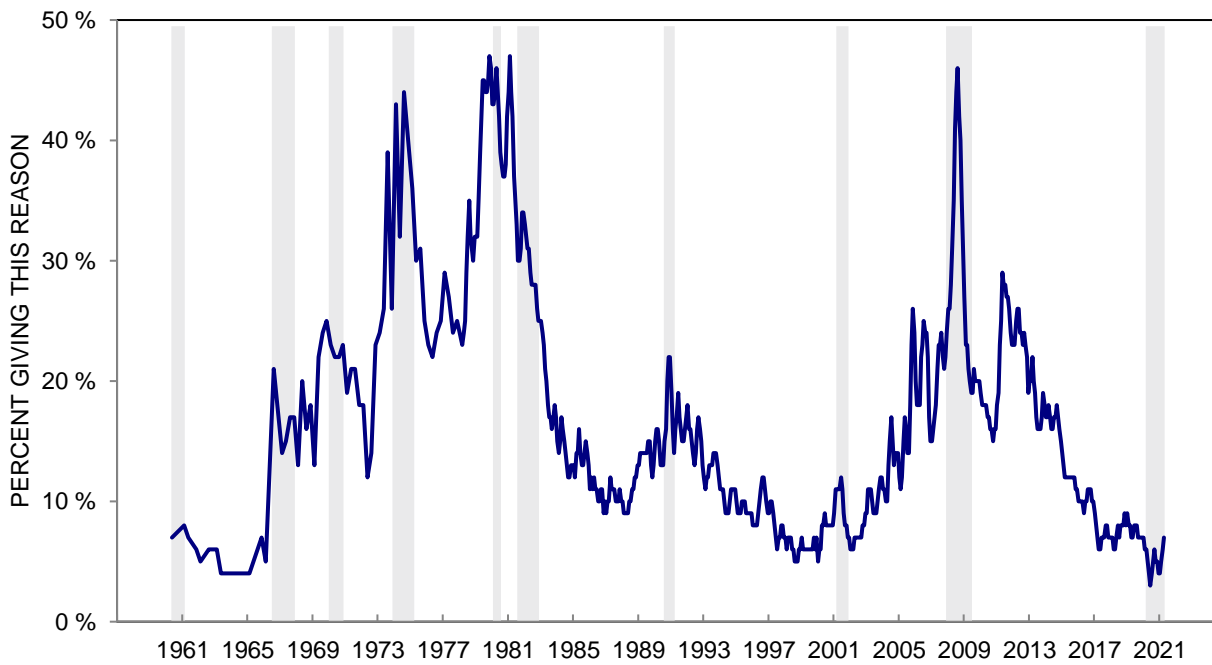
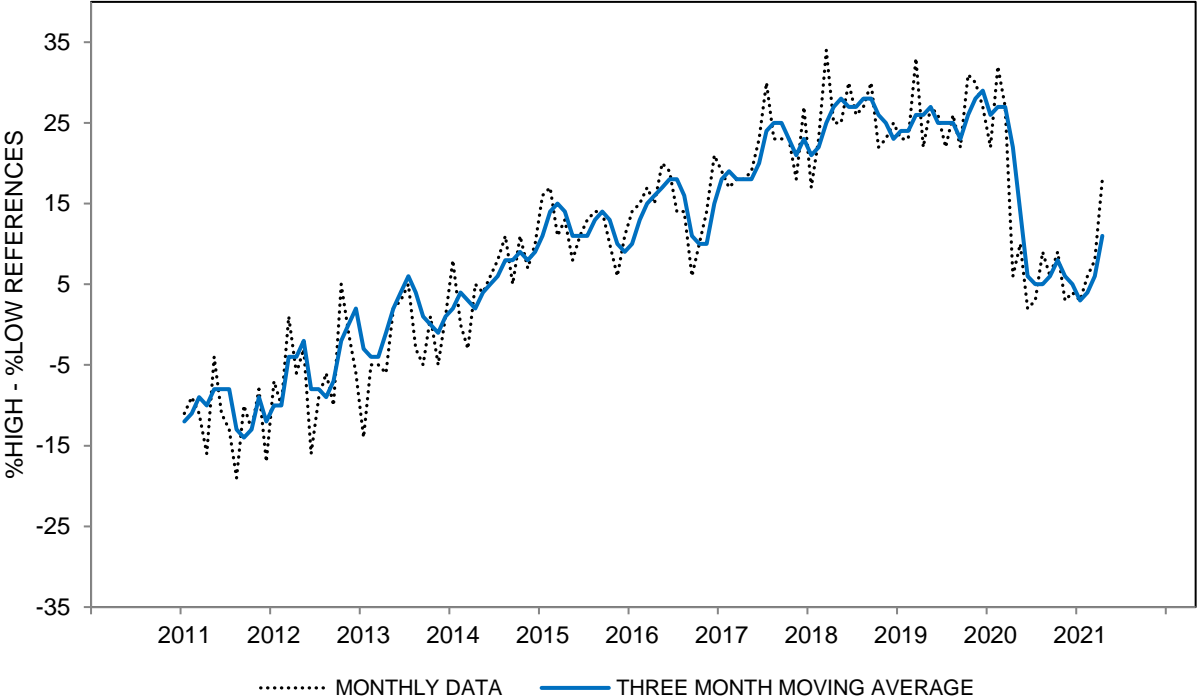


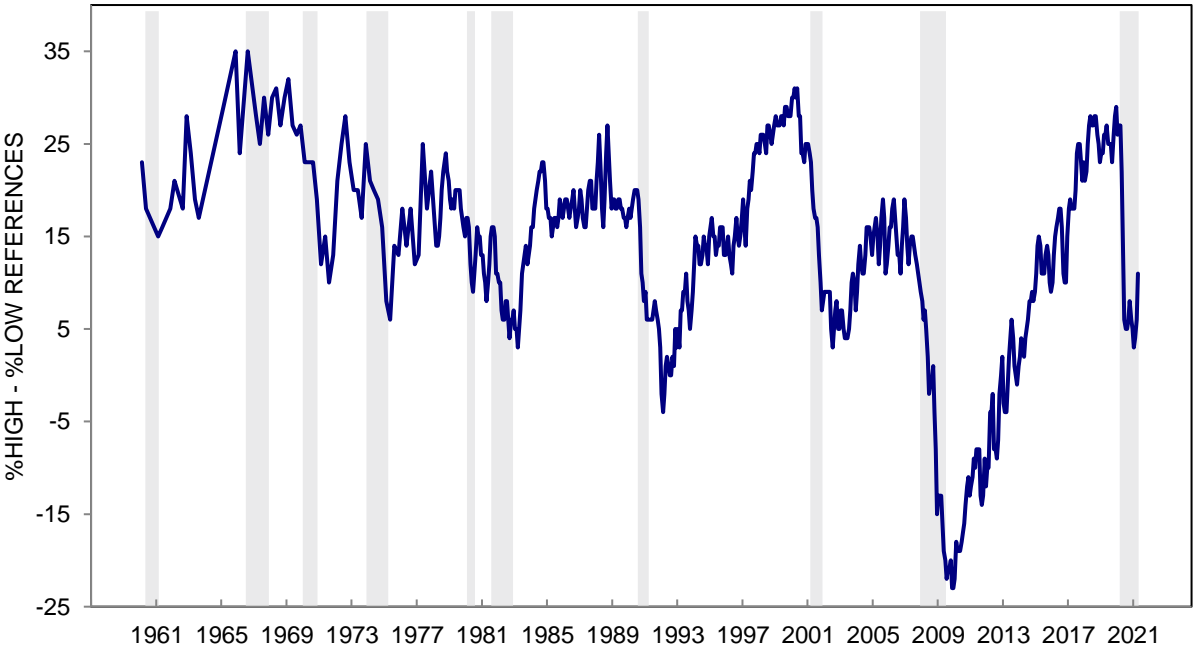
CHART 7A: HIGHER PRICES AS REASONS FOR WORSE PERSONAL FINANCES



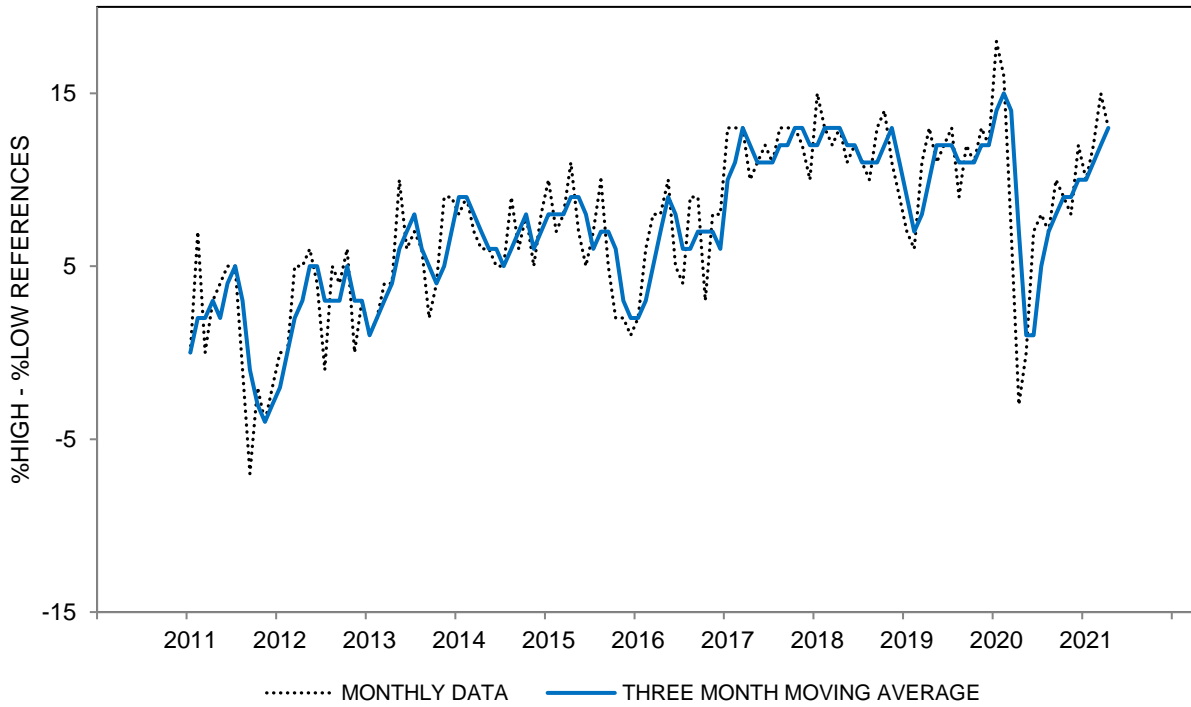
**CHART 7B: INCOME REASONS FOR CHANGES IN PERSONAL FINANCES:
(%HIGHER INCOME - %LOWER INCOME)**



**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)**

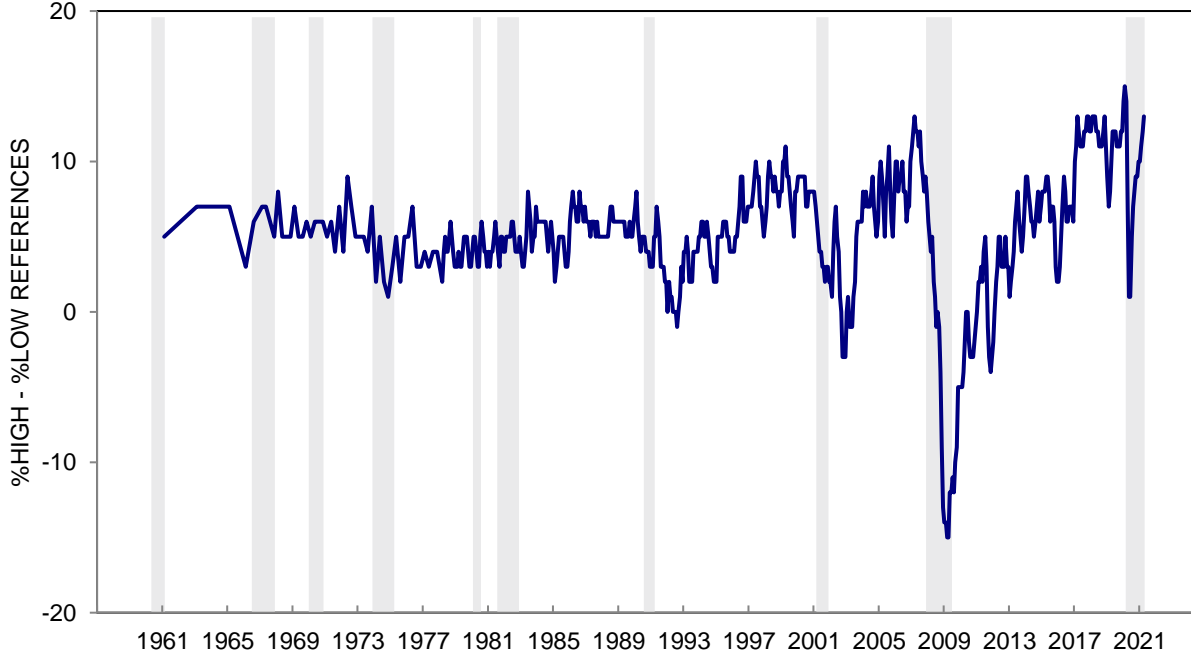


TABLE 8**EXPECTED CHANGE IN FINANCIAL SITUATION IN A YEAR**

	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021
BETTER OFF	39%	32%	40%	35%	36%	35%	36%	33%	35%	35%	36%	33%	39%
SAME	44	48	48	47	49	52	50	48	47	45	45	49	44
WORSE OFF	13	15	8	12	9	8	7	11	13	14	18	15	15
DK, NA	4	5	4	6	6	5	7	8	5	6	1	3	2
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
CASES	620	645	615	603	660	601	605	604	601	603	604	604	601
INDEX SCORE	126	117	132	123	127	127	129	122	122	121	118	118	124

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

All	128	122	125	124	127	126	128	126	124	122	120	119	120
Age 18 to 44	140	135	137	136	139	137	140	140	142	142	142	139	138
Age 45 to 64	127	122	122	122	124	125	128	127	121	116	113	112	115
Age 65+	112	105	110	108	114	110	111	103	102	97	97	99	101
Income Bottom Third	126	123	124	120	122	124	129	127	126	121	121	121	122
Income Middle Third	130	122	125	124	131	130	130	126	122	123	121	119	118
Income Top Third	128	122	125	126	128	125	125	127	124	121	120	119	121

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

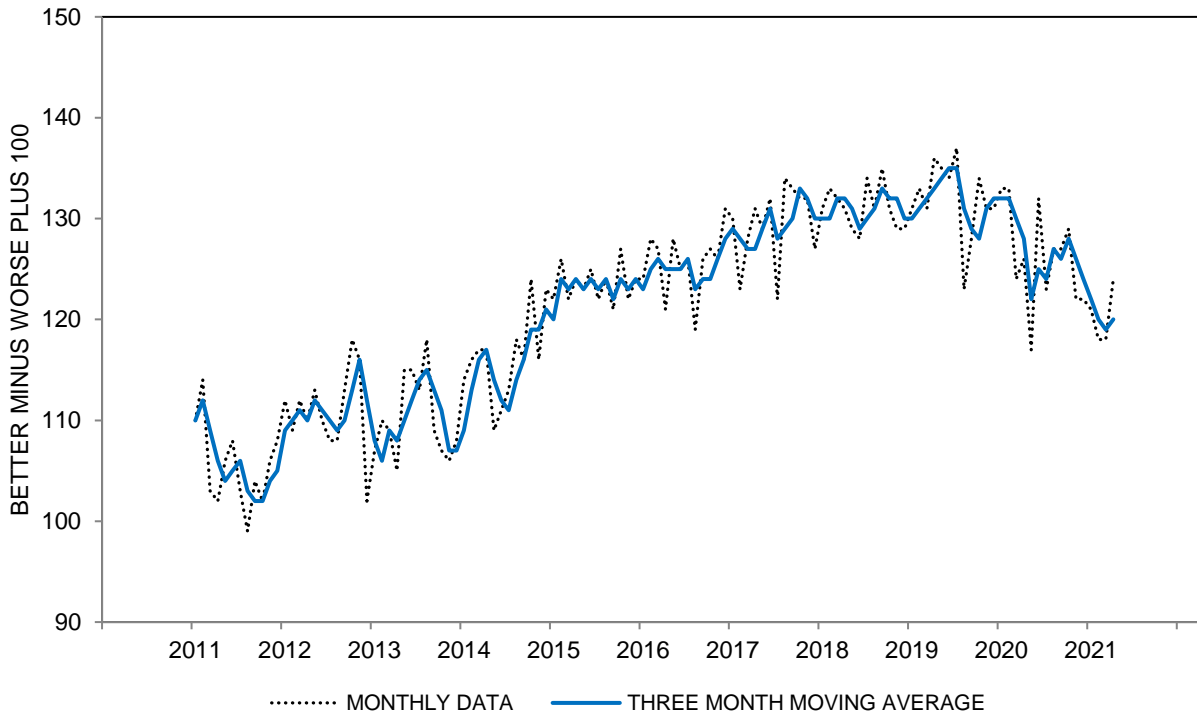


CHART 8: EXPECTED CHANGE IN FINANCIAL SITUATION IN A YEAR

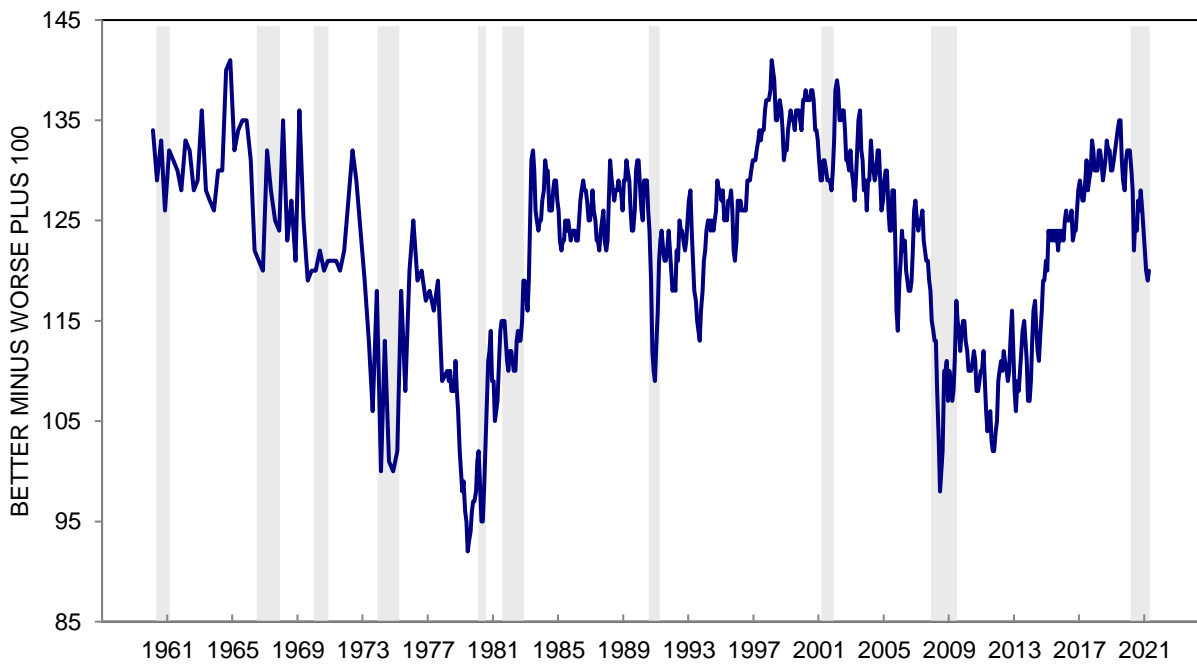


TABLE 9**ANNUAL TREND IN PAST AND EXPECTED HOUSEHOLD FINANCIAL SITUATION**

	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021
Personal Financial Progress													
Continuous increase (a)	17%	15%	20%	19%	19%	20%	18%	15%	16%	15%	19%	17%	22%
Intermittent increase (b)	26	25	25	21	23	23	27	22	28	24	21	25	30
Remain unchanged (c)	14	19	19	19	20	18	18	21	17	18	17	21	17
Intermittent decline (d)	17	16	16	16	16	17	13	14	14	13	18	14	13
Continuous decline (e)	6	7	3	6	4	3	4	4	4	6	6	7	6
Mixed change (f)	16	13	13	13	13	13	13	16	16	18	17	13	10
DK, NA	4	5	4	6	5	6	7	8	5	6	2	3	2
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
CASES	620	645	615	603	660	601	605	604	601	603	604	604	601
INDEX SCORE	120	117	126	118	122	123	128	119	126	120	116	121	133

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

All	133	123	121	120	122	121	124	123	124	122	121	119	123
Age 18 to 44	150	143	139	137	137	133	136	136	144	142	144	140	142
Age 45 to 64	130	119	114	113	114	116	122	122	118	113	110	107	114
Age 65+	111	99	103	105	110	110	111	109	104	102	100	104	107
Income Bottom Third	118	110	111	111	113	110	114	113	115	110	105	105	112
Income Middle Third	140	133	128	124	124	126	132	128	126	122	122	121	123
Income Top Third	142	128	126	127	129	128	129	130	132	133	135	132	136

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

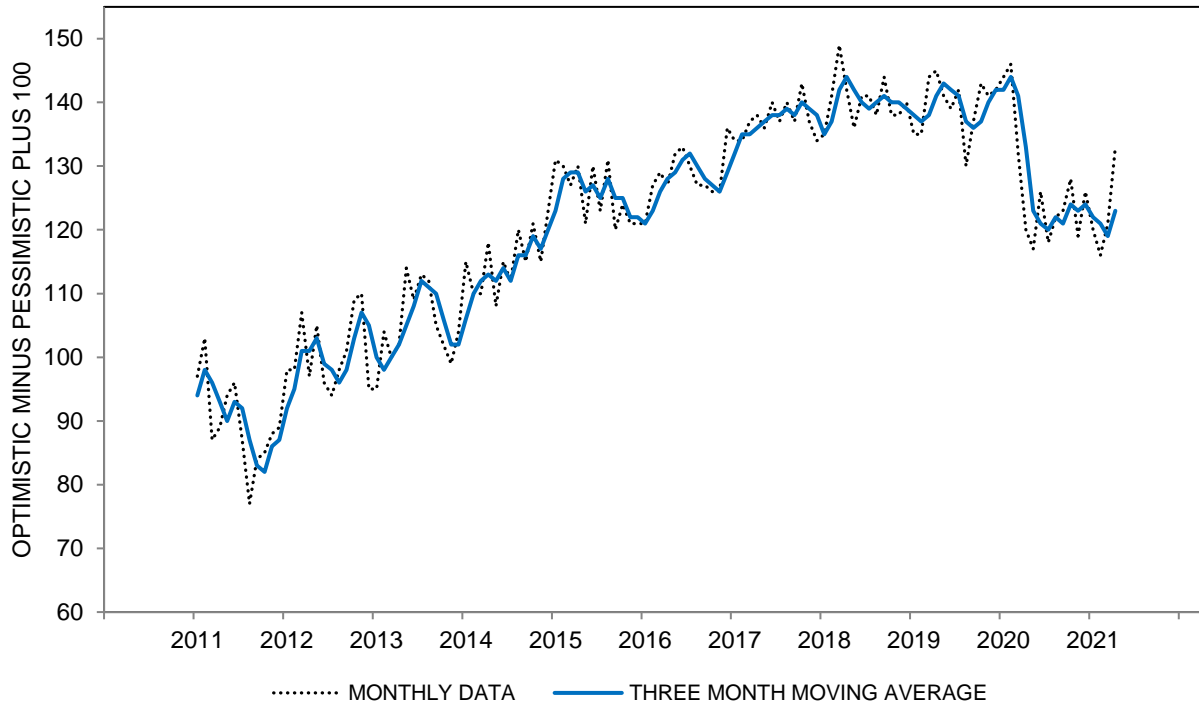


CHART 9: ANNUAL TREND IN PAST AND EXPECTED HOUSEHOLD FINANCES

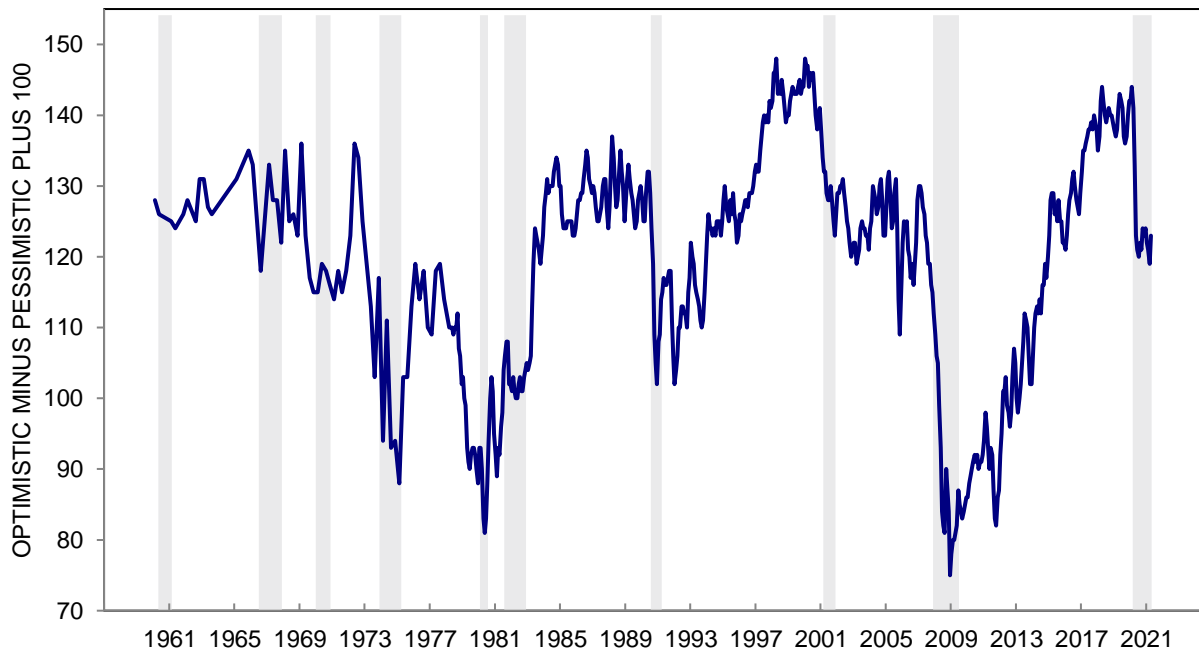


TABLE 10**CURRENT FINANCIAL SITUATION COMPARED WITH 5 YEARS AGO**

	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021
BETTER OFF	65%	67%	65%	63%	64%	68%	67%	66%	68%	63%	66%	69%	68%
SAME	10	10	10	11	9	9	12	12	9	9	9	10	13
WORSE OFF	24	22	24	26	26	23	20	22	23	27	24	21	18
DK, NA	1	1	1	*	1	*	1	*	*	1	1	*	1
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
CASES	620	645	615	603	660	601	605	604	601	603	604	604	601
INDEX SCORE	141	145	141	137	138	145	147	144	145	136	142	148	150

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

All	145	144	142	141	139	140	143	145	145	142	141	142	147
Age 18 to 44	162	164	162	161	158	158	159	161	165	163	163	164	165
Age 45 to 64	145	143	138	136	134	136	141	140	137	131	132	134	144
Age 65+	120	117	120	118	114	115	123	129	127	122	118	119	122
Income Bottom Third	119	117	118	123	117	118	120	123	122	115	112	111	116
Income Middle Third	149	148	144	138	140	144	148	151	152	148	147	148	152
Income Top Third	168	168	165	163	160	161	164	162	162	162	166	169	173

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

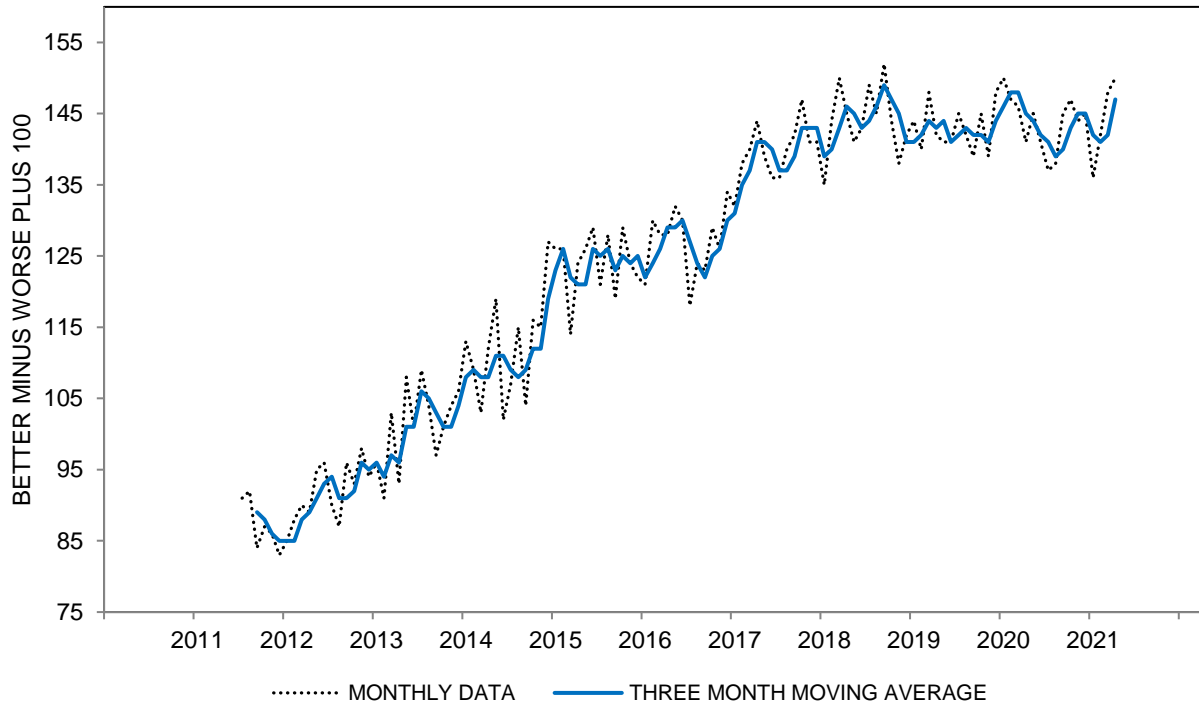


CHART 10: CURRENT FINANCIAL SITUATION COMPARED WITH 5 YEARS AGO

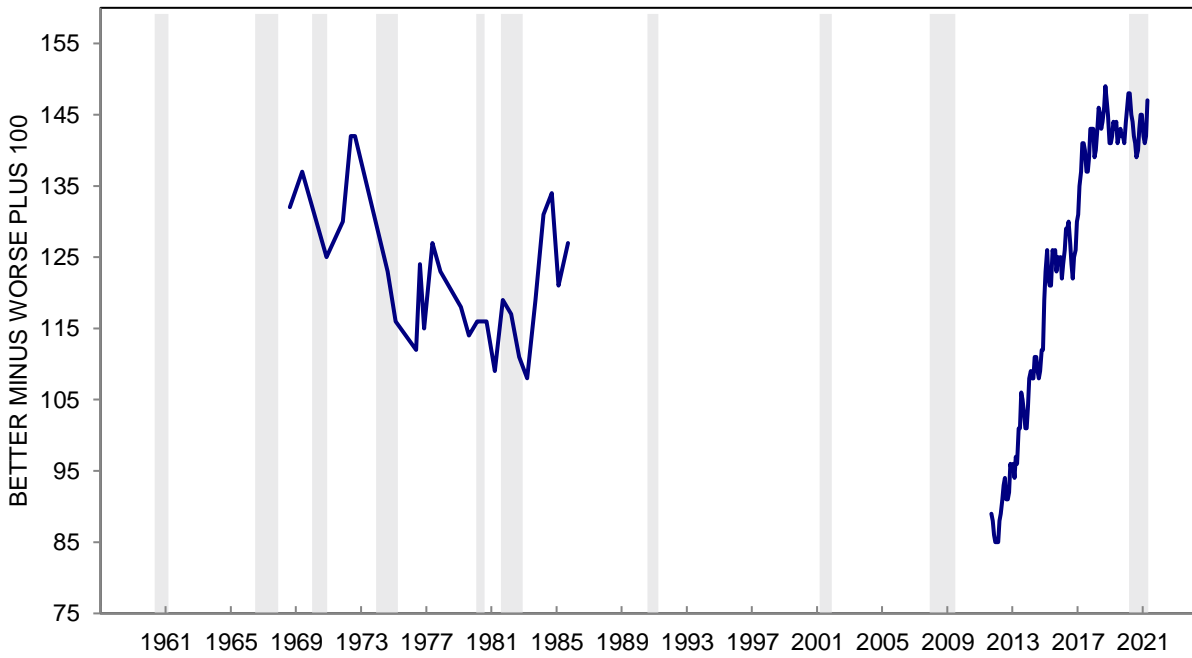


TABLE 11**EXPECTED CHANGE IN FINANCIAL SITUATION IN 5 YEARS**

	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021
BETTER OFF	57%	54%	58%	55%	58%	55%	56%	52%	55%	52%	51%	51%	51%
SAME	32	32	31	30	28	33	32	31	29	30	29	32	31
WORSE OFF	8	9	7	12	10	9	7	11	12	14	18	13	16
DK, NA	3	5	4	3	4	3	5	6	4	4	2	4	2
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
CASES	620	645	615	603	660	601	605	604	601	603	604	604	601
INDEX SCORE	149	145	151	143	148	146	149	141	143	138	133	138	135

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

All	144	145	148	146	147	146	148	145	144	141	138	136	135
Age 18 to 44	170	172	173	173	174	174	175	173	174	173	172	167	166
Age 45 to 64	139	140	142	139	141	139	144	143	140	133	131	132	134
Age 65+	114	114	120	116	116	112	112	109	106	99	94	95	92
Income Bottom Third	137	140	141	142	140	140	143	140	140	133	131	132	133
Income Middle Third	149	147	153	149	152	147	150	146	146	144	141	136	133
Income Top Third	148	149	151	150	151	151	152	152	149	146	143	141	140

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

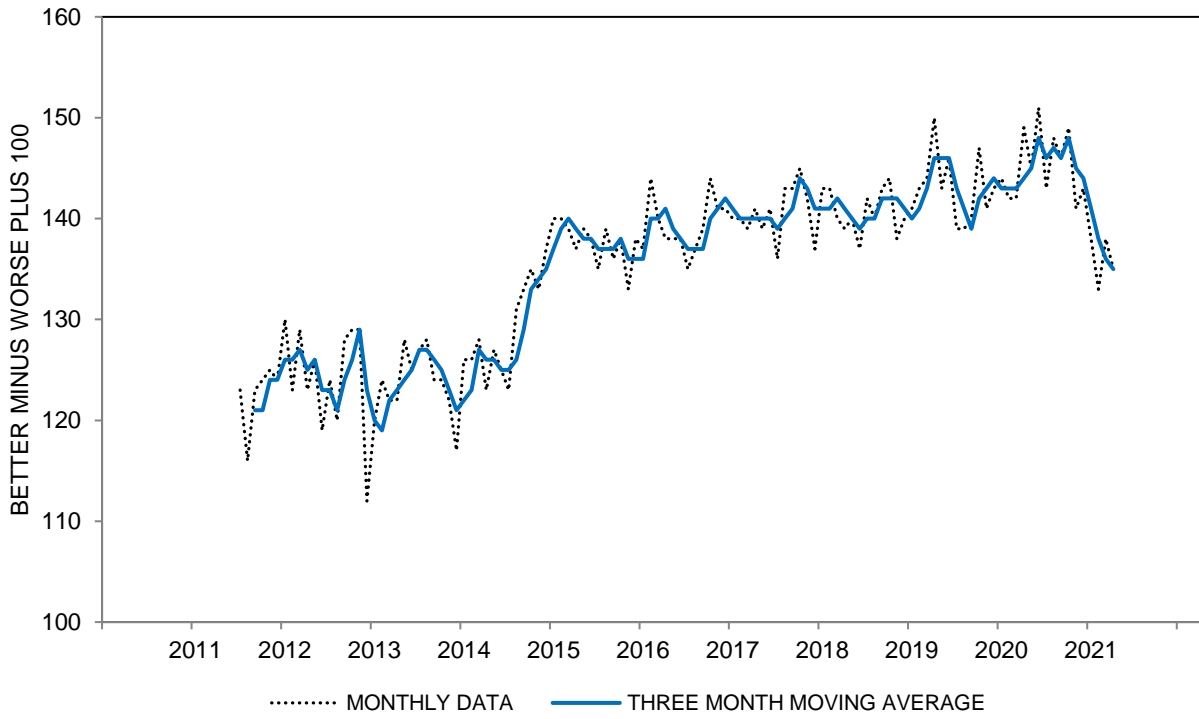


CHART 11: EXPECTED CHANGE IN FINANCIAL SITUATION IN 5 YEARS

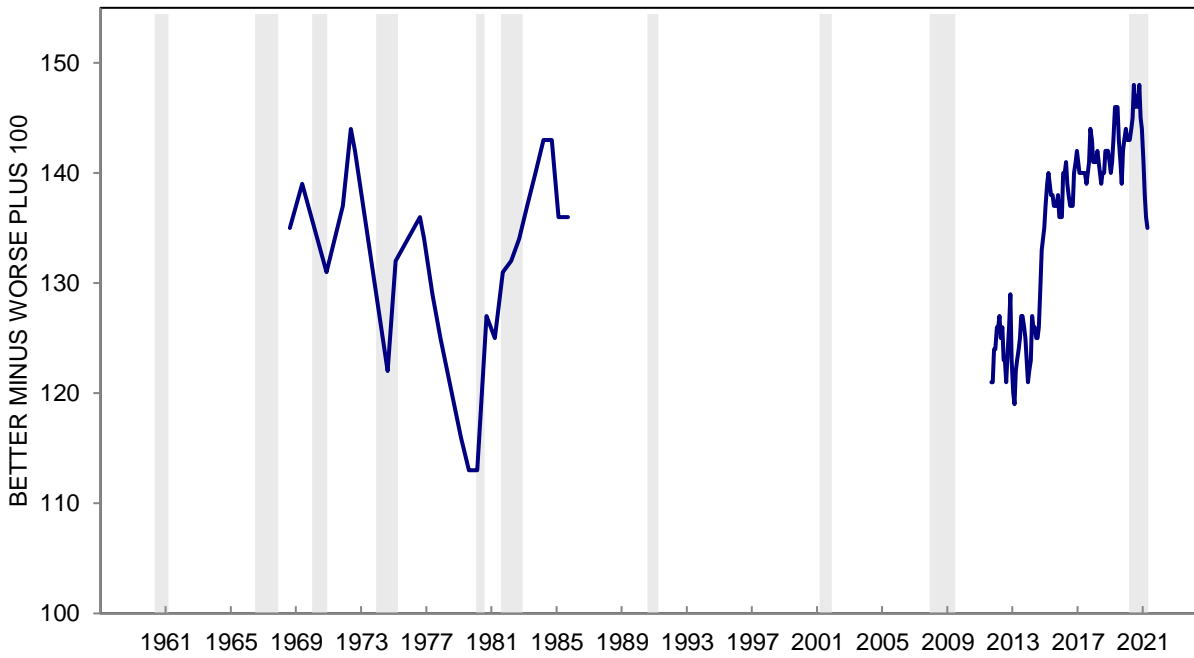


TABLE 12

FIVE YEAR TREND IN PAST AND EXPECTED HOUSEHOLD FINANCIAL SITUATION

	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021
Personal Financial Progress													
Continuous increase (a)	43%	42%	43%	39%	42%	41%	41%	38%	40%	35%	39%	38%	39%
Intermittent increase (b)	19	19	19	21	18	22	25	21	22	21	18	23	22
Remain unchanged (c)	6	7	5	5	6	5	6	7	5	4	5	5	6
Intermittent decline (d)	11	8	11	11	9	9	6	9	7	9	11	8	8
Continuous decline (e)	3	3	2	5	5	3	3	3	4	5	5	3	4
Mixed change (f)	15	15	15	16	16	16	14	16	17	22	20	19	18
DK, NA	3	6	5	3	4	4	5	6	5	4	2	4	3
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
CASES	620	645	615	603	660	601	605	604	601	603	604	604	601
INDEX SCORE	148	150	149	144	146	151	157	147	151	142	141	150	149

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

All	149	149	149	148	146	147	151	152	152	147	145	144	147
Age 18 to 44	171	174	173	173	171	171	172	172	175	173	172	171	171
Age 45 to 64	148	147	144	141	141	142	149	149	147	139	137	138	145
Age 65+	122	119	122	119	115	117	124	127	123	115	111	113	113
Income Bottom Third	128	129	129	133	130	132	136	136	135	126	122	122	125
Income Middle Third	155	155	154	148	149	151	155	155	154	150	150	149	149
Income Top Third	167	167	165	164	161	161	165	166	166	164	164	165	167

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

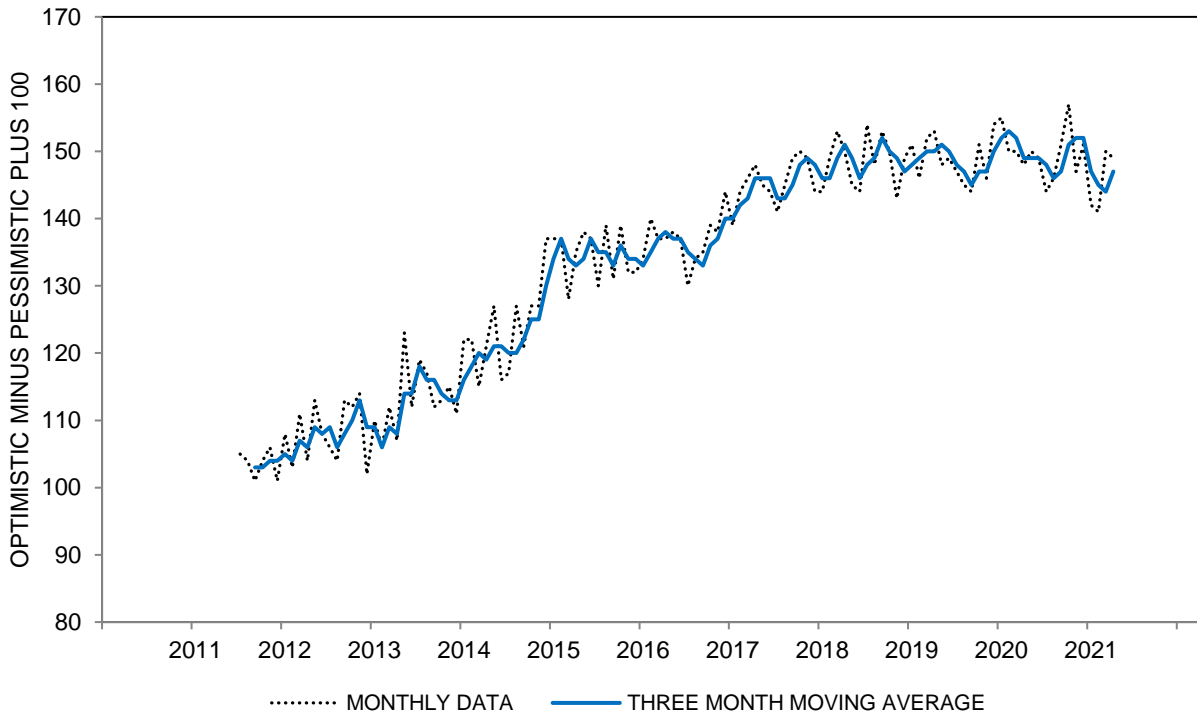


CHART 12: FIVE YEAR TREND IN PAST AND EXPECTED HOUSEHOLD FINANCES

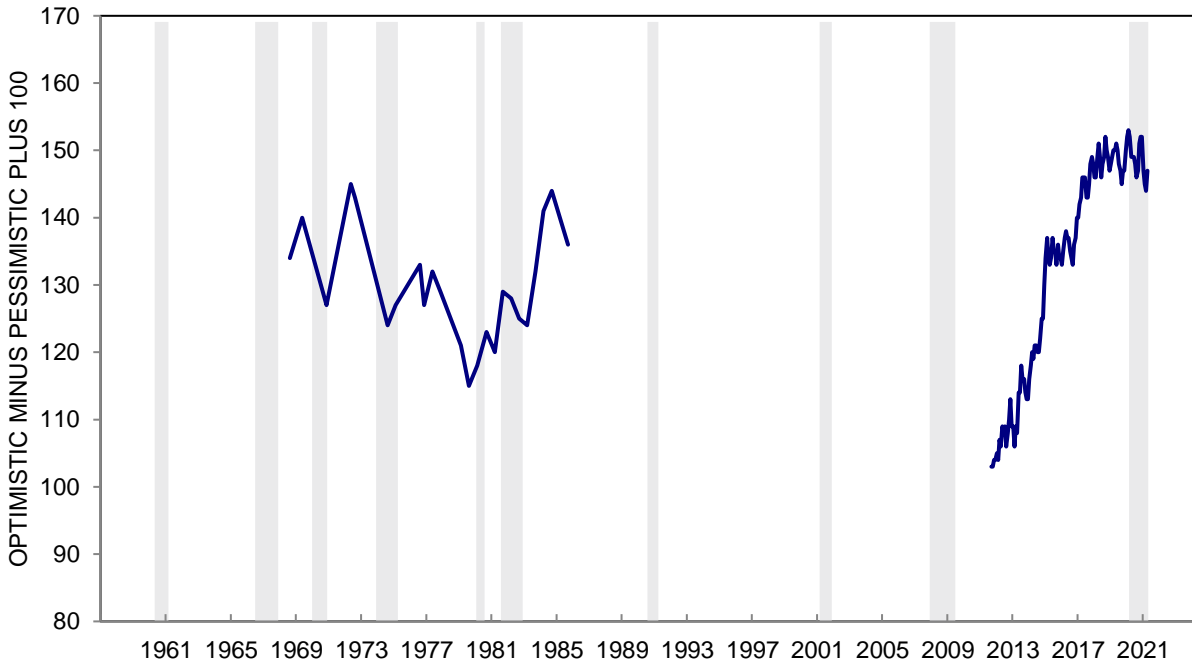


TABLE 13**EXPECTED CHANGE IN HOUSEHOLD INCOME DURING THE NEXT YEAR**

	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021
EXPECT INCREASE:													
1-2%	11%	10%	10%	13%	12%	13%	11%	13%	16%	14%	13%	13%	13%
3-4%	8	10	9	11	9	13	11	11	8	9	11	9	9
5%	7	8	7	7	10	8	8	8	9	6	6	9	8
6-9%	3	2	4	2	3	4	3	3	3	4	4	2	3
10-24%	11	11	10	12	11	11	14	12	11	14	13	13	15
25% or more	6	5	8	7	8	6	9	8	10	9	9	6	8
DK how much up	2	2	3	1	2	1	2	2	2	2	1	2	1
EXPECT SAME	28	25	28	26	26	25	27	26	24	27	26	29	26
EXPECT DOWN	23	25	20	20	18	18	14	16	17	15	17	16	16
DK, NA	1	2	1	1	1	1	1	1	*	*	*	1	1
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Cases	620	645	615	603	660	601	605	604	601	603	604	604	601
MEDIAN	0.4	0.5	0.7	1.0	1.6	1.5	2.0	1.6	1.5	1.7	1.5	1.1	1.8

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

All	1.5	0.9	0.5	0.7	1.1	1.4	1.7	1.7	1.7	1.6	1.6	1.4	1.5
Age 18 to 44	3.3	2.9	2.3	2.5	2.9	3.1	3.3	3.3	3.8	3.7	4.0	3.6	4.0
Age 45 to 64	1.6	1.2	0.8	0.9	1.0	1.2	1.7	1.8	1.5	1.5	1.1	1.3	1.0
Age 65+	0.2	0.1	0.1	0.1	0.2	0.2	-0.1	-0.1	0.0	0.3	0.3	0.2	0.2
Income Bottom Third	0.3	0.3	0.1	0.5	0.5	0.5	0.9	0.9	1.3	1.1	1.2	0.7	0.8
Income Middle Third	2.1	1.4	0.9	0.7	1.2	1.7	2.1	2.1	1.6	1.3	1.3	1.3	1.6
Income Top Third	1.9	1.1	0.7	1.2	1.7	2.0	2.2	2.4	2.2	2.2	2.3	2.4	2.4

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

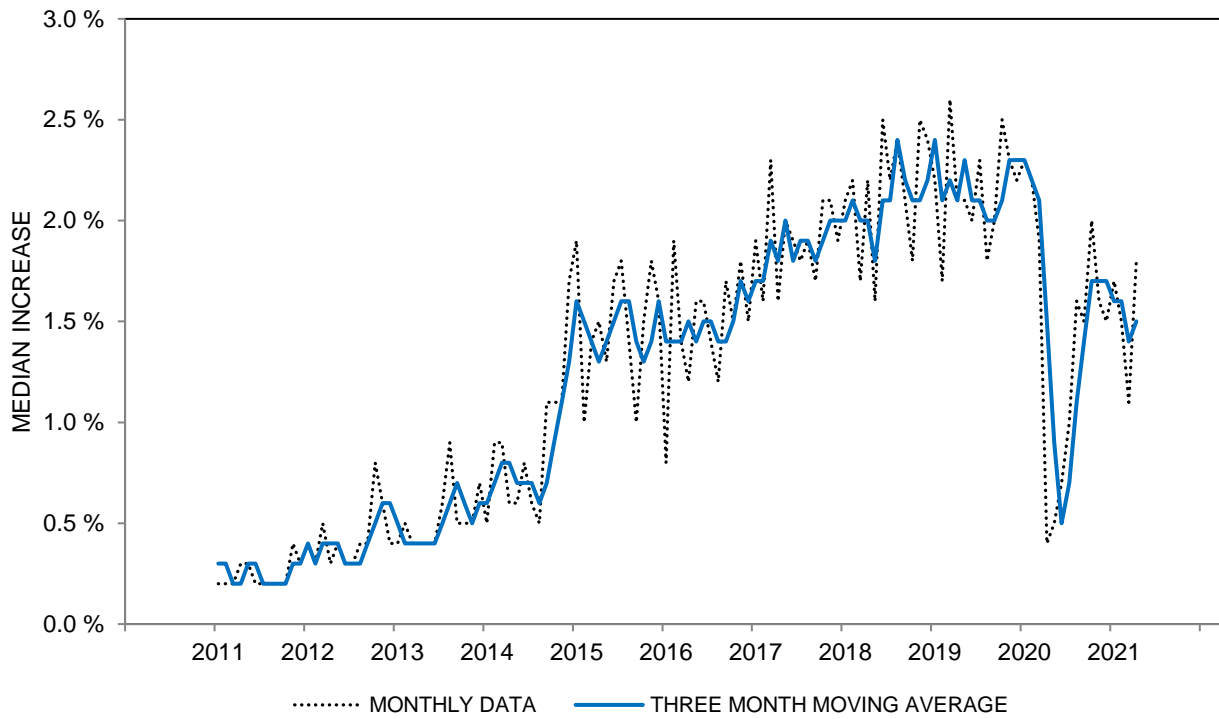


CHART 13: EXPECTED CHANGE IN HOUSEHOLD INCOME DURING THE NEXT YEAR

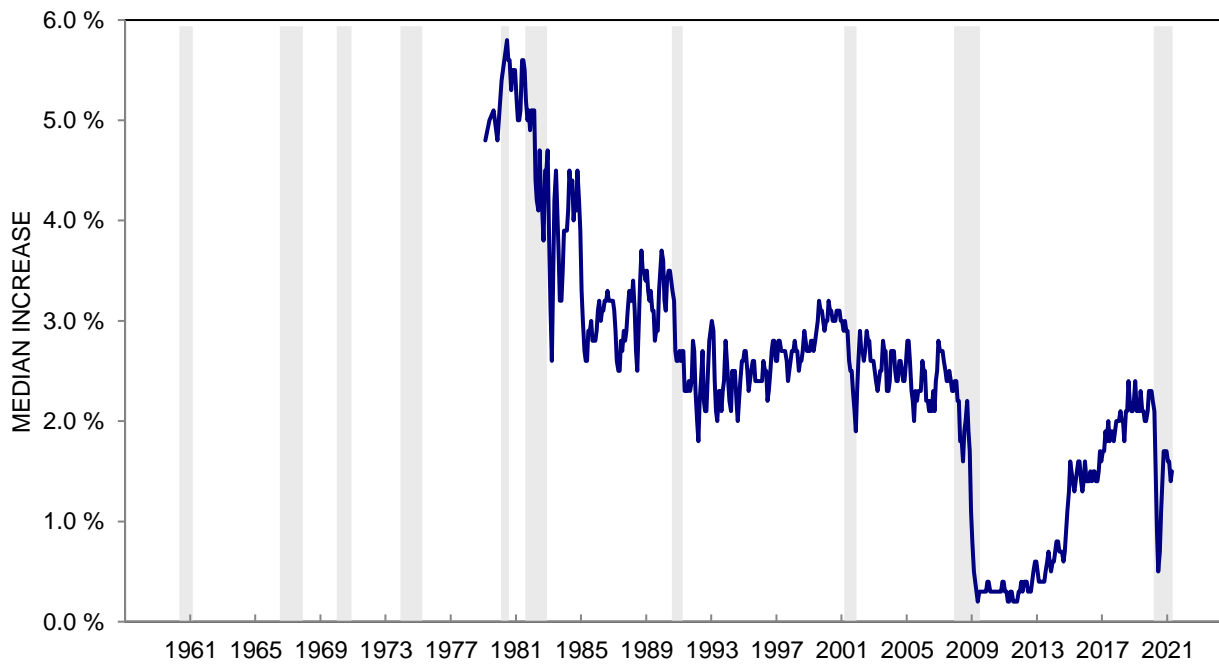


TABLE 14

EXPECTED CHANGE IN REAL HOUSEHOLD INCOME DURING THE NEXT YEAR

	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021
INCOME UP MORE	22%	19%	22%	21%	22%	21%	22%	25%	22%	22%	22%	20%	22%
INCOME UP SAME	45	45	40	45	43	41	44	37	36	40	39	40	40
PRICES UP MORE	31	34	36	32	34	37	33	36	40	37	39	39	37
DK, NA	2	2	2	2	1	1	1	2	2	1	*	1	1
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
CASES	620	645	615	603	660	601	605	604	601	603	604	604	601
INDEX SCORE	91	85	86	89	88	84	89	89	82	85	83	81	85

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

All	92	89	87	87	88	87	87	87	87	85	83	83	83
Age 18 to 44	108	108	106	105	107	104	104	105	108	108	107	107	108
Age 45 to 64	94	89	84	82	82	83	85	85	81	79	77	78	74
Age 65+	68	65	65	65	65	65	66	65	64	59	56	55	59
Income Bottom Third	74	75	75	77	77	76	72	70	72	68	69	66	70
Income Middle Third	95	91	87	82	83	81	84	85	81	80	76	77	76
Income Top Third	108	103	99	100	102	103	105	108	108	107	103	102	100

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

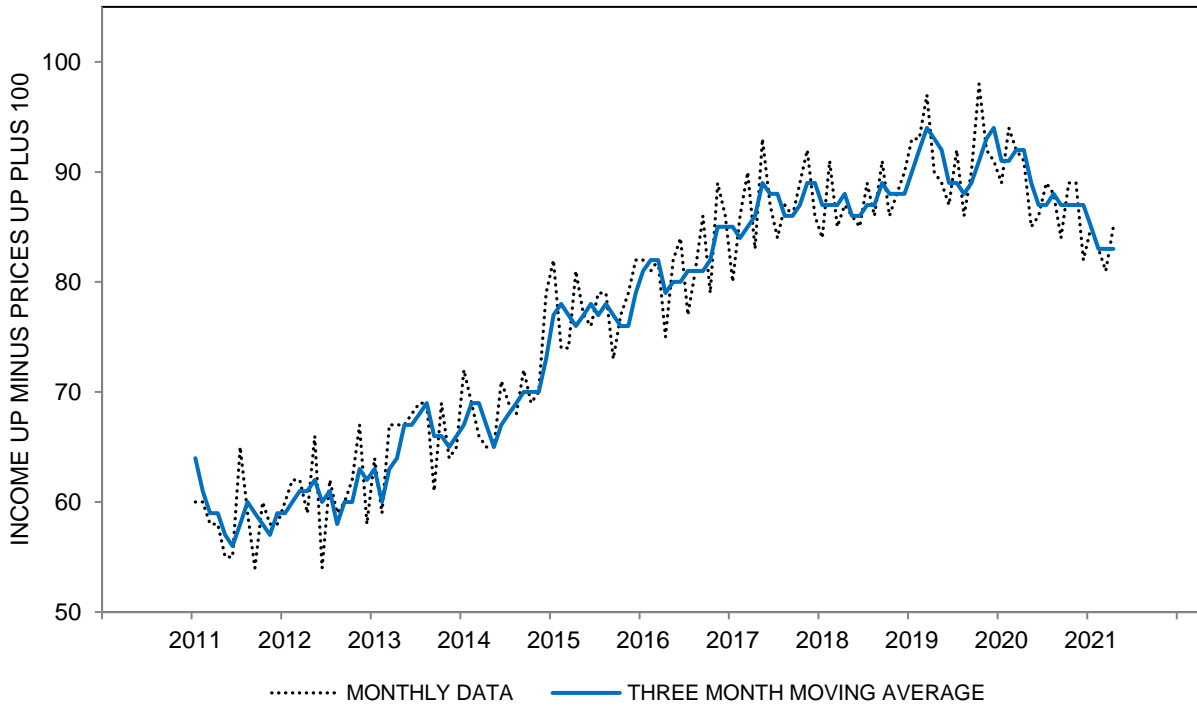


CHART 14: EXPECTED CHANGE IN REAL INCOME DURING THE NEXT YEAR

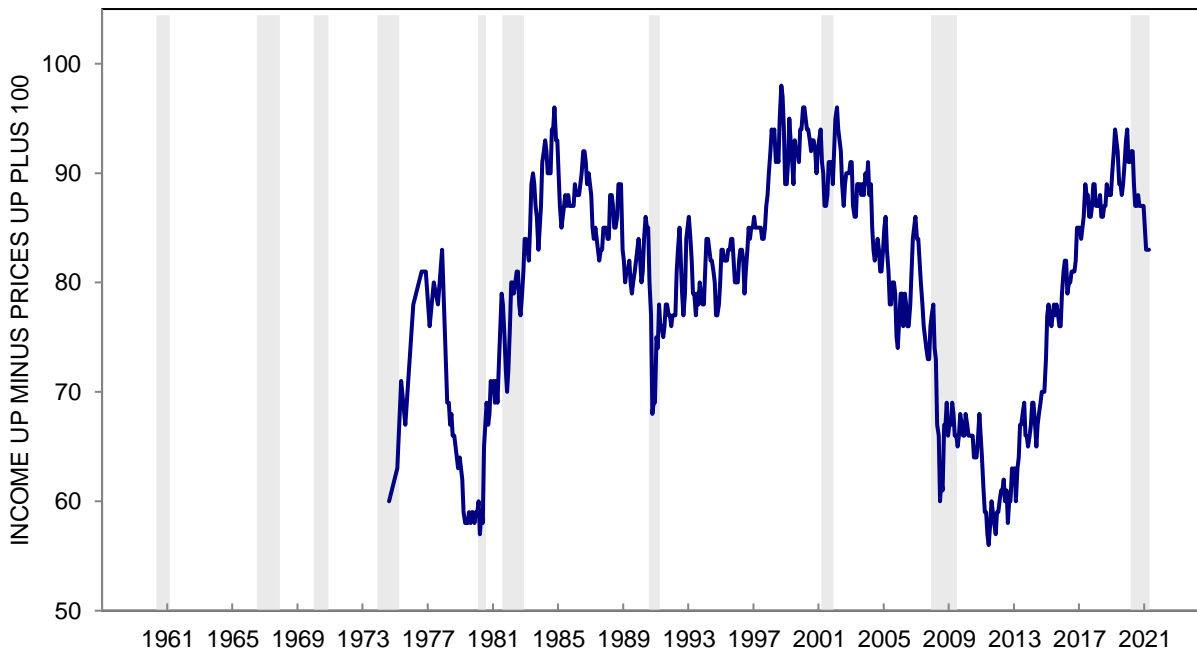


TABLE 15**PROBABILITY THAT PERSONAL INCOME WILL INCREASE DURING THE NEXT YEAR**

	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021
0%	20%	20%	18%	21%	17%	16%	17%	13%	16%	16%	16%	20%	17%
1 - 24%	20	18	19	12	17	16	15	16	15	17	17	14	13
25 - 49%	9	8	7	9	7	7	4	9	8	5	6	6	6
50%	14	14	14	14	14	15	14	15	14	10	15	12	13
51 - 74%	6	6	7	7	9	8	10	11	9	9	10	8	8
75 - 99%	18	19	19	23	20	21	21	21	19	24	19	21	22
100%	12	14	14	13	15	16	18	13	18	17	16	18	20
DK, NA	1	1	2	1	1	1	1	2	1	2	1	1	1
TOTAL CASES	620	645	615	603	660	601	605	604	601	603	604	604	601
MEAN	44	46	47	48	50	51	53	51	52	53	50	51	54

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

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

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

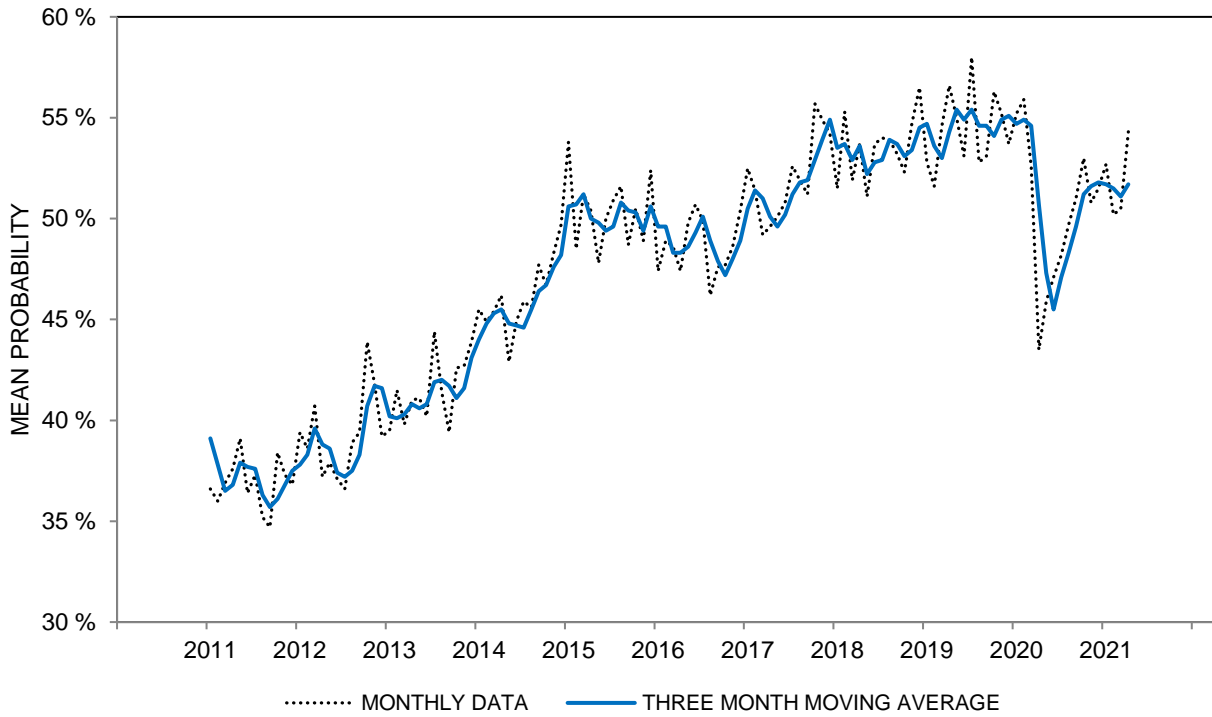


CHART 15: PROBABILITY THAT PERSONAL INCOME WILL INCREASE DURING THE YEAR AHEAD

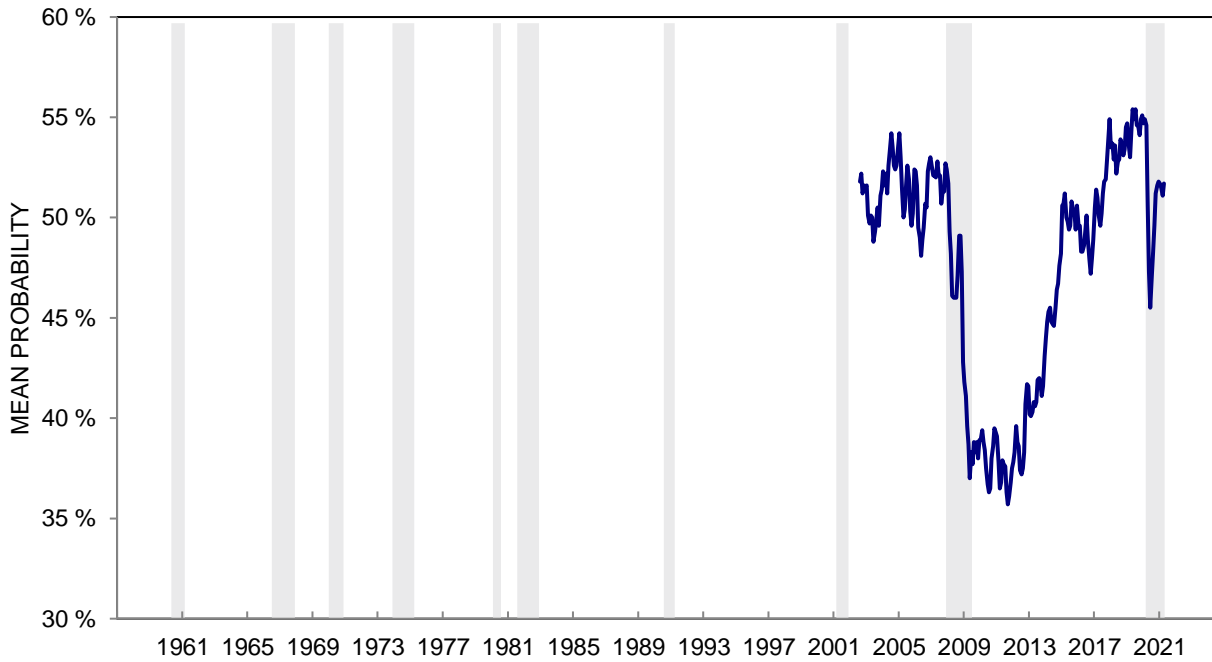


TABLE 16

PROBABILITY OF REAL INCOME GAINS DURING THE NEXT 5 YEARS

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

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

All	44	43	42	41	43	43	44	43	44	42	42	41	41
Age 18 to 44	54	54	54	54	55	53	54	54	56	55	55	54	55
Age 45 to 64	43	41	38	38	40	42	45	44	43	40	40	40	39
Age 65+	29	27	27	25	26	26	28	28	28	27	25	24	24
Income Bottom Third	36	35	33	34	36	35	37	36	36	33	34	34	34
Income Middle Third	45	43	43	41	41	41	43	43	43	41	39	37	39
Income Top Third	50	50	48	49	50	52	53	53	53	53	53	52	51

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

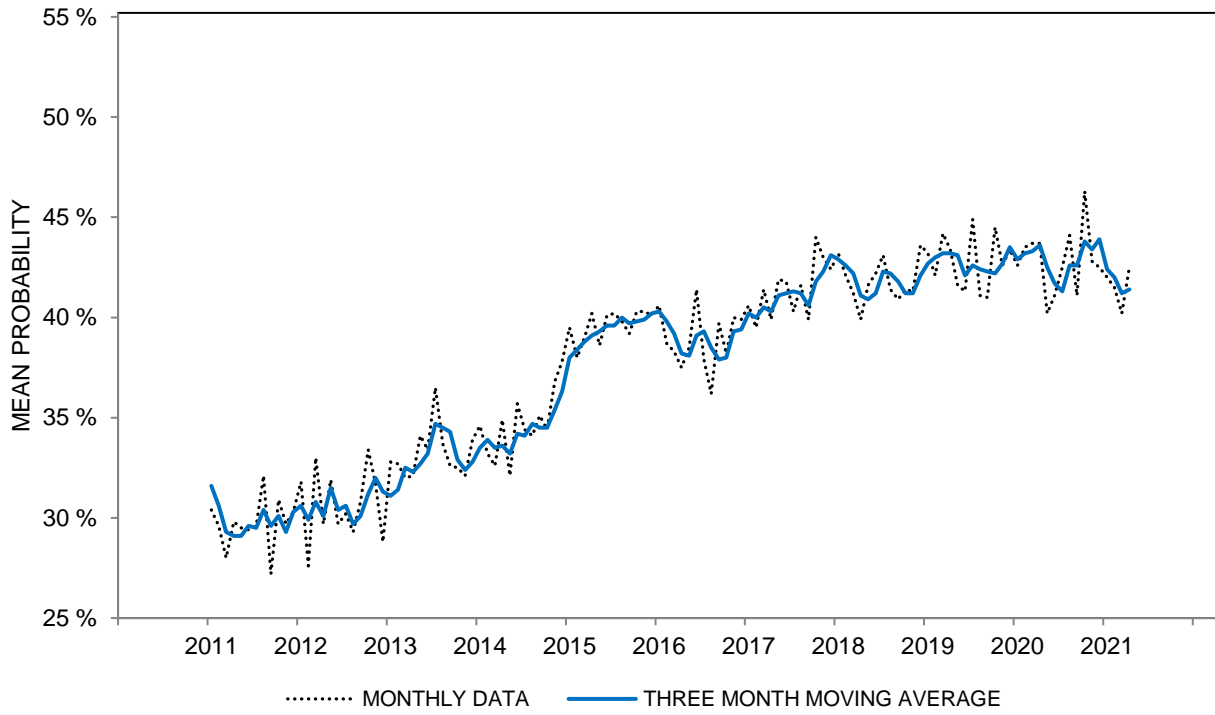


CHART 16: PROBABILITY OF REAL INCOME GAINS DURING THE NEXT 5 YEARS

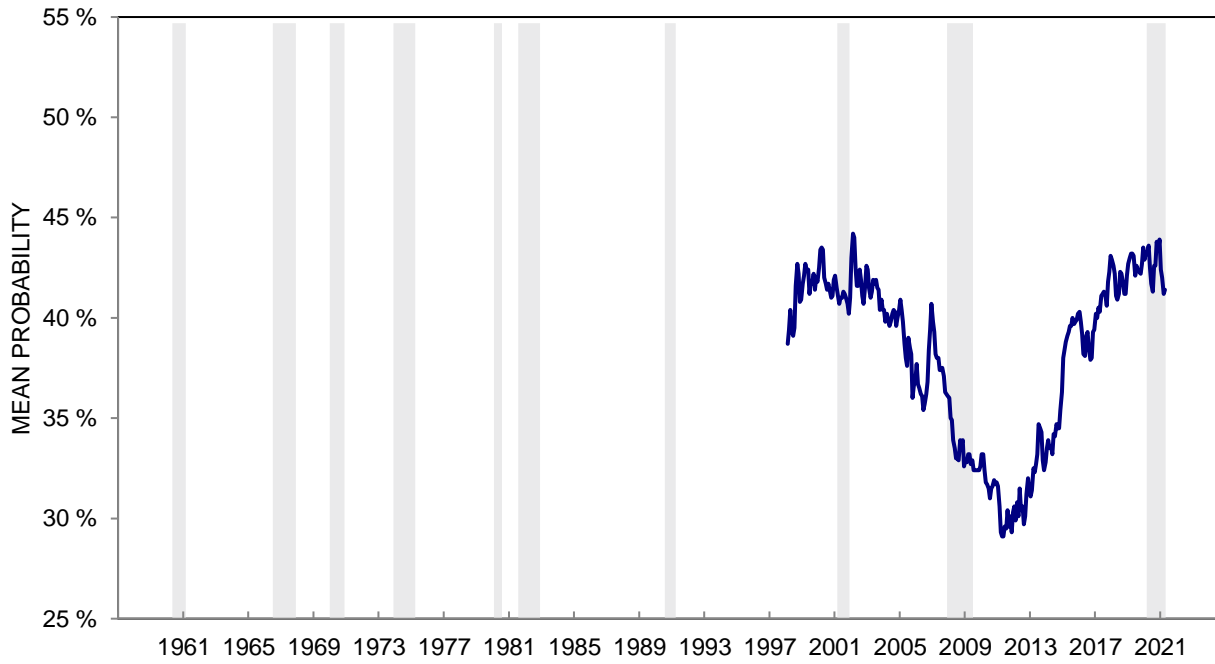


TABLE 17

PROBABILITY OF LOSING A JOB DURING THE NEXT 5 YEARS

	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021
0%	43%	45%	41%	37%	38%	41%	47%	39%	42%	39%	44%	45%	43%
1 - 24%	28	24	27	27	30	33	27	30	26	31	29	27	32
25 - 49%	9	9	12	11	11	8	8	11	11	11	10	11	9
50%	11	12	11	12	10	11	10	10	11	9	9	9	11
51 - 74%	4	4	2	3	2	2	3	2	2	2	2	2	1
75 - 99%	4	4	4	6	5	3	3	6	4	5	3	3	2
100%	1	2	3	4	3	2	2	2	4	2	2	2	2
DK, NA	*	*	*	*	1	*	*	*	*	1	1	1	*
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
CASES	620	645	615	603	660	601	605	604	601	603	604	604	601
MEAN	19	20	21	24	21	18	18	20	21	20	17	18	17

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

All	18	19	20	22	22	21	19	19	20	20	19	18	17
Age 18 to 44	23	25	26	28	28	27	25	24	25	25	25	24	23
Age 45 to 64	20	21	22	23	24	23	21	20	23	24	22	19	18
Age 65+	6	6	7	9	10	10	8	8	8	8	7	7	7
Income Bottom Third	16	18	20	23	23	24	20	20	19	21	21	21	20
Income Middle Third	18	20	20	20	21	20	19	18	19	19	17	16	15
Income Top Third	18	19	21	23	22	20	18	18	20	21	21	18	17

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

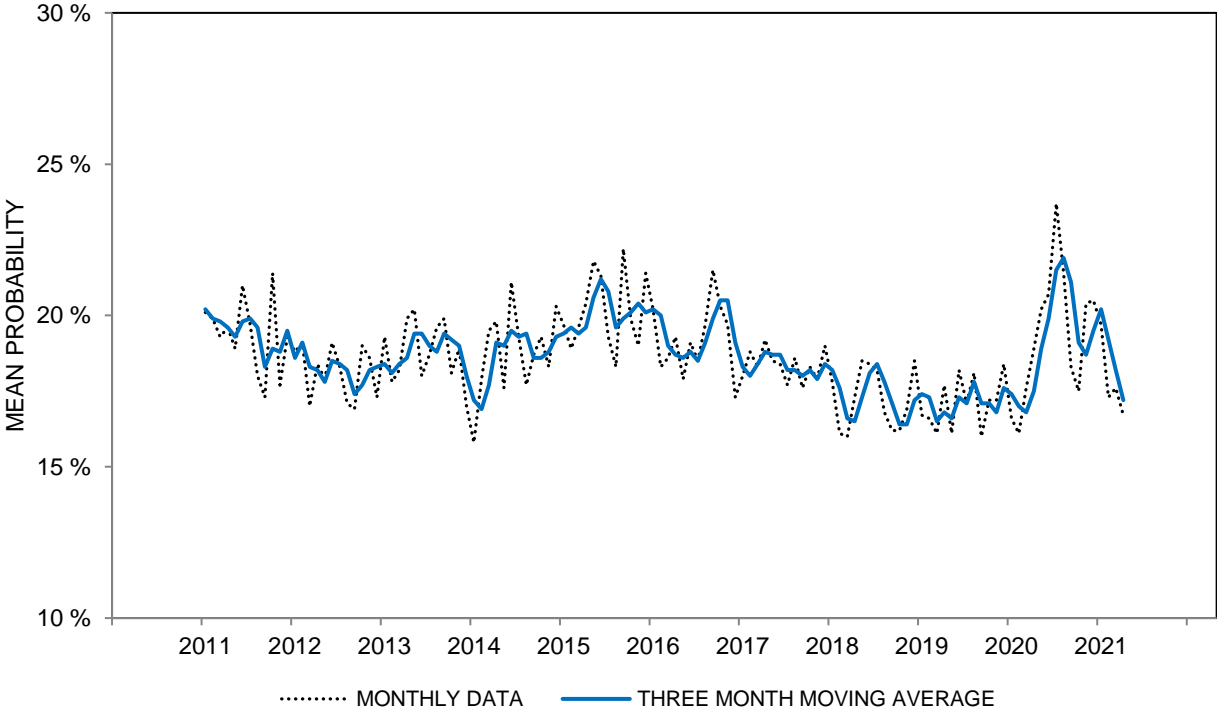


CHART 17: PROBABILITY OF LOSING A JOB DURING THE NEXT 5 YEARS

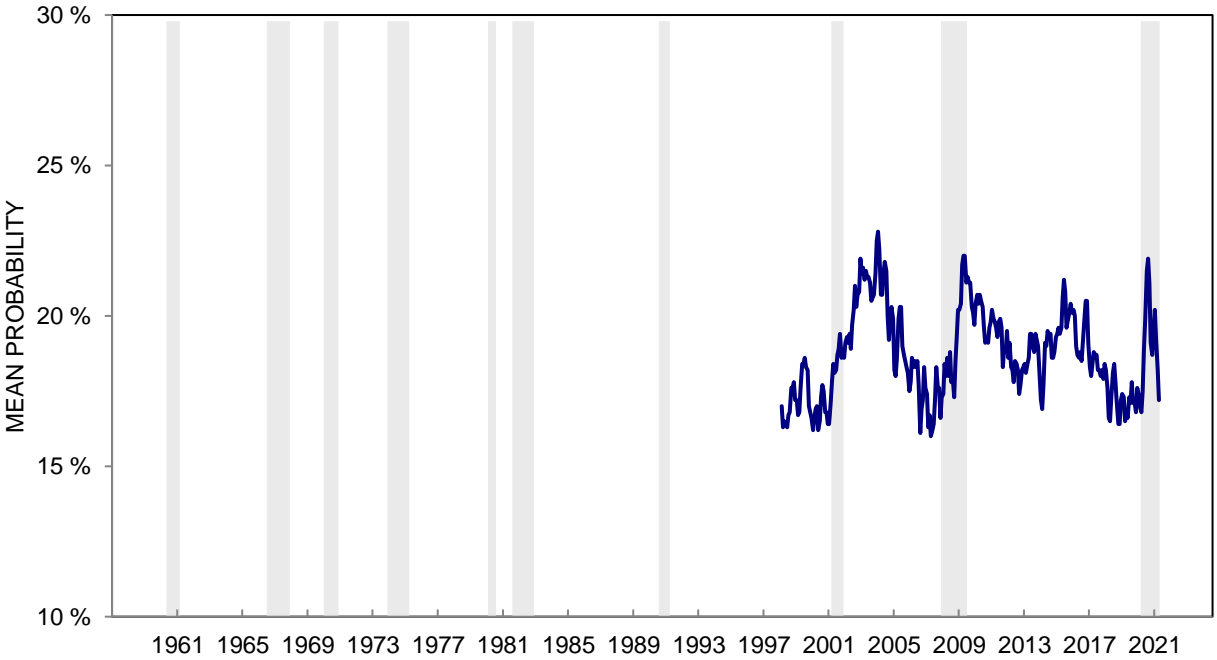


TABLE 18

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

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

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

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

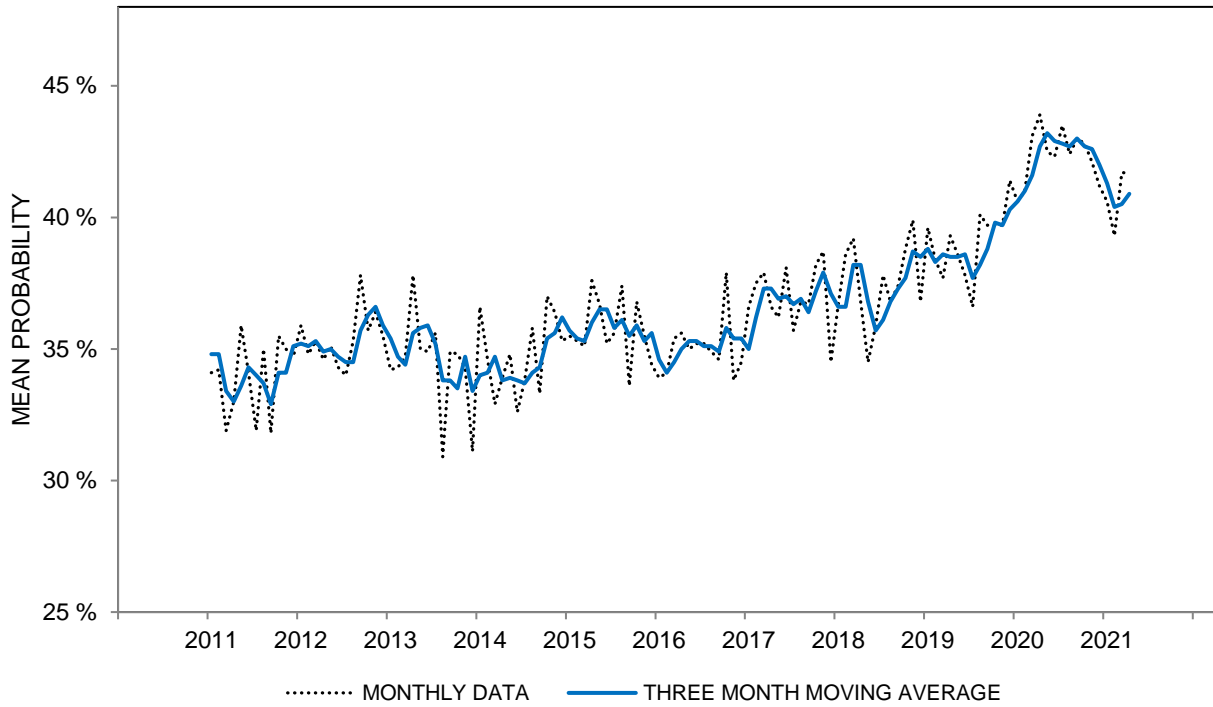


CHART 18: PROBABILITY THAT SOCIAL SECURITY AND PENSIONS WILL PROVIDE ADEQUATE RETIREMENT INCOME

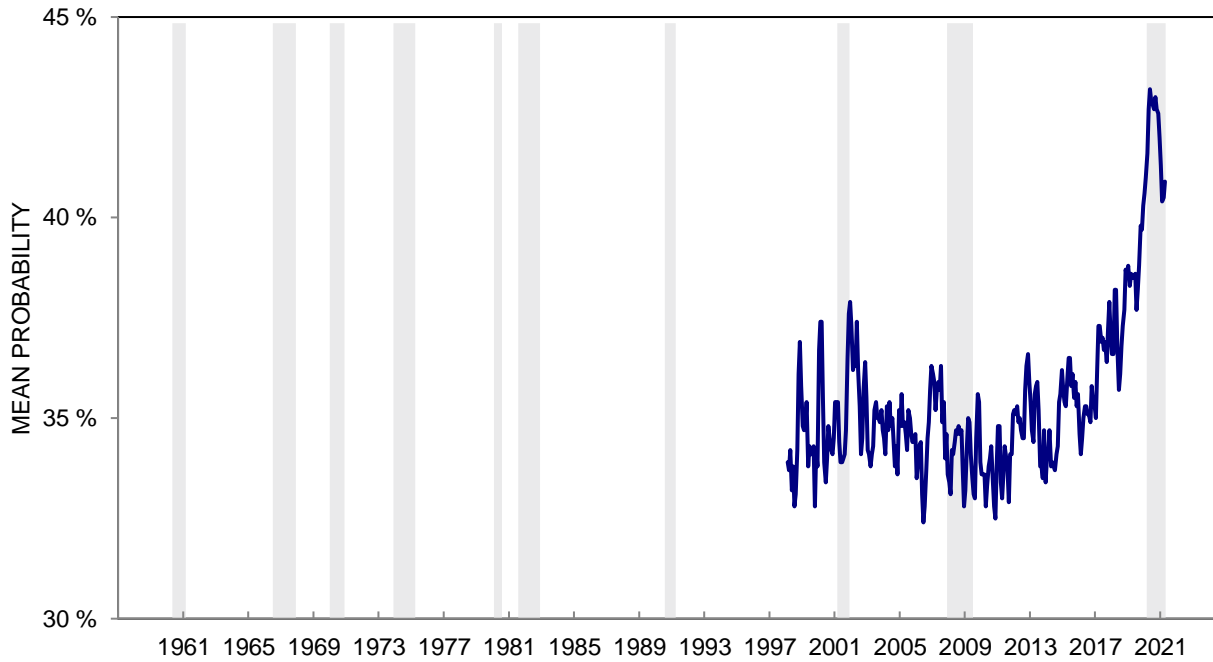


TABLE 19**CHANGE IN LIKELIHOOD OF A COMFORTABLE RETIREMENT COMPARED WITH 5 YEARS AGO**

	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021
GONE UP	31%	22%	29%	30%	31%	32%	29%	30%	30%	31%	33%	31%	35%
STAY THE SAME	46	52	47	46	44	44	48	47	48	45	45	46	40
GONE DOWN	23	25	24	24	25	24	23	22	22	24	21	23	24
DK, NA	*	1	*	*	*	*	*	1	*	*	1	*	1
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
CASES	620	645	615	603	660	601	605	604	601	603	604	604	601
INDEX SCORE	108	97	105	106	106	108	106	108	108	107	112	108	111

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

All	109	103	103	103	106	107	107	107	107	108	109	109	110
Age 18 to 44	107	104	106	108	113	112	110	112	115	115	113	111	112
Age 45 to 64	113	105	102	98	100	104	106	106	103	105	109	110	111
Age 65+	107	102	102	101	101	102	103	104	102	99	102	105	108
Income Bottom Third	88	87	88	90	95	98	94	89	85	84	87	91	94
Income Middle Third	109	103	102	100	100	102	103	109	110	110	107	103	103
Income Top Third	128	118	120	118	123	122	123	124	126	128	132	132	133

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

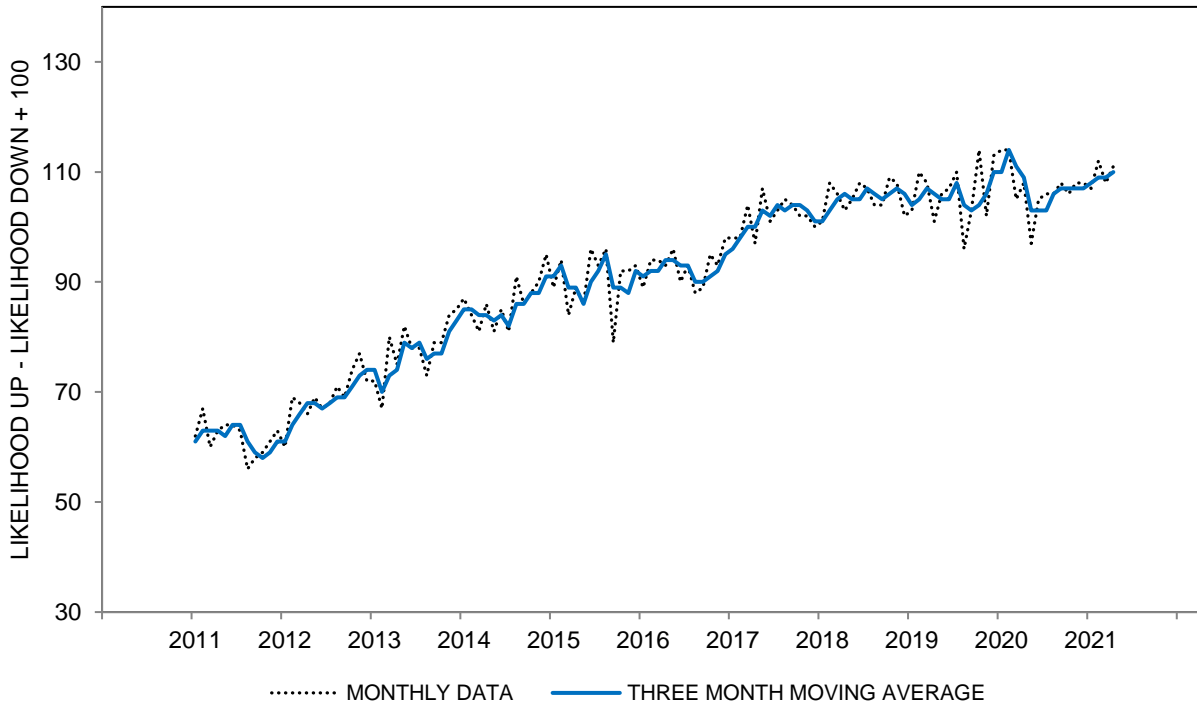


CHART 19: CHANGE IN LIKELIHOOD OF A COMFORTABLE RETIREMENT COMPARED WITH 5 YEARS AGO

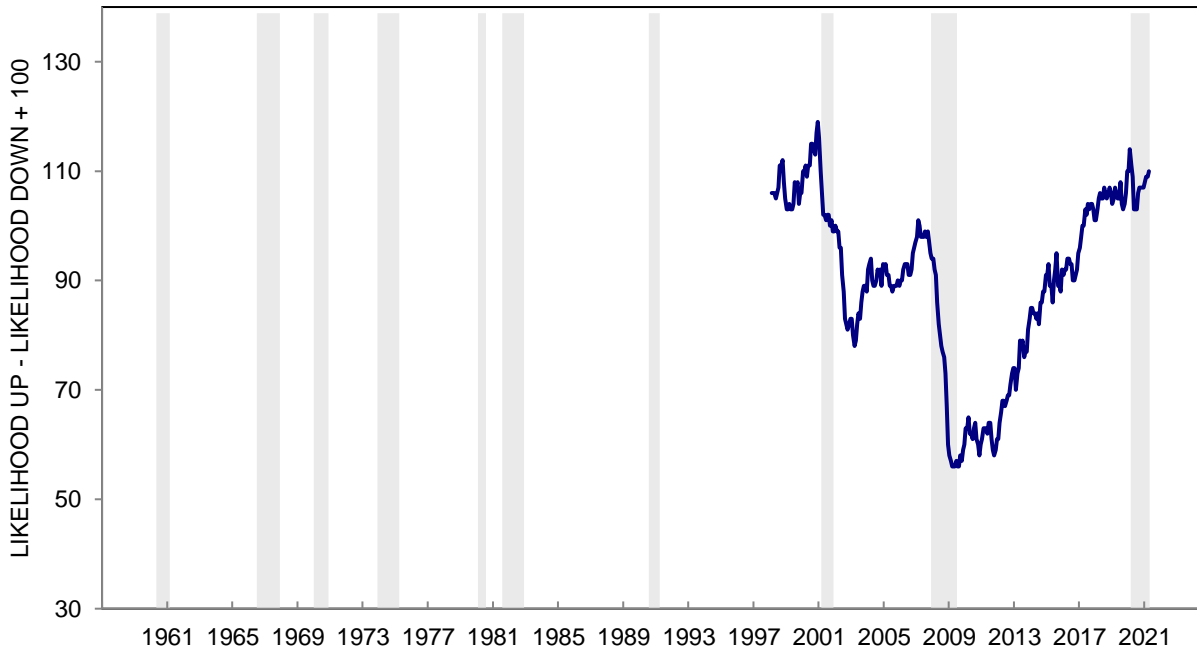


TABLE 20

PROBABILITY OF INCREASE IN STOCK MARKET PRICES IN THE NEXT YEAR

	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021
0%	5%	4%	4%	4%	2%	2%	2%	2%	4%	4%	1%	1%	2%
1 - 24%	17	16	16	14	13	13	13	14	12	14	14	11	12
25 - 49%	9	12	12	11	13	8	8	10	8	7	7	7	7
50%	16	19	16	17	19	15	18	18	18	17	19	15	15
51 - 74%	14	16	15	14	14	17	18	14	15	15	14	18	17
75 - 99%	28	25	24	28	29	32	30	31	31	31	32	34	33
100%	10	7	11	10	8	11	11	9	11	9	10	13	12
DK, NA	1	1	2	2	2	2	*	2	1	3	3	1	2
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
CASES	437	461	432	431	485	438	434	445	422	406	425	425	426
MEAN	56	54	55	56	57	61	60	58	60	59	60	65	62

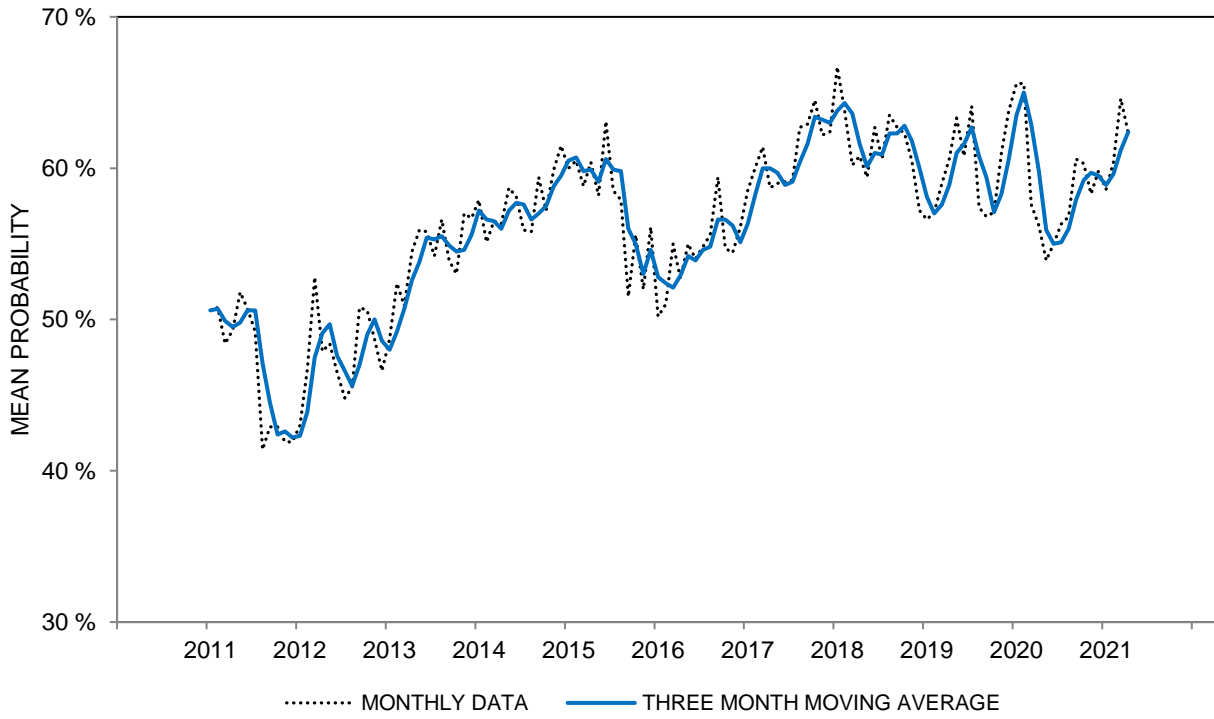
**PROBABILITY OF INCREASE IN STOCK MARKET PRICES IN THE NEXT YEAR - MEAN
THREE MONTH MOVING AVERAGES**

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

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 PRICES
IN THE NEXT YEAR**



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

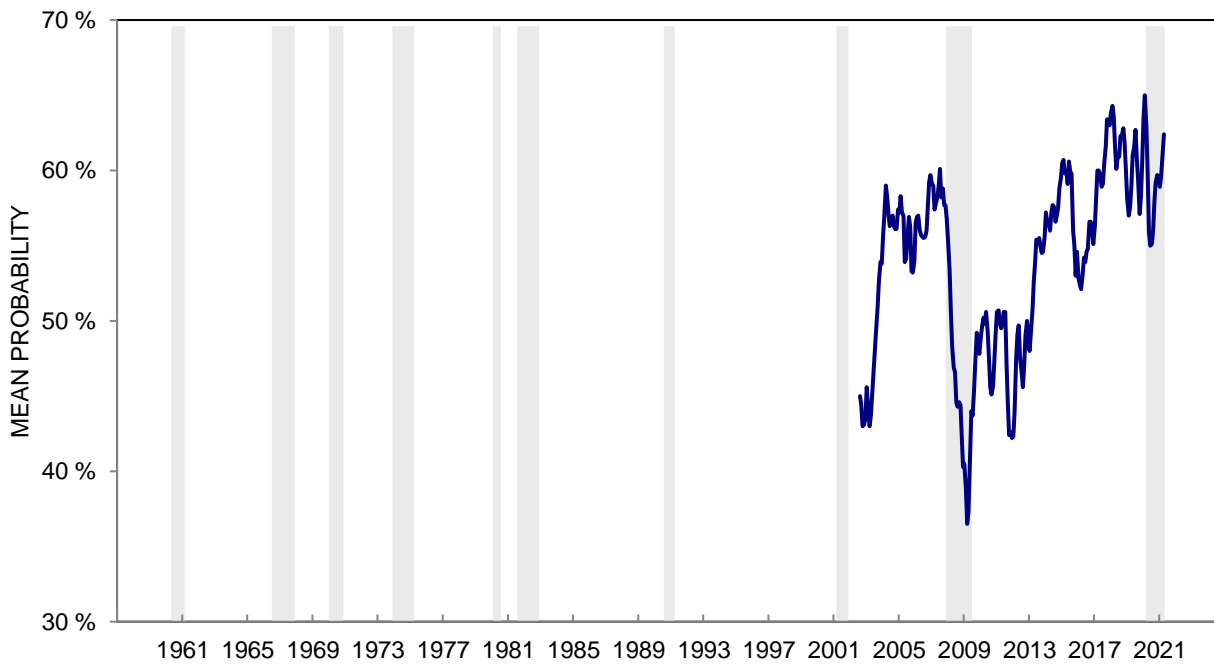


TABLE 21

CURRENT VALUE OF STOCK MARKET INVESTMENTS

THREE MONTH MOVING AVERAGES

	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021
UNDER \$10,000	11%	11%	12%	12%	12%	12%	12%	11%	11%	10%	11%	11%	10%
\$10,000-24,999	9	10	10	9	9	8	8	8	8	8	8	8	7
\$25,000-49,999	6	7	8	7	7	7	9	8	8	7	7	8	8
\$50,000-99,999	11	11	10	11	11	12	10	11	11	10	9	9	11
\$100,000-199,999	10	9	10	12	13	13	12	11	11	12	13	13	11
\$200,000-499,999	18	18	17	17	17	16	16	16	17	17	16	16	15
\$500,000 AND UP	20	18	18	18	19	20	21	21	21	21	21	22	22
DK/NA	15	16	15	14	12	12	12	14	13	15	15	13	16
TOTAL	100	100	100	100	100	100	100	100	100	100	100	100	100
CASES	1384	1387	1330	1324	1348	1354	1357	1317	1301	1273	1253	1256	1276
MEDIAN (1,000's)	135	116	103	107	111	109	115	117	121	130	130	130	130
25th PERCENTILE (1,000's)	30	25	22	25	25	27	28	31	32	32	32	31	33
75th PERCENTILE (1,000's)	411	384	368	390	394	406	415	429	442	464	462	472	484
INTERQUARTILE RANGE (75th-25th) (1,000's)	381	358	346	365	369	379	387	399	410	431	430	440	451

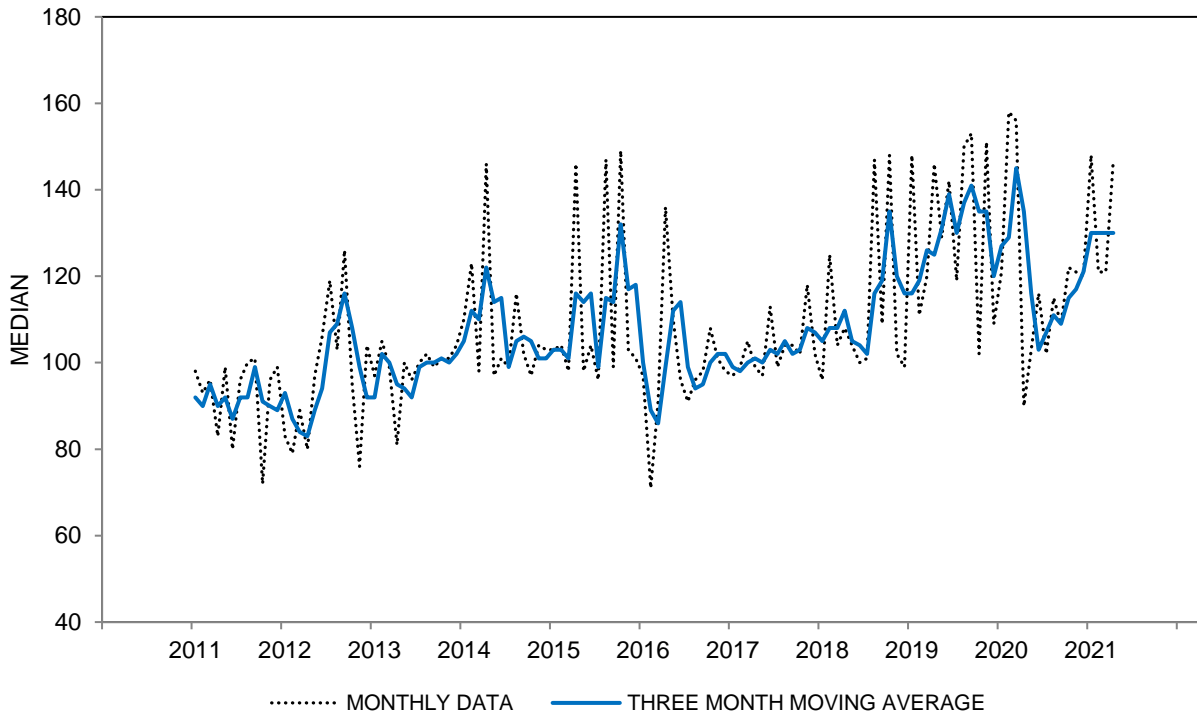
**CURRENT VALUE OF STOCK MARKET INVESTMENTS - MEDIAN
THREE MONTH MOVING AVERAGES**

All	135	116	103	107	111	109	115	117	121	130	130	130	130
Age 18 to 44	38	38	38	44	41	38	35	40	43	46	41	47	50
Age 45 to 64	258	243	198	182	181	189	207	208	208	213	237	233	268
Age 65+	292	293	299	305	326	312	320	336	358	340	331	310	342
Income Bottom Third	34	22	19	24	30	32	28	29	27	32	30	30	27
Income Middle Third	67	63	60	71	73	78	79	81	77	83	82	84	79
Income Top Third	302	279	250	237	240	269	302	303	303	300	329	349	368

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)**

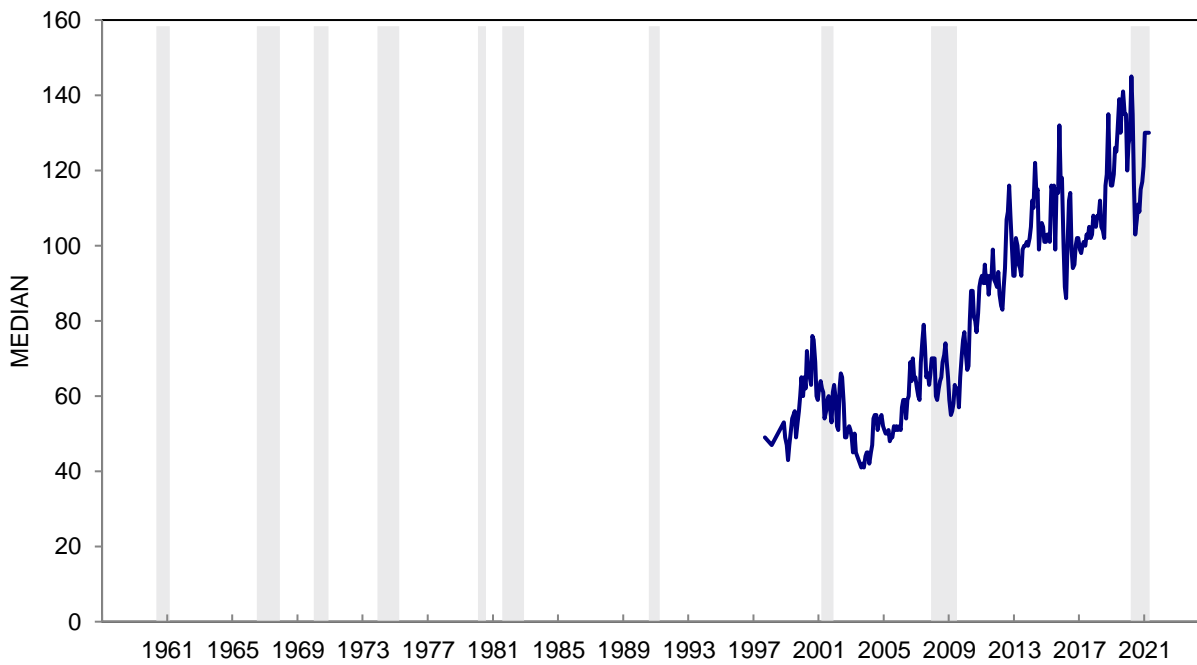


TABLE 22

CURRENT MARKET VALUE OF PRIMARY RESIDENCE

THREE MONTH MOVING AVERAGES

	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021
UNDER \$100,000	11%	10%	9%	10%	11%	10%	9%	8%	9%	9%	9%	9%	9%
\$100,000-199,999	22	20	20	19	21	20	20	18	17	17	17	17	16
200,000-299,999	18	19	20	21	19	19	19	19	20	20	19	18	19
300,000-399,999	15	15	15	15	15	14	15	15	16	17	17	16	15
400,00-499,999	9	10	10	10	9	9	10	10	10	9	10	11	11
500,000+	20	20	19	20	20	23	23	24	23	23	23	25	26
DK/NA	5	6	7	5	5	5	4	6	5	5	5	4	4
TOTAL	100	100	100	100	100	100	100	100	100	100	100	100	100
CASES	1388	1358	1287	1298	1352	1348	1346	1293	1279	1259	1262	1265	1273
MEDIAN (1,000's)	273	285	277	278	273	281	292	300	297	298	298	304	305
25th PERCENTILE (1,000's)	156	167	164	166	160	166	171	183	185	187	181	185	190
75th PERCENTILE (1,000's)	435	445	432	444	440	469	475	491	473	471	471	491	503
INTERQUARTILE RANGE (75th-25th) (1,000's)	279	278	268	278	280	303	304	308	288	285	290	306	313

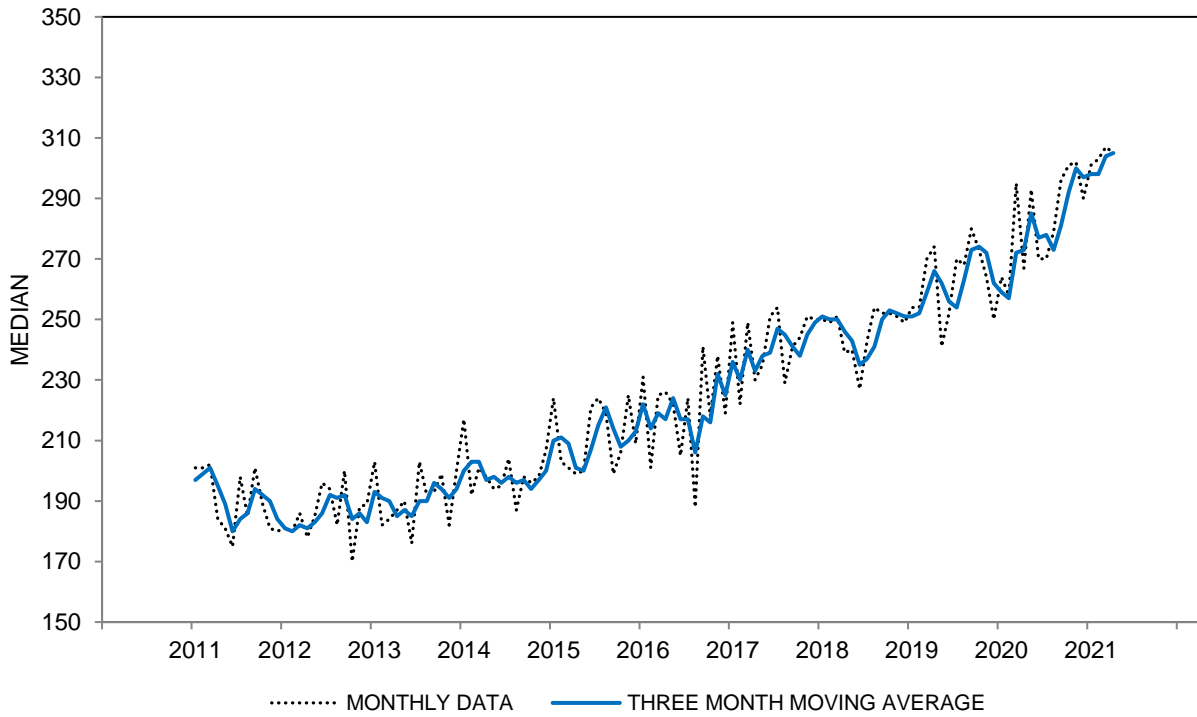
**CURRENT MARKET VALUE OF PRIMARY RESIDENCE - MEDIAN
THREE MONTH MOVING AVERAGES**

All	273	285	277	278	273	281	292	300	297	298	298	304	305
Age 18 to 44	251	272	257	263	252	262	281	311	303	308	303	322	334
Age 45 to 64	300	283	274	273	285	298	299	304	302	298	308	323	335
Age 65+	263	276	291	292	282	269	277	277	289	293	293	288	278
Income Bottom Third	140	141	143	142	146	148	154	154	169	176	173	164	158
Income Middle Third	231	243	237	236	230	237	242	261	254	253	243	254	267
Income Top Third	402	414	413	407	402	412	427	432	432	428	434	440	450

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)**

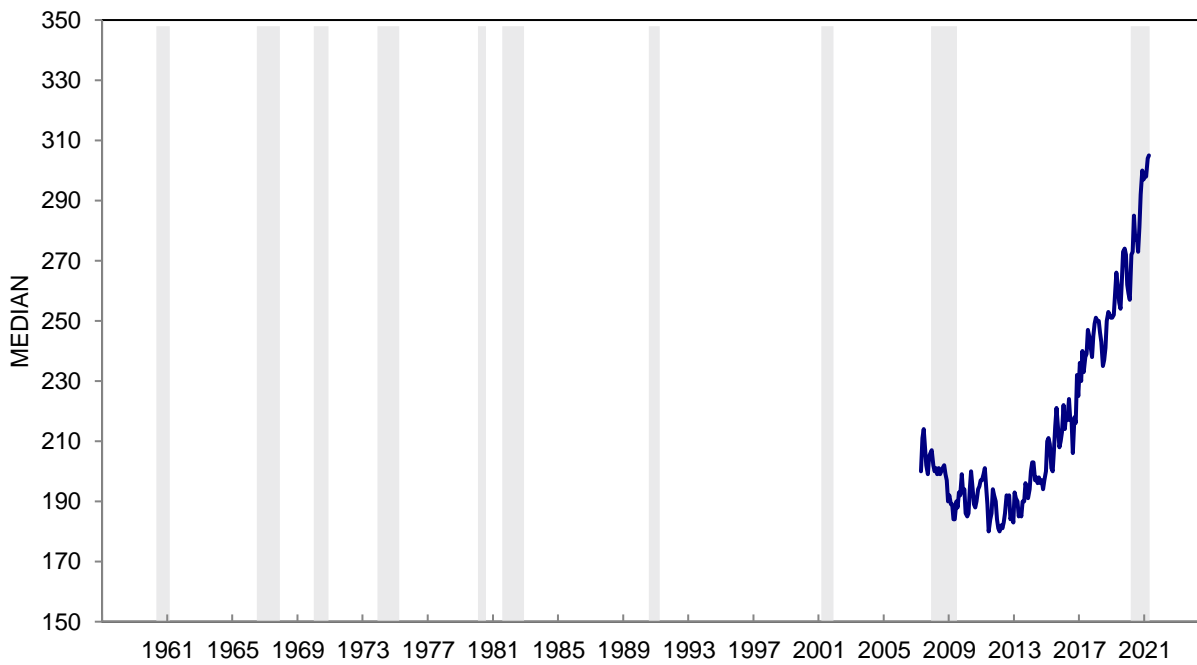


TABLE 23**NEWS HEARD OF RECENT CHANGES IN BUSINESS CONDITIONS**

	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021
FAVORABLE NEWS	21%	18%	29%	28%	25%	41%	35%	31%	36%	32%	38%	57%	64%
UNFAVORABLE NEWS	127	142	131	123	121	107	101	103	103	109	93	75	64
NO MENTIONS	15	10	9	13	13	15	21	19	19	19	23	22	24
INDEX SCORE	-6	-24	-2	5	4	34	34	28	33	23	45	82	100

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

All	42	4	-11	-7	2	14	24	32	32	28	34	50	76
Age 18 to 44	39	4	-11	-10	-3	10	20	30	32	30	41	57	82
Age 45 to 64	42	*	-11	-7	1	6	20	29	36	27	32	45	71
Age 65+	46	10	-8	-2	12	31	36	39	26	27	27	49	75
Income Bottom Third	46	14	-5	1	9	17	23	31	35	28	30	46	67
Income Middle Third	42	1	-14	-11	2	20	27	34	26	24	30	47	72
Income Top Third	35	-8	-18	-16	-7	1	18	27	33	31	42	60	90

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

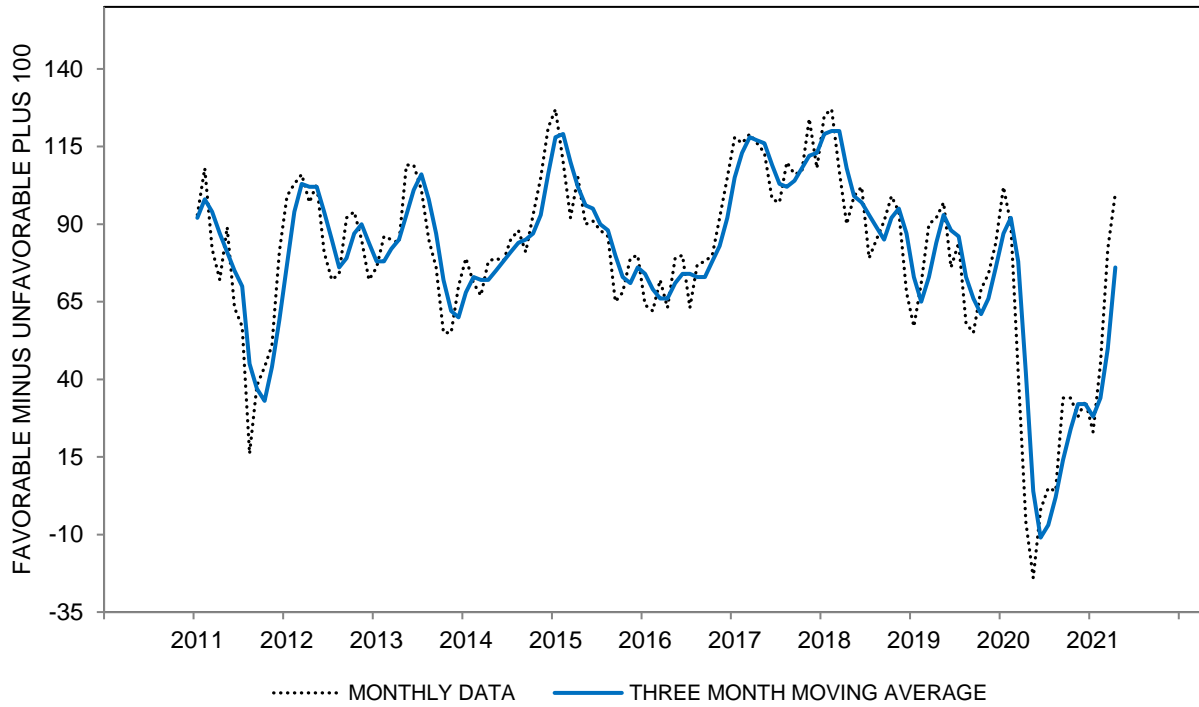


CHART 23: NEWS HEARD OF RECENT CHANGES IN BUSINESS CONDITIONS

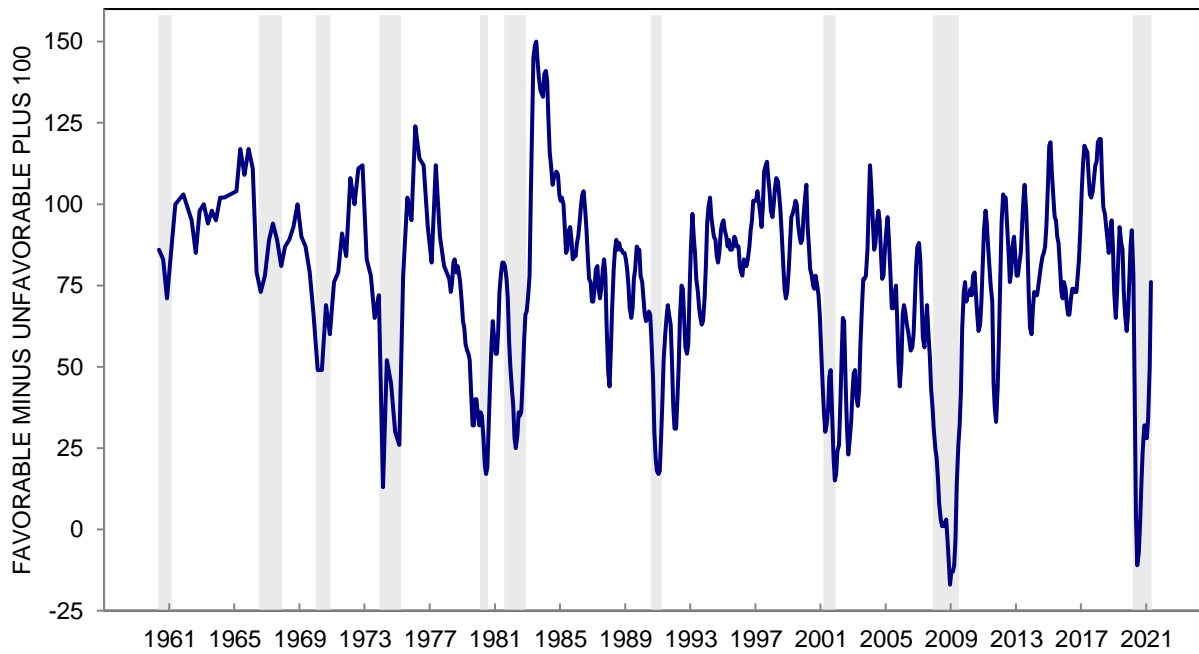


TABLE 24

SELECTED ITEMS OF NEWS HEARD OF RECENT CHANGES IN BUSINESS CONDITIONS

	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021
FAVORABLE NEWS:													
Government; elections	7%	4%	4%	4%	3%	5%	2%	4%	7%	7%	10%	13%	12%
Employment	7	7	14	13	12	20	20	16	14	14	17	22	34
Higher consumer demand	1	*	*	1	1	1	1	*	1	1	1	3	4
Lower prices	1	1	*	*	*	*	*	*	*	*	*	*	*
Easier credit	1	1	1	1	1	1	2	1	*	1	1	1	1
Stock market	1	1	2	2	3	6	3	2	6	4	3	3	3
Trade; global economy	*	*	*	*	*	*	*	*	1	*	*	*	*
UNFAVORABLE NEWS:													
Government; elections	7	12	13	12	16	10	13	16	19	16	22	17	21
Unemployment	68	89	76	73	70	68	64	60	61	65	49	34	23
Lower consumer demand	10	8	8	10	9	9	9	9	8	11	5	5	3
Higher prices	*	1	1	1	1	1	*	*	1	2	3	6	6
Tighter credit	1	*	1	*	*	*	*	*	*	*	*	1	*
Energy crisis	*	*	*	*	*	*	*	1	*	*	2	3	*
Stock market	11	6	5	3	1	1	2	2	1	1	2	1	1
Trade; global economy	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	-21	-49	-68	-68	-60	-55	-50	-45	-45	-47	-43	-32	-11
Age 18 to 44	-23	-49	-72	-72	-64	-58	-51	-47	-44	-47	-39	-29	-10
Age 45 to 64	-22	-52	-67	-68	-61	-62	-54	-47	-42	-47	-44	-34	-13
Age 65+	-20	-45	-62	-59	-53	-45	-45	-41	-49	-48	-50	-33	-10
Income Bottom Third	-20	-45	-61	-59	-53	-52	-47	-42	-40	-45	-43	-34	-17
Income Middle Third	-24	-52	-71	-67	-59	-52	-49	-45	-47	-47	-42	-29	-9
Income Top Third	-23	-54	-75	-78	-70	-66	-59	-52	-50	-51	-46	-32	-6

GOVERNMENT FAVORABLE - UNFAVORABLE (THREE MONTH MOVING AVERAGES)

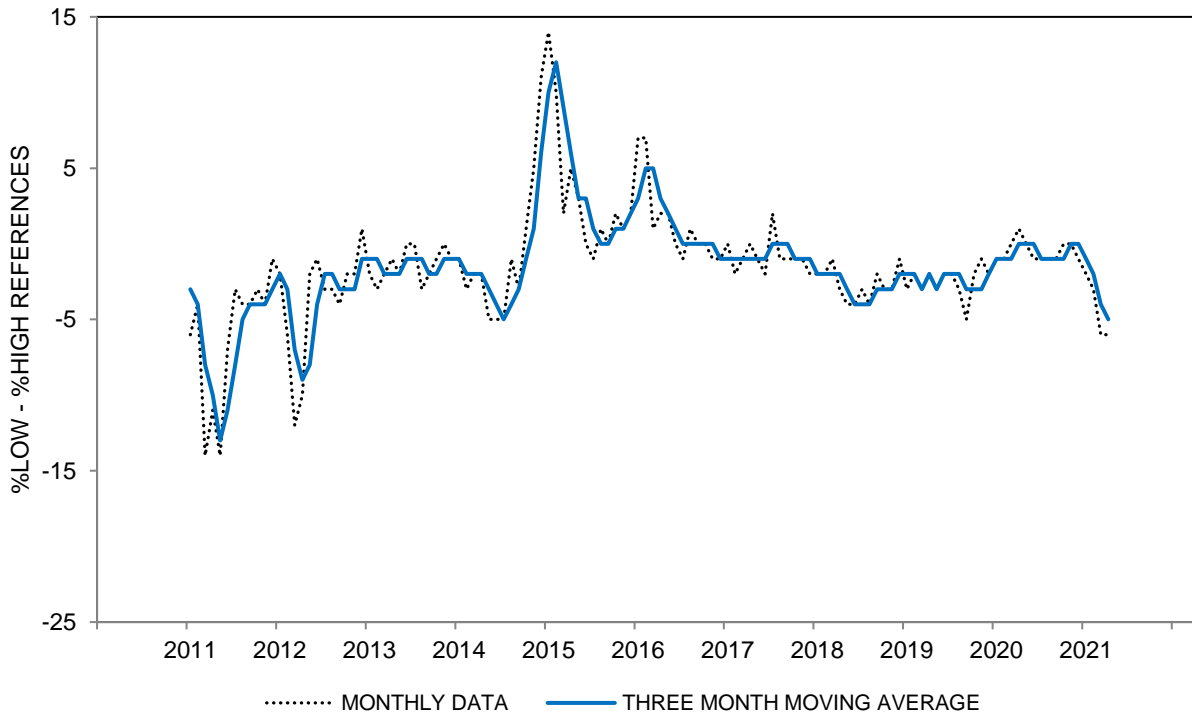
All	-2	-5	-6	-8	-10	-9	-10	-9	-12	-11	-11	-8	-8
Age 18 to 44	-4	-4	-4	-6	-10	-10	-10	-9	-11	-10	-9	-6	-8
Age 45 to 64	-2	-7	-7	-9	-10	-9	-9	-10	-11	-12	-13	-11	-9
Age 65+	-2	-5	-7	-11	-11	-8	-9	-10	-14	-12	-13	-8	-8
Income Bottom Third	-4	-6	-8	-8	-10	-9	-10	-8	-10	-8	-9	-7	-7
Income Middle Third	-1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

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?"

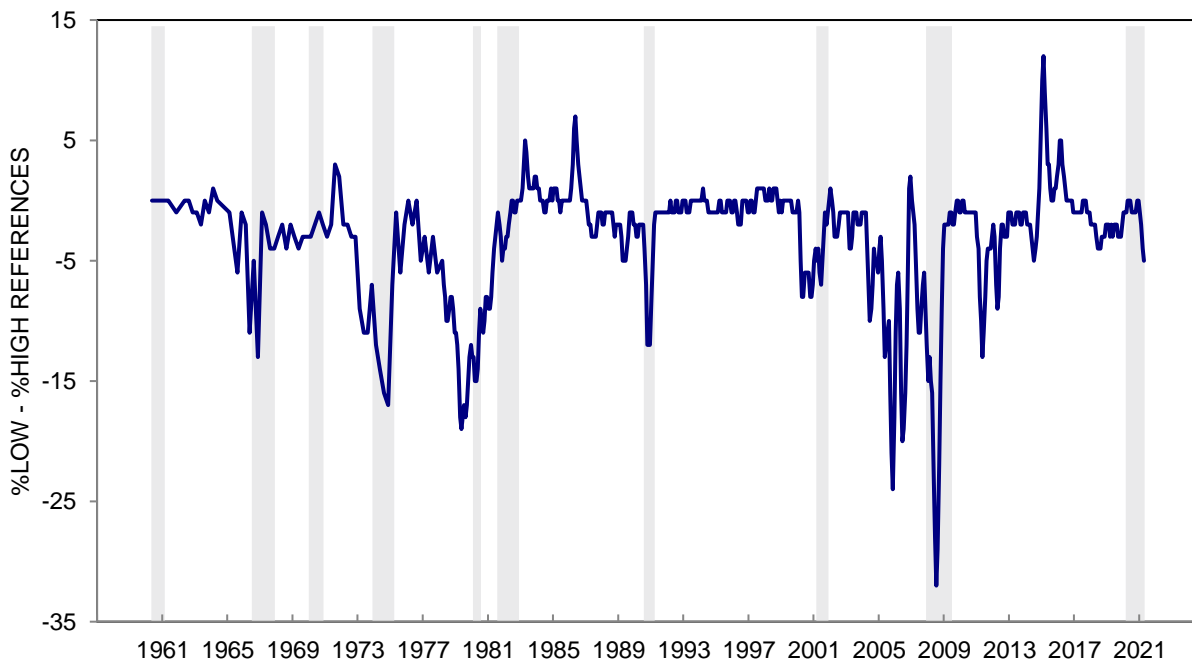
May add to more than 100% due to multiple mentions.

*: Less than half of one percent.

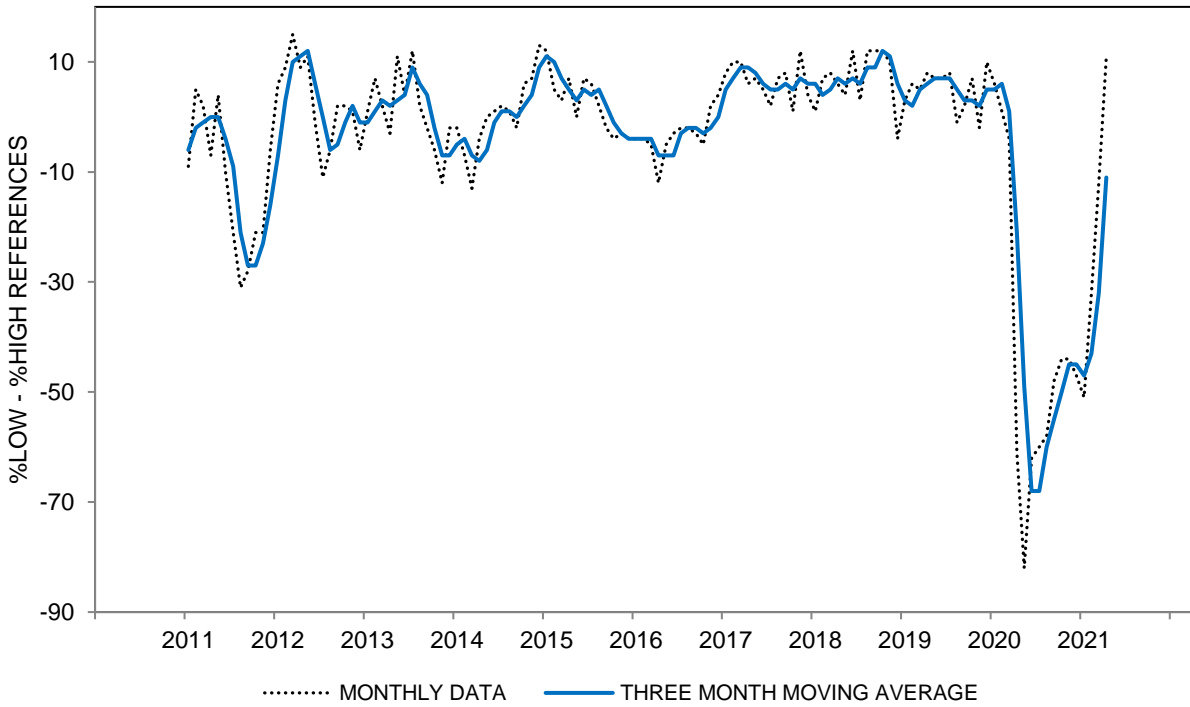
**CHART 24A: NEWS HEARD ABOUT PRICE CHANGES
(%LOW PRICES - %HIGH PRICES)**



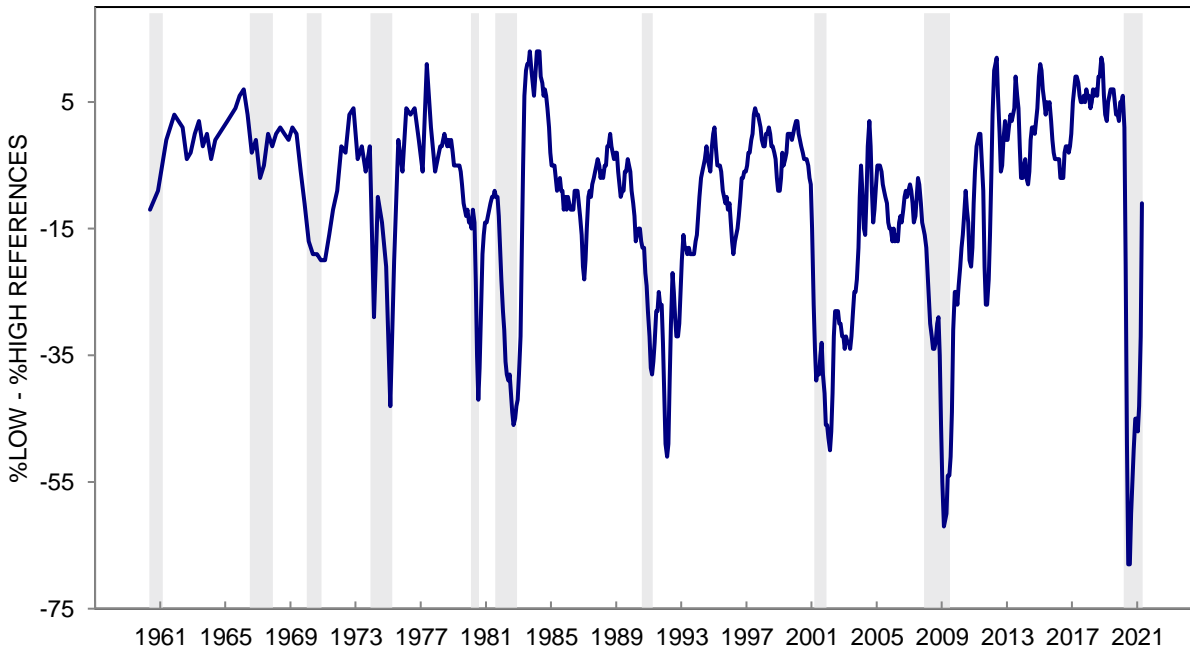
**CHART 24A: NEWS HEARD ABOUT PRICE CHANGES
(%LOW PRICES - %HIGH PRICES)**



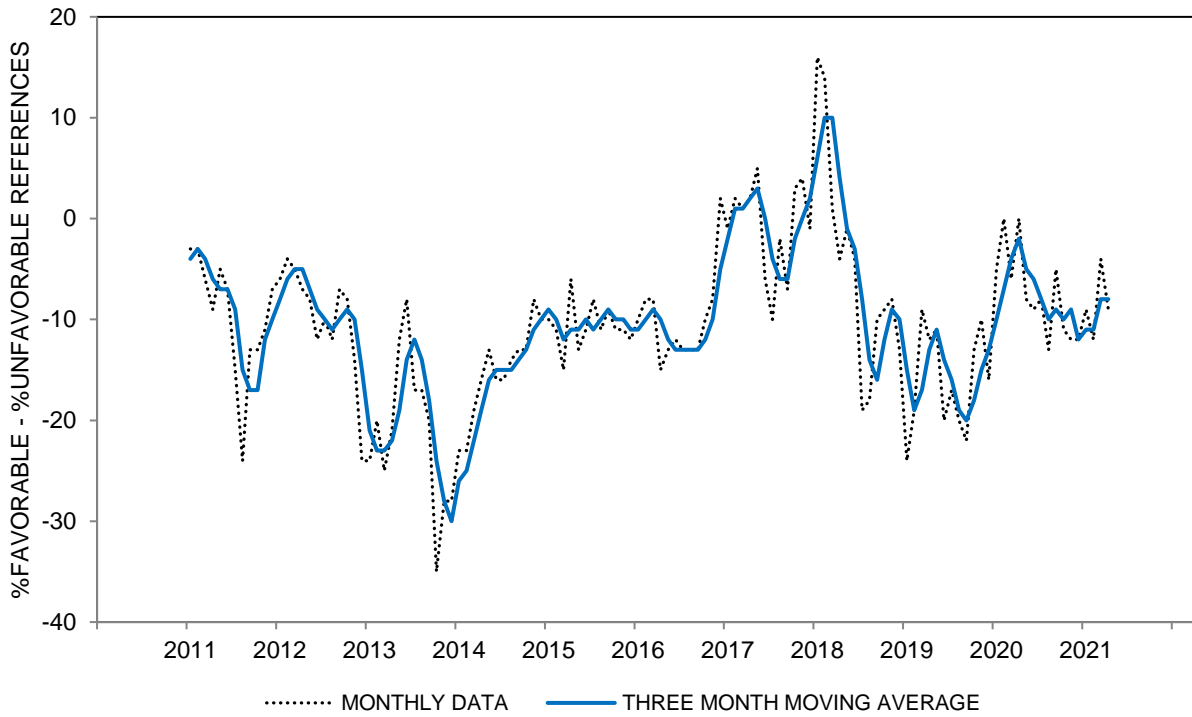
**CHART 24B: NEWS HEARD ABOUT CHANGE IN EMPLOYMENT CONDITIONS
(%LOWER UNEMPLOYMENT - %HIGHER UNEMPLOYMENT)**



**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)**

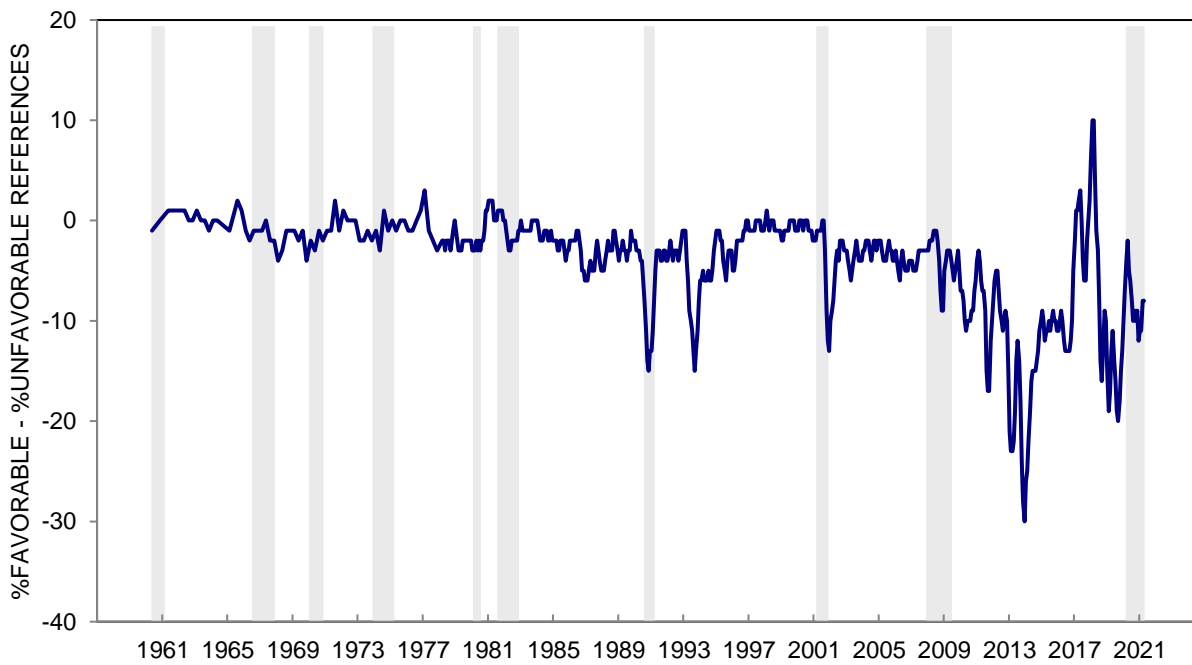


TABLE 25**CURRENT BUSINESS CONDITIONS COMPARED WITH A YEAR AGO**

	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021
BETTER NOW	8%	3%	4%	6%	6%	6%	8%	11%	10%	10%	15%	28%	46%
SAME	2	2	2	1	2	3	4	3	1	3	4	3	5
WORSE NOW	89	95	93	92	91	90	88	85	88	86	81	68	49
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	645	615	603	660	601	605	604	601	603	604	604	601
INDEX SCORE	19	8	11	14	15	16	20	26	22	24	34	60	97

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

All	80	40	13	11	13	15	17	21	23	24	27	39	64
Age 18 to 44	78	38	14	11	13	14	16	17	19	21	30	43	70
Age 45 to 64	78	38	11	10	13	15	16	20	23	24	25	38	63
Age 65+	85	43	14	11	14	16	19	27	28	30	25	36	56
Income Bottom Third	82	41	17	16	17	17	17	23	25	26	26	39	57
Income Middle Third	82	41	10	7	9	13	15	20	19	23	28	41	67
Income Top Third	75	34	9	8	12	13	17	17	20	22	26	38	68

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

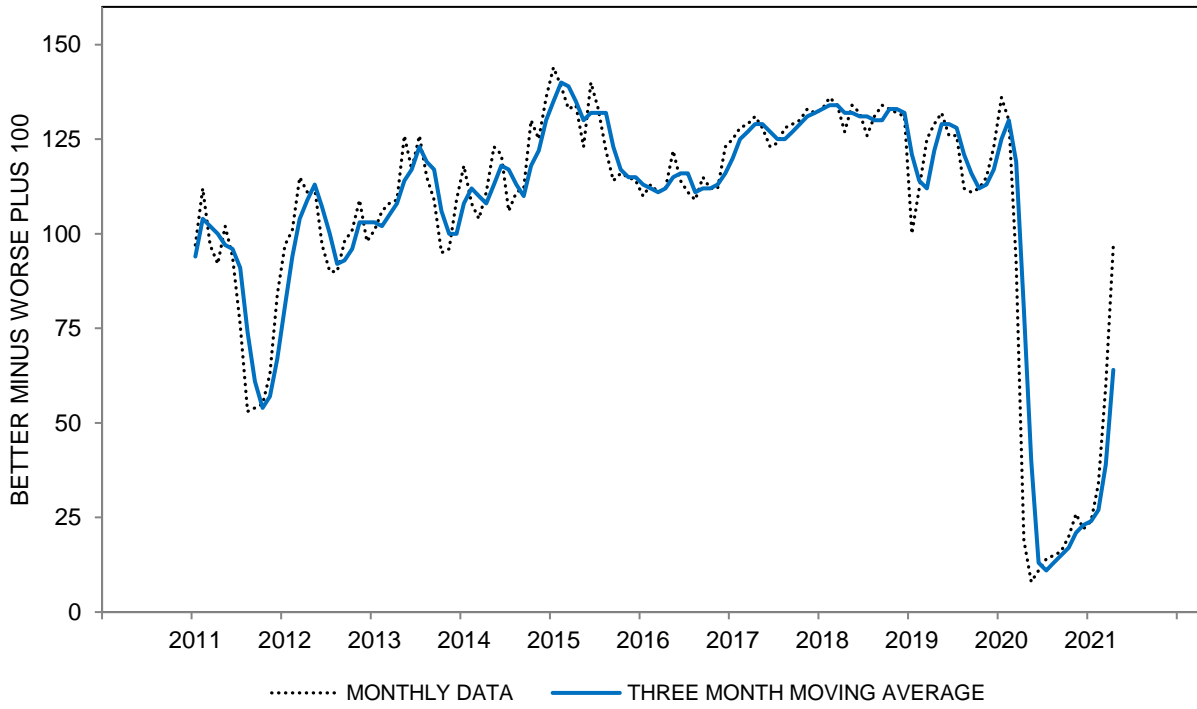


CHART 25: CURRENT BUSINESS CONDITIONS COMPARED WITH A YEAR AGO

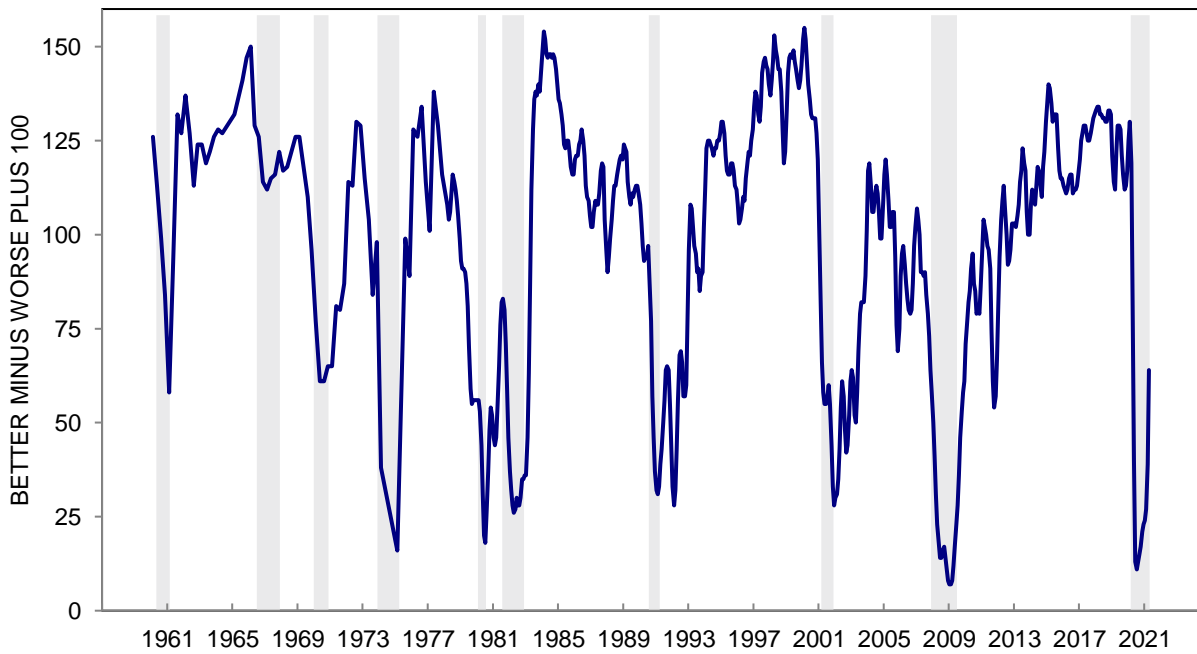


TABLE 26**EXPECTED CHANGE IN BUSINESS CONDITIONS IN A YEAR**

	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021
BETTER	58%	56%	55%	51%	48%	49%	53%	43%	53%	51%	50%	51%	53%
SAME	18	18	25	21	28	28	25	30	24	25	23	25	24
WORSE	21	23	17	24	20	17	14	22	19	22	26	23	22
DK, NA	3	3	3	4	4	6	8	5	4	2	1	1	1
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
CASES	620	645	615	603	660	601	605	604	601	603	604	604	601
INDEX SCORE	137	133	138	127	128	132	139	121	134	129	124	128	131

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

All	122	130	136	133	131	129	133	131	131	128	129	127	128
Age 18 to 44	116	126	131	128	125	123	132	132	137	136	142	140	139
Age 45 to 64	124	131	136	132	133	130	132	129	126	120	119	121	124
Age 65+	126	135	144	140	138	137	137	132	130	125	122	117	119
Income Bottom Third	116	125	132	128	127	123	132	126	130	123	126	123	125
Income Middle Third	124	129	134	134	135	136	136	132	127	127	127	127	127
Income Top Third	124	136	141	134	130	128	134	137	138	135	134	134	135

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

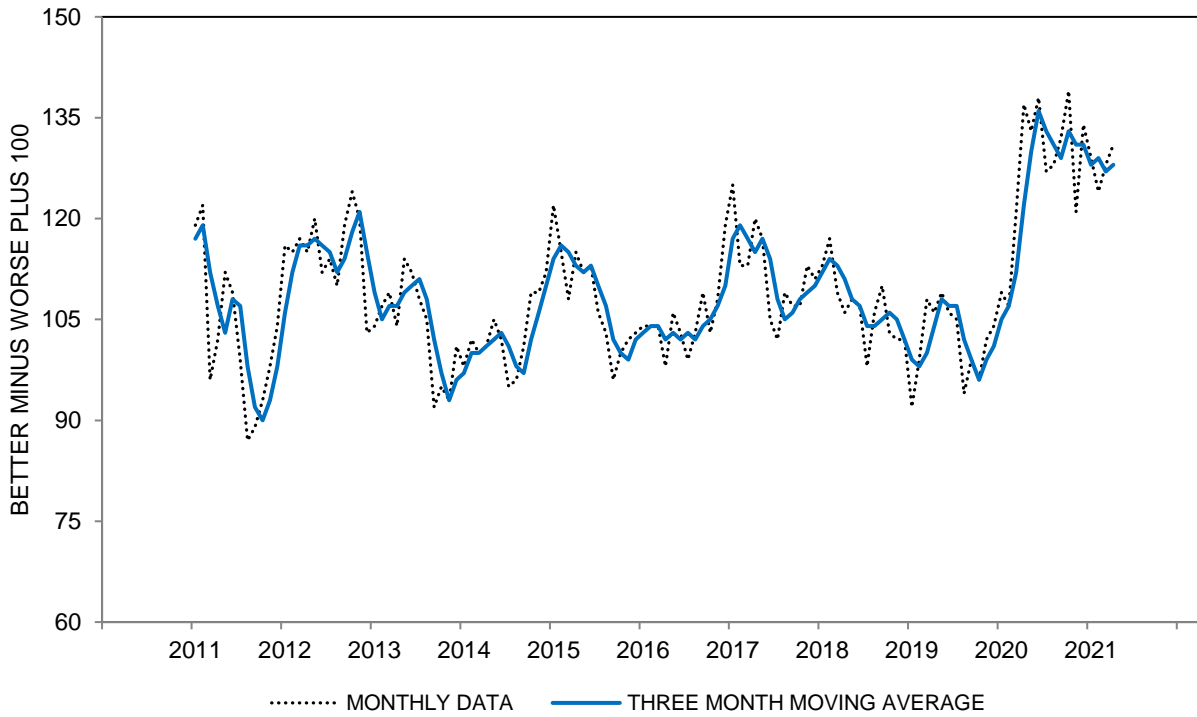


CHART 26: EXPECTED CHANGE IN BUSINESS CONDITIONS IN A YEAR

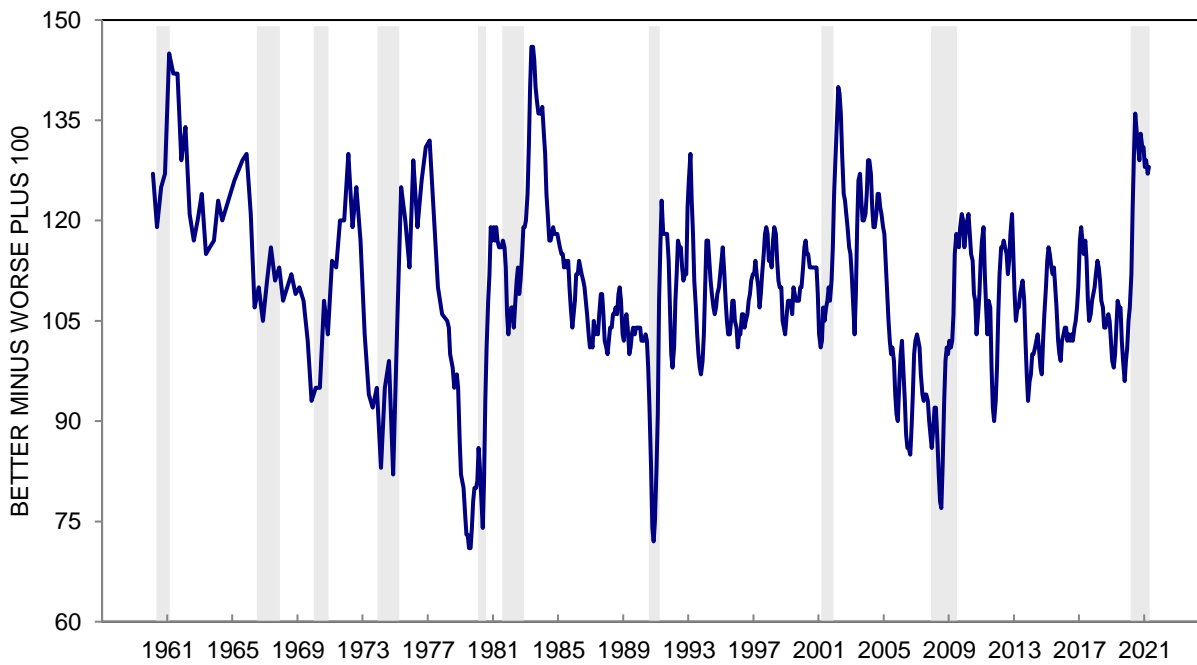


TABLE 27

TREND IN PAST AND EXPECTED CHANGES IN BUSINESS CONDITIONS

	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021
TREND:													
Continuous increase (a)	5%	2%	3%	3%	5%	4%	3%	4%	3%	3%	8%	19%	33%
Intermittent increase (b)	3	1	1	3	2	4	5	4	4	4	5	8	11
Remain unchanged (c)	1	1	2	*	*	1	1	2	1	1	1	1	2
Intermittent decline (d)	16	16	23	20	26	26	23	24	20	23	19	18	14
Continuous decline (e)	20	23	16	23	20	16	13	19	16	17	21	20	17
Mixed change (f)	52	54	52	46	43	43	47	41	50	50	44	32	22
DK, NA	3	3	3	5	4	6	8	6	6	2	2	2	1
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
CASES	620	645	615	603	660	601	605	604	601	603	604	604	601
INDEX SCORE	72	64	65	63	61	66	72	65	71	67	73	89	113

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

All	101	80	67	64	63	63	66	68	69	68	70	76	92
Age 18 to 44	98	78	64	60	58	57	63	64	69	69	79	85	101
Age 45 to 64	101	81	67	64	64	64	65	66	66	64	65	74	90
Age 65+	105	85	73	70	69	71	74	75	75	71	65	68	82
Income Bottom Third	97	77	65	62	60	59	64	65	69	65	67	72	83
Income Middle Third	106	83	66	63	62	66	66	68	65	66	70	76	93
Income Top Third	99	81	69	64	63	64	69	70	72	71	74	82	101

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

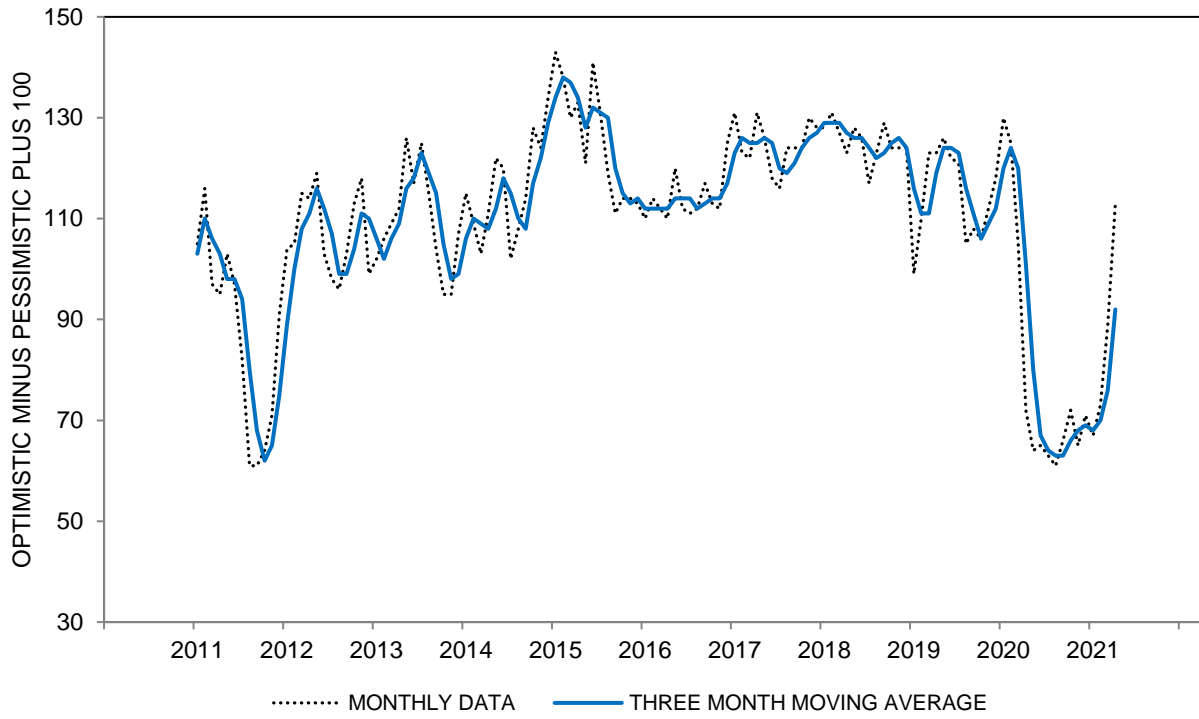


CHART 27: TREND IN PAST AND EXPECTED BUSINESS CONDITIONS

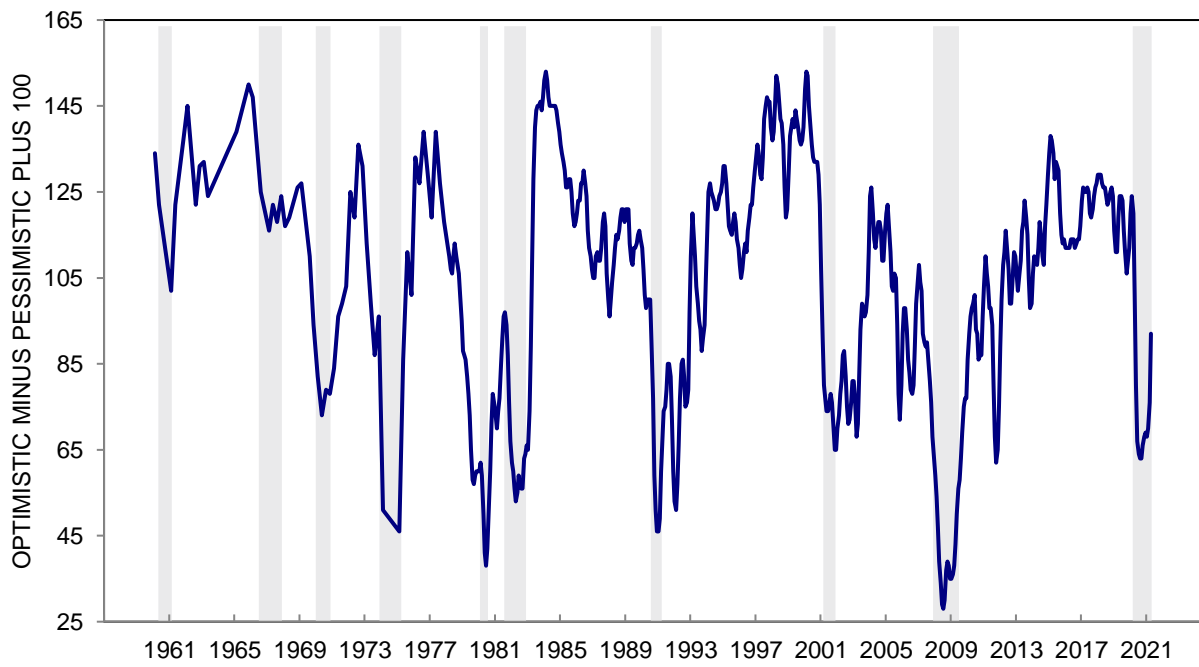


TABLE 28**BUSINESS CONDITIONS EXPECTED DURING THE NEXT YEAR**

	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021
GOOD TIMES	26%	25%	30%	26%	27%	35%	35%	30%	31%	38%	36%	49%	52%
UNCERTAIN	2	3	2	3	5	8	10	11	7	3	3	3	4
BAD TIMES	68	67	63	66	62	52	47	55	55	51	53	41	37
DON'T KNOW	2	2	3	2	2	3	4	2	3	4	3	4	2
NA	2	3	2	3	4	2	4	2	4	4	5	3	5
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
CASES	620	645	615	603	660	601	605	604	601	603	604	604	601
INDEX SCORE	58	58	67	60	65	83	88	75	76	87	83	108	115

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

All	89	66	61	62	64	69	79	82	80	79	82	93	102
Age 18 to 44	84	58	50	54	56	65	75	80	79	81	91	105	114
Age 45 to 64	89	67	62	62	66	69	80	80	80	76	77	86	96
Age 65+	98	77	75	73	74	75	83	88	82	83	75	84	93
Income Bottom Third	86	64	59	58	61	63	74	79	80	75	75	88	96
Income Middle Third	96	71	64	63	66	72	84	86	77	74	77	86	95
Income Top Third	88	63	58	60	61	68	77	81	82	86	93	104	115

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

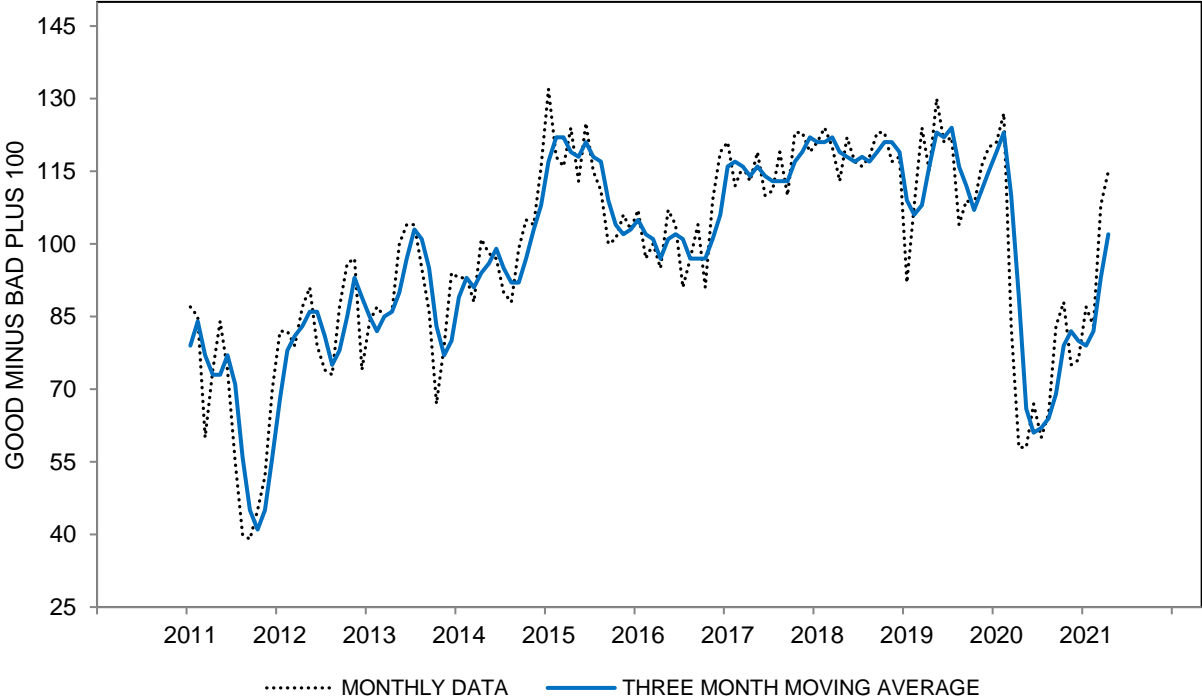


CHART 28: BUSINESS CONDITIONS EXPECTED DURING THE NEXT YEAR

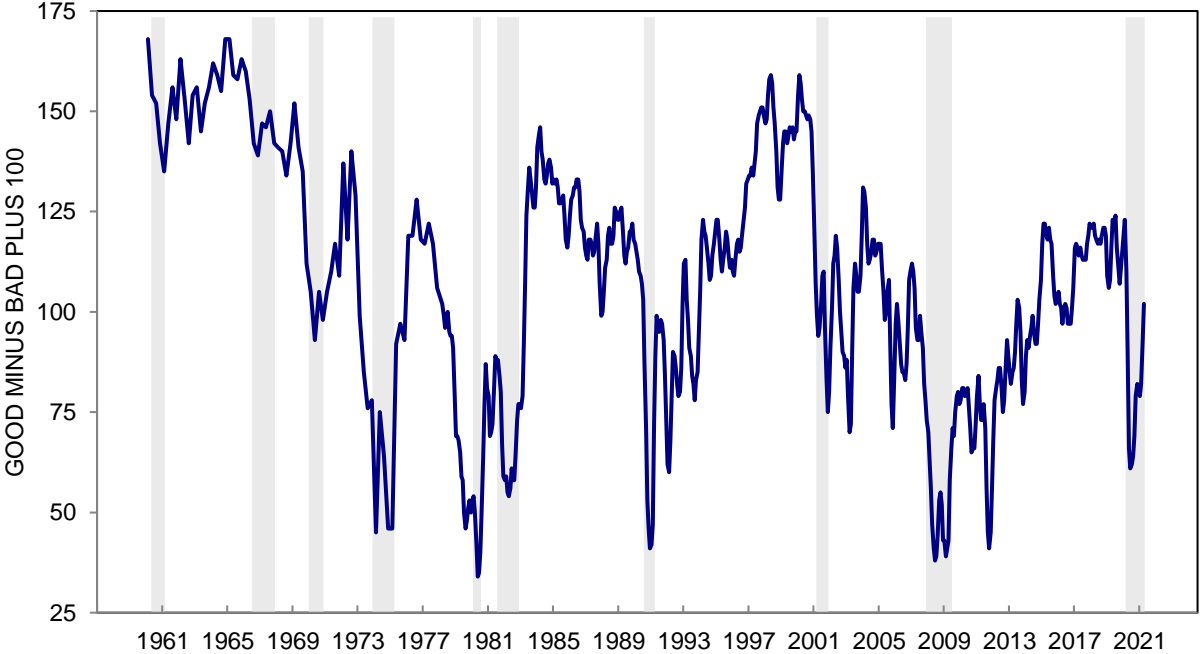


TABLE 29

BUSINESS CONDITIONS EXPECTED DURING THE NEXT 5 YEARS

	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021
GOOD TIMES	42%	38%	38%	34%	35%	39%	43%	36%	43%	38%	36%	41%	41%
UNCERTAIN	10	9	12	10	9	12	12	11	12	9	7	9	9
BAD TIMES	46	50	48	54	54	47	43	51	43	50	54	47	48
NA	2	3	2	2	2	2	2	2	2	3	3	3	2
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
CASES	620	645	615	603	660	601	605	604	601	603	604	604	601
INDEX SCORE	96	88	90	80	81	92	100	85	100	88	82	94	93

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

All	106	99	91	86	84	84	91	92	95	91	90	88	90
Age 18 to 44	100	90	79	76	74	75	83	87	92	94	99	100	98
Age 45 to 64	108	99	95	90	88	86	92	93	96	89	86	83	88
Age 65+	113	112	106	97	94	96	103	100	98	89	83	78	81
Income Bottom Third	99	89	80	76	77	78	86	85	90	84	83	80	77
Income Middle Third	111	103	93	86	84	86	93	95	92	90	88	87	88
Income Top Third	109	103	98	91	86	86	94	99	104	100	101	98	104

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

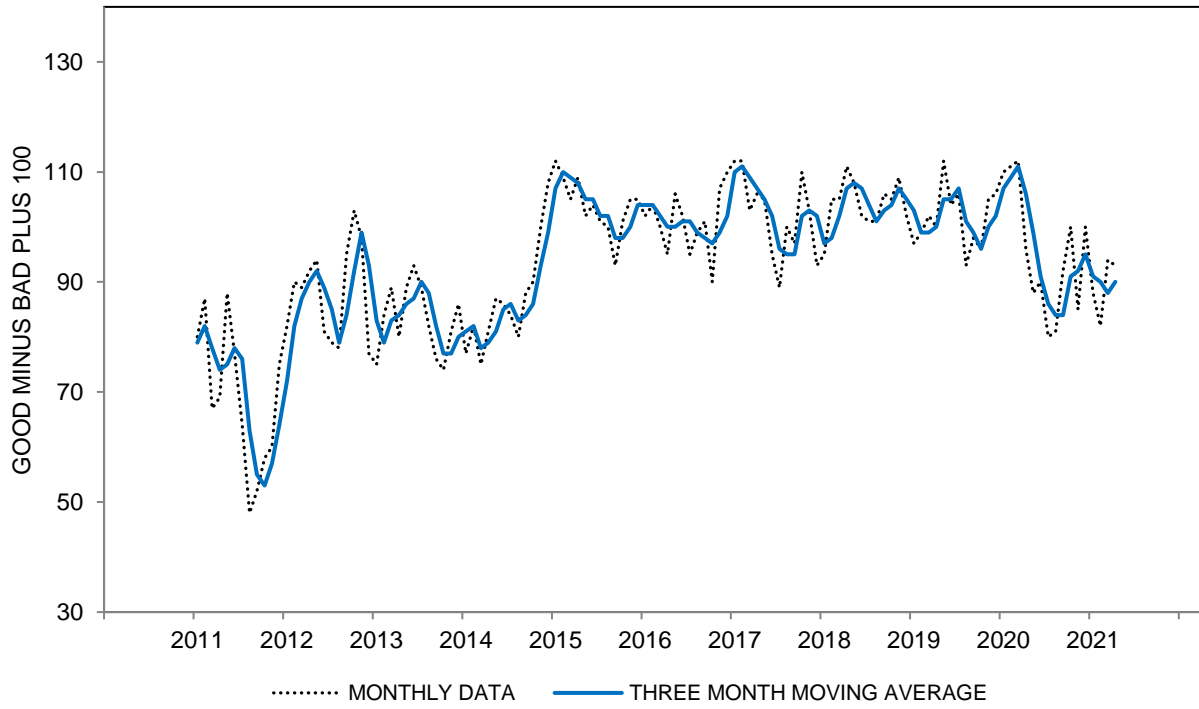


CHART 29: BUSINESS CONDITIONS EXPECTED DURING THE NEXT FIVE YEARS

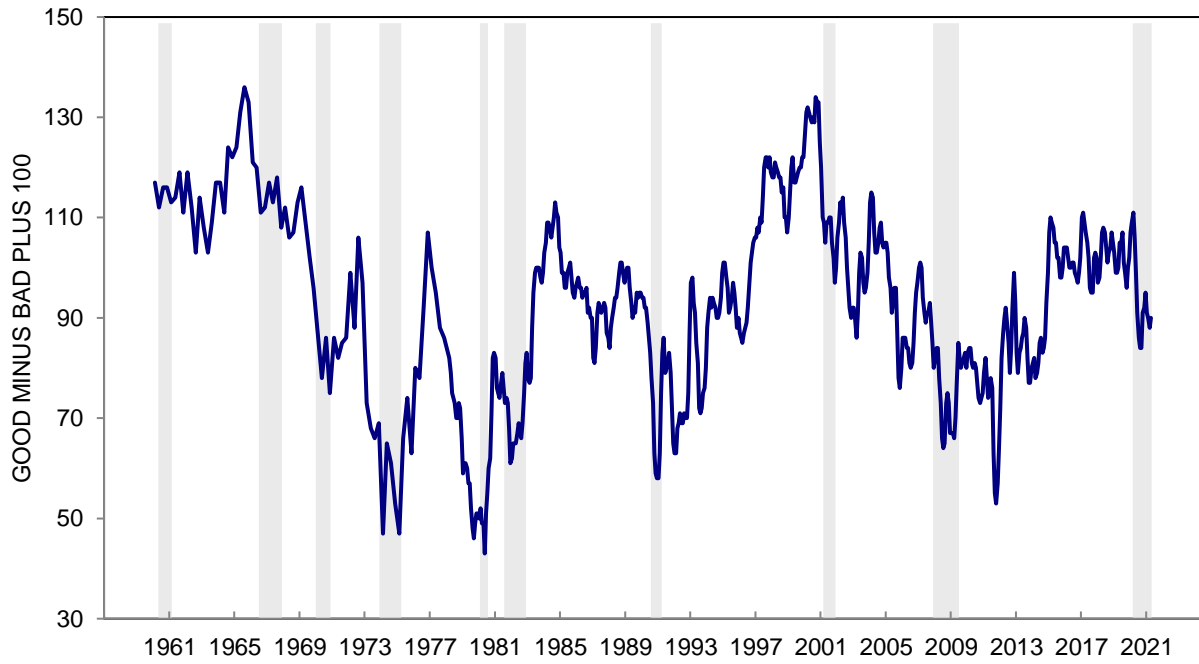


TABLE 30**EXPECTED CHANGE IN UNEMPLOYMENT DURING THE NEXT YEAR**

	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021
LESS	34%	41%	48%	39%	36%	42%	38%	29%	36%	35%	36%	45%	52%
SAME	13	23	26	27	31	32	33	31	30	33	31	28	26
MORE	52	35	24	33	32	24	27	37	33	30	32	26	21
DK, NA	1	1	2	1	1	2	2	3	1	2	1	1	1
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
CASES	620	645	615	603	660	601	605	604	601	603	604	604	601
INDEX SCORE	82	106	124	106	104	118	111	92	103	105	104	119	131

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

All	87	90	104	112	111	109	111	107	102	100	104	109	118
Age 18 to 44	83	83	93	101	101	102	106	104	104	104	112	115	123
Age 45 to 64	85	89	109	118	119	113	112	106	99	96	97	108	116
Age 65+	97	101	115	121	118	117	118	114	105	100	101	105	115
Income Bottom Third	87	89	99	104	101	98	99	96	94	92	95	99	108
Income Middle Third	91	91	105	116	117	117	118	113	103	99	104	109	115
Income Top Third	82	90	108	117	114	110	115	112	110	109	114	121	132

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

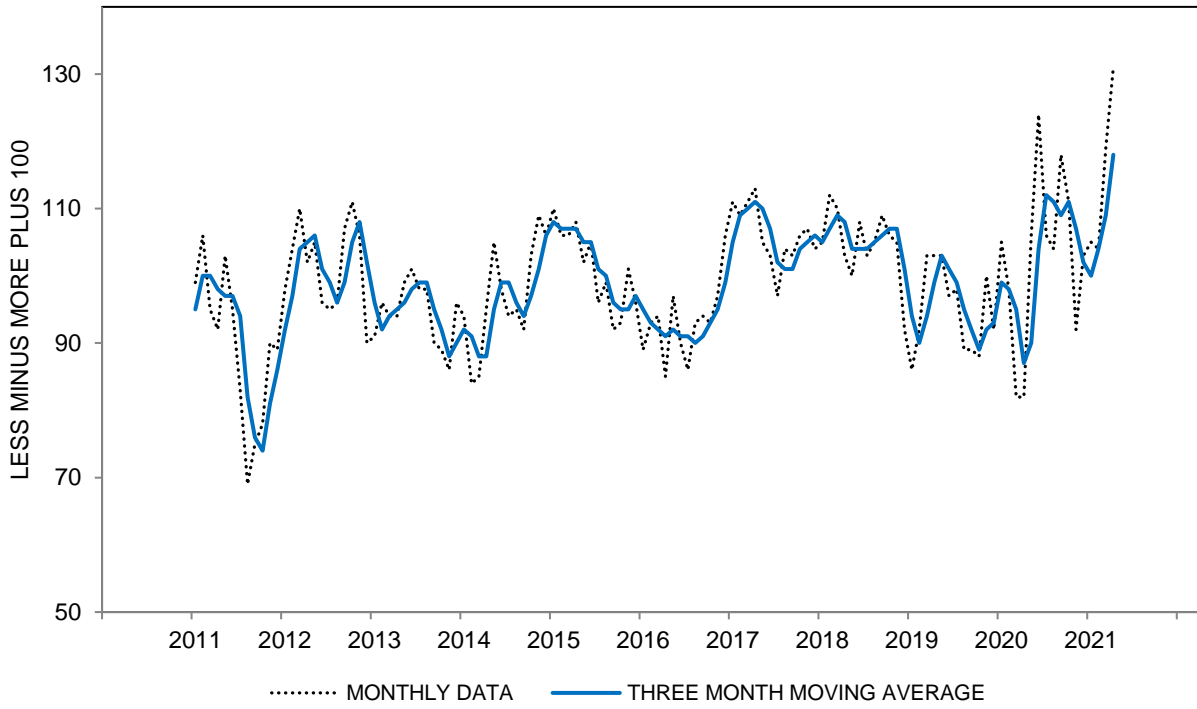


CHART 30: EXPECTED CHANGE IN UNEMPLOYMENT DURING THE NEXT YEAR

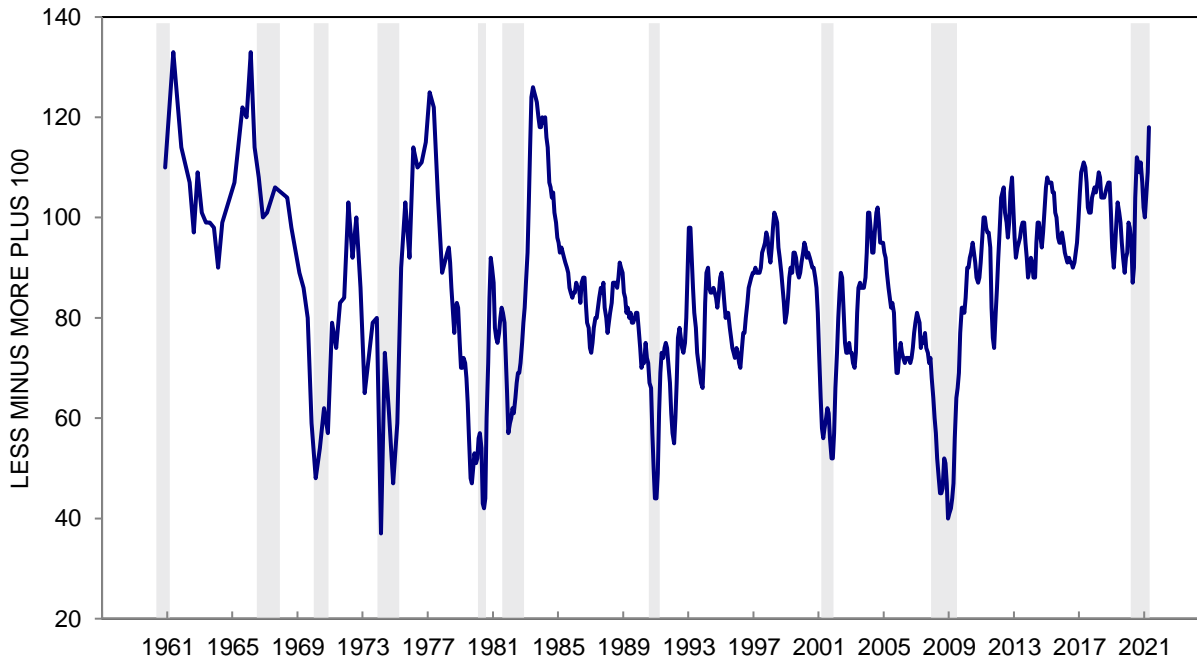


TABLE 31

EXPECTED CHANGE IN INTEREST RATES DURING THE NEXT YEAR

	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021
GO UP	32%	32%	29%	31%	31%	35%	35%	37%	39%	44%	46%	57%	60%
STAY THE SAME	36	36	42	44	47	44	49	45	45	41	40	35	32
GO DOWN	31	30	27	23	19	19	14	14	13	12	12	6	7
DK, NA	1	2	2	2	3	2	2	4	3	3	2	2	1
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
CASES	620	645	615	603	660	601	605	604	601	603	604	604	601
INDEX SCORE	99	98	98	92	88	84	79	77	74	68	66	49	47

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

All	90	100	98	96	93	88	84	80	77	73	69	61	54
Age 18 to 44	86	101	105	101	95	86	81	76	76	73	72	65	58
Age 45 to 64	95	104	99	98	95	93	90	87	80	73	69	60	53
Age 65+	87	93	88	86	86	85	81	76	73	71	67	59	50
Income Bottom Third	78	90	93	89	86	76	75	72	76	71	69	63	60
Income Middle Third	89	101	97	92	89	89	83	80	73	73	67	58	49
Income Top Third	100	109	105	106	102	99	93	87	80	75	73	63	55

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

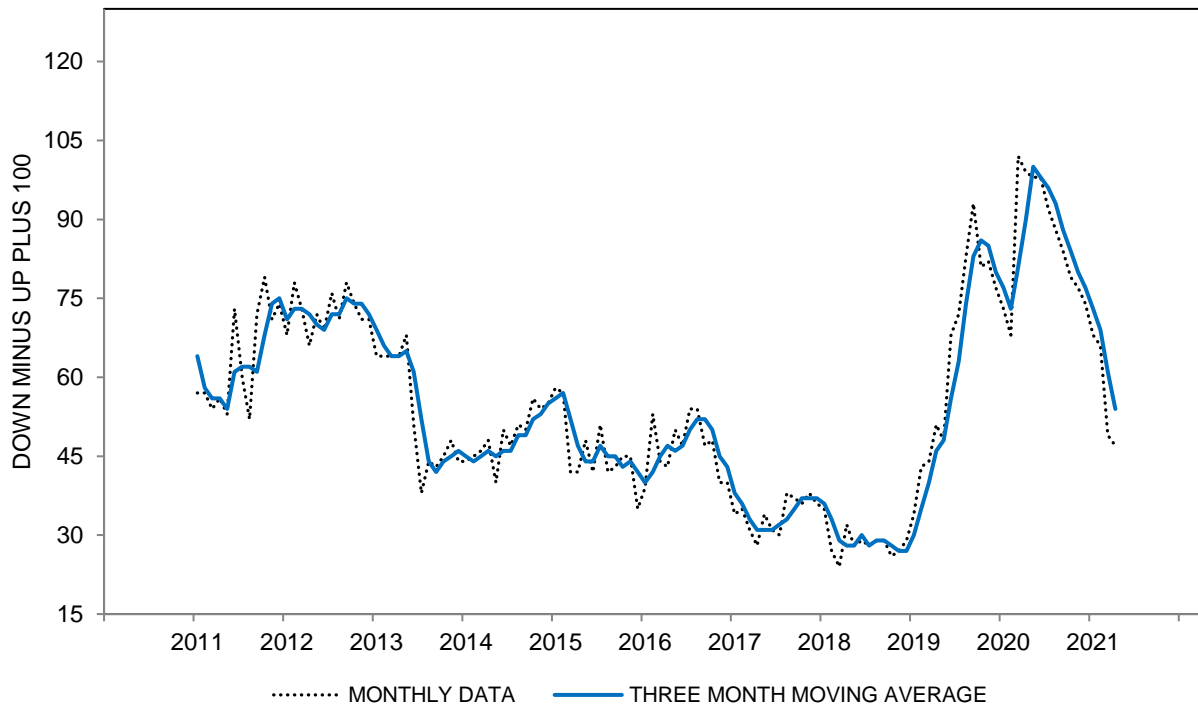


CHART 31: EXPECTED CHANGE IN INTEREST RATES DURING THE NEXT YEAR

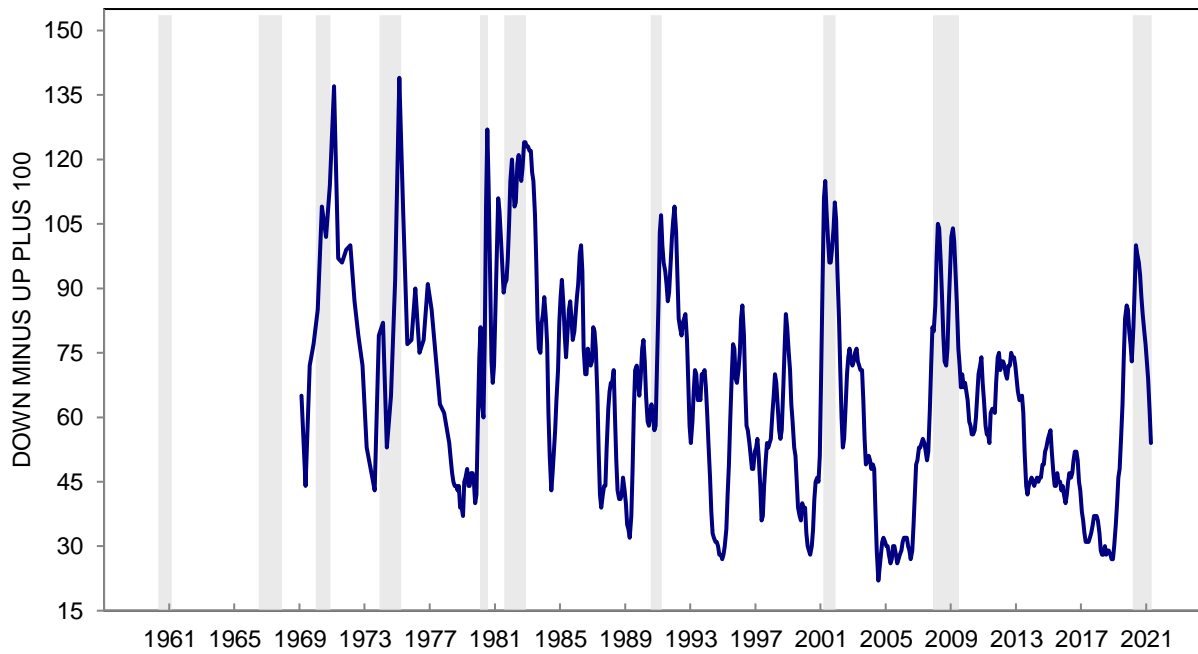


TABLE 32

EXPECTED CHANGE IN PRICES DURING THE NEXT YEAR

	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021
DOWN	17%	12%	9%	6%	6%	6%	4%	6%	5%	4%	2%	2%	3%
SAME	23	17	17	18	18	20	23	18	19	14	14	12	9
WILL GO UP BY:													
1-2%	10	10	13	12	15	19	19	18	22	18	18	22	19
3-4%	12	14	16	22	19	16	18	19	18	22	20	18	20
5%	13	12	16	12	17	14	14	15	10	13	15	12	16
6-9%	3	5	5	4	5	4	4	5	5	6	5	6	7
10-14%	8	13	10	10	10	10	6	8	6	7	12	9	9
15% or more	4	2	2	3	2	2	2	2	2	4	3	5	4
DK how much up	9	14	10	12	7	8	9	8	11	12	11	13	12
DK, NA	1	1	2	1	1	1	1	1	2	*	*	1	1
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
CASES	620	645	615	603	660	601	605	604	601	603	604	604	601
MEDIAN INCREASE	2.1	3.2	3.0	3.0	3.1	2.6	2.6	2.8	2.5	3.0	3.3	3.1	3.4
25th PERCENTILE	-0.1	0.2	0.4	0.6	0.6	0.4	0.4	0.6	0.5	1.2	1.5	1.3	1.6
75th PERCENTILE	5.1	6.6	5.2	5.1	5.2	5.1	4.8	5.1	4.8	5.2	5.4	5.5	5.4
INTERQUARTILE RANGE (75th-25th)	5.2	6.4	4.8	4.6	4.6	4.6	4.4	4.5	4.2	4.0	3.9	4.2	3.8
MEAN INCREASE	2.4	3.3	3.3	3.6	3.4	3.3	3.0	3.2	3.0	3.8	4.3	4.3	4.3
VARIANCE	30	31	20	19	19	18	15	17	17	19	17	18	16

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

All	2.2	2.5	2.8	3.1	3.0	2.9	2.8	2.7	2.6	2.8	2.9	3.1	3.3
Age 18 to 44	2.1	2.3	2.5	2.8	2.9	2.9	2.7	2.5	2.5	2.6	2.8	2.9	2.9
Age 45 to 64	2.4	2.8	3.0	3.2	3.0	2.8	2.7	2.8	2.7	2.8	2.9	3.4	3.7
Age 65+	2.3	2.5	2.9	3.3	3.2	3.1	2.8	2.8	2.7	2.9	3.1	3.2	3.3
Income Bottom Third	2.8	3.4	3.9	4.1	3.7	3.4	3.3	3.3	3.0	3.1	3.1	3.4	3.4
Income Middle Third	2.1	2.2	2.5	3.0	3.2	3.0	2.8	2.6	2.6	2.8	3.0	3.2	3.5
Income Top Third	1.9	1.9	2.2	2.5	2.6	2.5	2.4	2.3	2.4	2.6	2.7	2.9	3.0

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

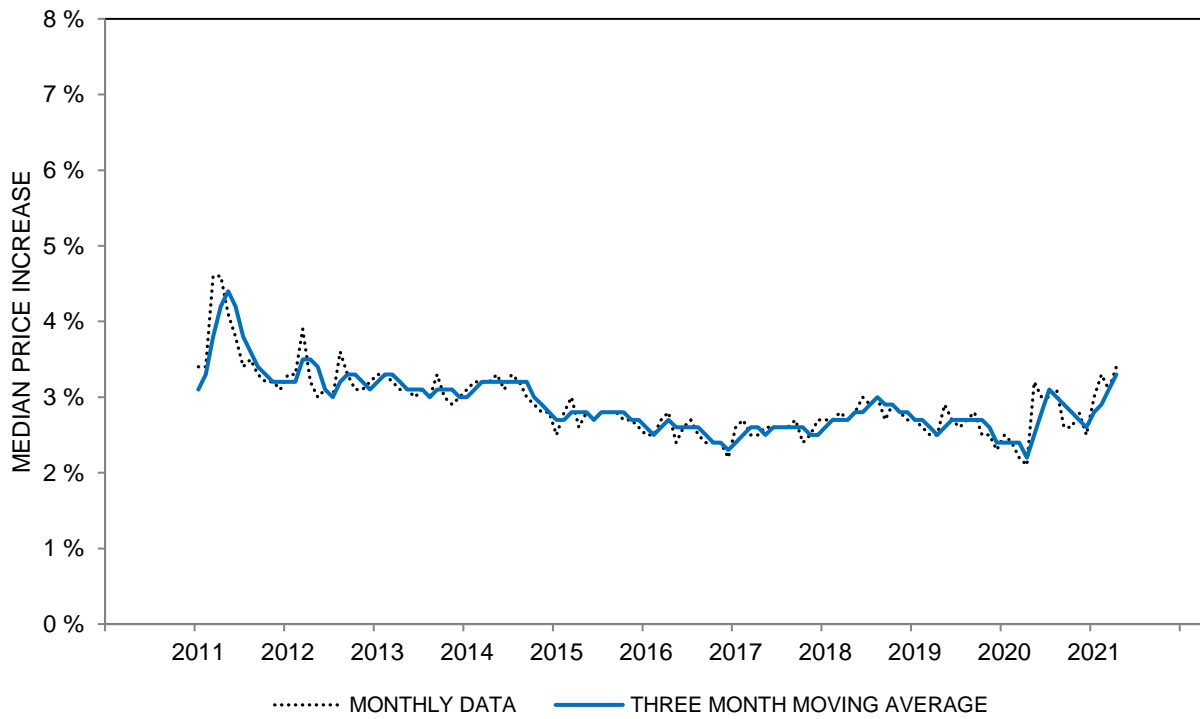


CHART 32: EXPECTED CHANGE IN PRICES DURING THE NEXT YEAR

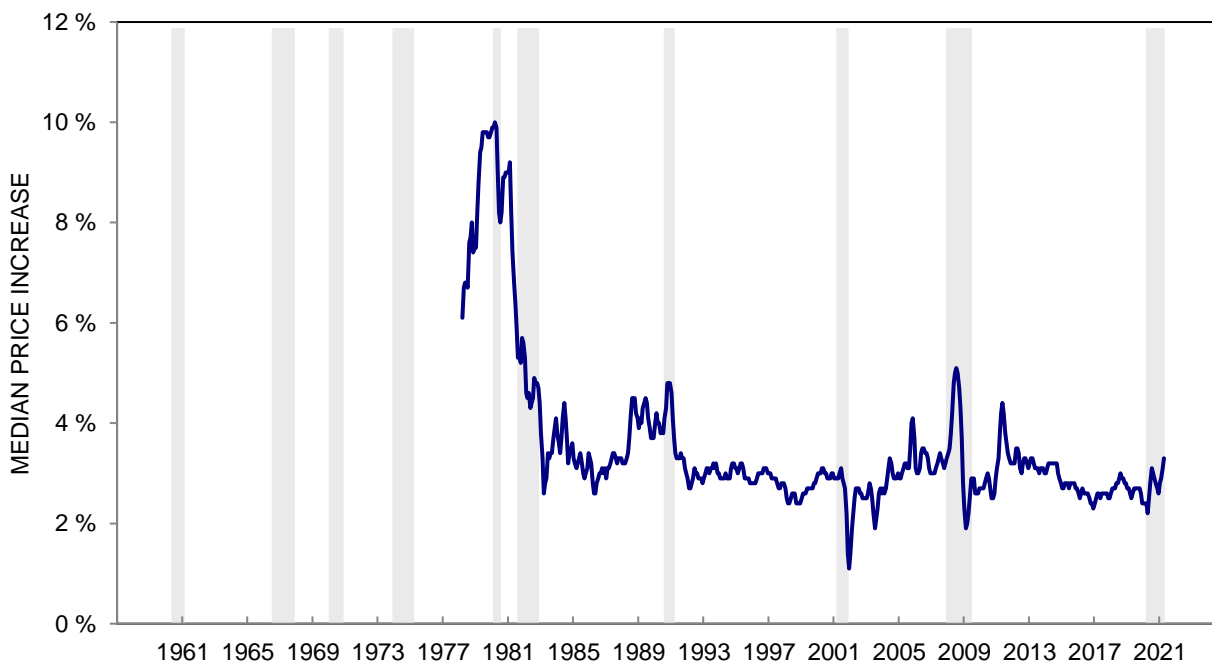


TABLE 33

EXPECTED CHANGE IN PRICES DURING THE NEXT 5 YEARS

	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021
DOWN	5%	6%	5%	5%	5%	3%	5%	4%	4%	6%	4%	2%	2%
SAME	5	4	5	3	4	4	4	3	2	2	2	3	2
WILL GO UP BY:													
1-2%	37	31	35	34	32	35	39	39	37	33	34	32	36
3-4%	26	30	28	30	30	29	30	27	28	27	27	26	25
5%	12	10	11	10	13	13	8	11	9	11	12	11	15
6-9%	3	3	3	3	4	3	2	2	3	5	4	4	4
10-14%	3	4	2	3	4	4	2	4	4	3	5	7	2
15% or more	*	1	*	*	*	*	1	*	1	1	1	1	1
DK how much up	8	10	9	11	7	8	7	8	11	11	10	12	12
DK, NA	1	1	2	1	1	1	2	2	1	1	1	2	1
TOTAL CASES	100% 620	100% 645	100% 615	100% 603	100% 660	100% 601	100% 605	100% 604	100% 601	100% 603	100% 604	100% 604	100% 601
MEDIAN INCREASE	2.5	2.7	2.5	2.6	2.7	2.7	2.4	2.5	2.5	2.7	2.7	2.8	2.7
25th PERCENTILE	1.2	1.4	1.3	1.4	1.4	1.4	1.2	1.4	1.4	1.5	1.4	1.5	1.4
75th PERCENTILE	3.8	3.9	3.5	3.7	4.1	4.0	3.3	3.5	3.6	4.0	4.5	4.6	4.5
INTERQUARTILE RANGE (75th-25th)	2.5	2.5	2.1	2.3	2.7	2.6	2.1	2.1	2.2	2.5	3.1	3.1	3.1
MEAN INCREASE	2.7	2.9	2.6	2.8	2.9	3.0	2.6	2.9	2.9	3.0	3.2	3.4	3.0
VARIANCE	7	9	6	7	7	7	8	6	7	9	8	9	6

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

All	2.4	2.5	2.6	2.6	2.6	2.7	2.6	2.5	2.5	2.6	2.6	2.7	2.7
Age 18 to 44	2.3	2.4	2.4	2.4	2.4	2.5	2.4	2.3	2.2	2.4	2.5	2.5	2.5
Age 45 to 64	2.4	2.5	2.5	2.6	2.6	2.7	2.6	2.5	2.5	2.6	2.7	2.8	2.8
Age 65+	2.5	2.6	2.7	2.7	2.8	2.8	2.8	2.8	2.7	2.8	2.8	2.9	2.9
Income Bottom Third	2.6	2.7	2.7	2.9	2.9	2.9	2.8	2.7	2.6	2.8	2.8	3.0	2.9
Income Middle Third	2.4	2.3	2.4	2.4	2.6	2.7	2.5	2.4	2.4	2.6	2.6	2.6	2.8
Income Top Third	2.2	2.4	2.5	2.5	2.5	2.5	2.5	2.4	2.4	2.4	2.5	2.6	2.6

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

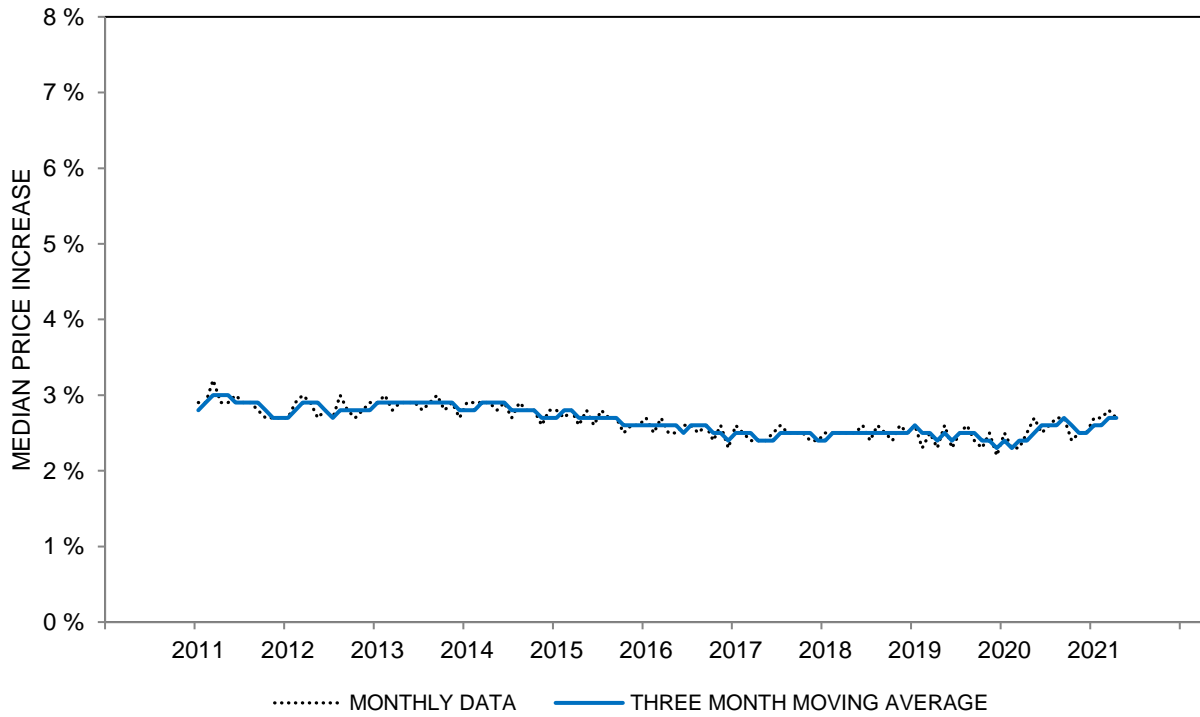


CHART 33: EXPECTED CHANGE IN PRICES DURING THE NEXT 5 YEARS

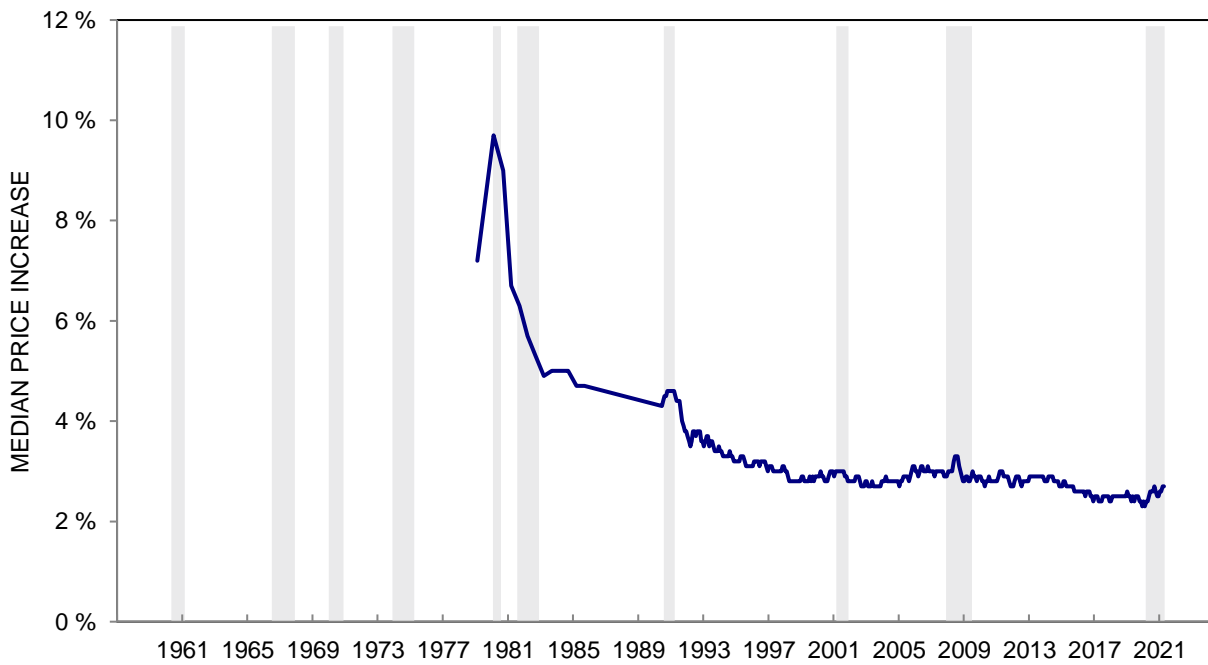


TABLE 34

OPINIONS ABOUT THE GOVERNMENT'S ECONOMIC POLICY

	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021
A GOOD JOB	33%	28%	26%	29%	25%	31%	22%	25%	22%	21%	21%	27%	31%
ONLY FAIR	31	31	32	32	30	26	33	31	32	30	37	34	35
A POOR JOB	33	37	39	36	44	41	42	42	44	47	37	35	32
DK, NA	3	4	3	3	1	2	3	2	2	2	5	4	2
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
CASES	620	645	615	603	660	601	605	604	601	603	604	604	601
INDEX SCORE	100	91	87	93	81	90	80	83	78	74	84	92	99

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

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

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

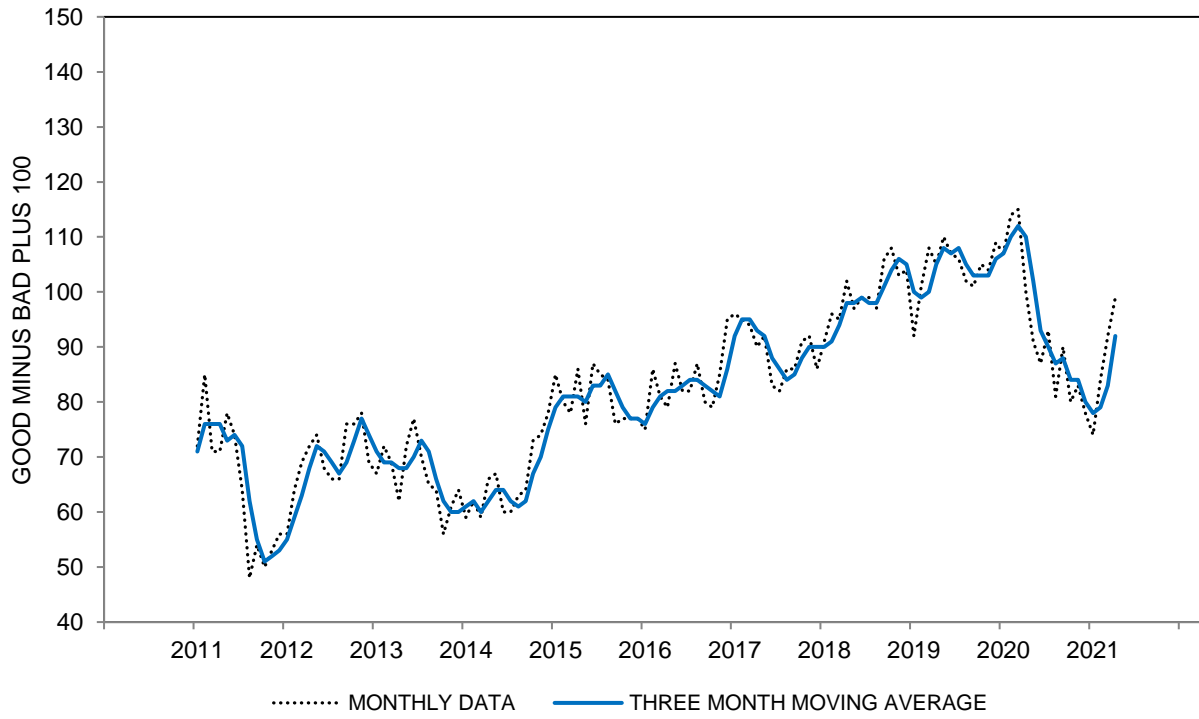


CHART 34: OPINIONS ABOUT THE GOVERNMENT'S ECONOMIC POLICY

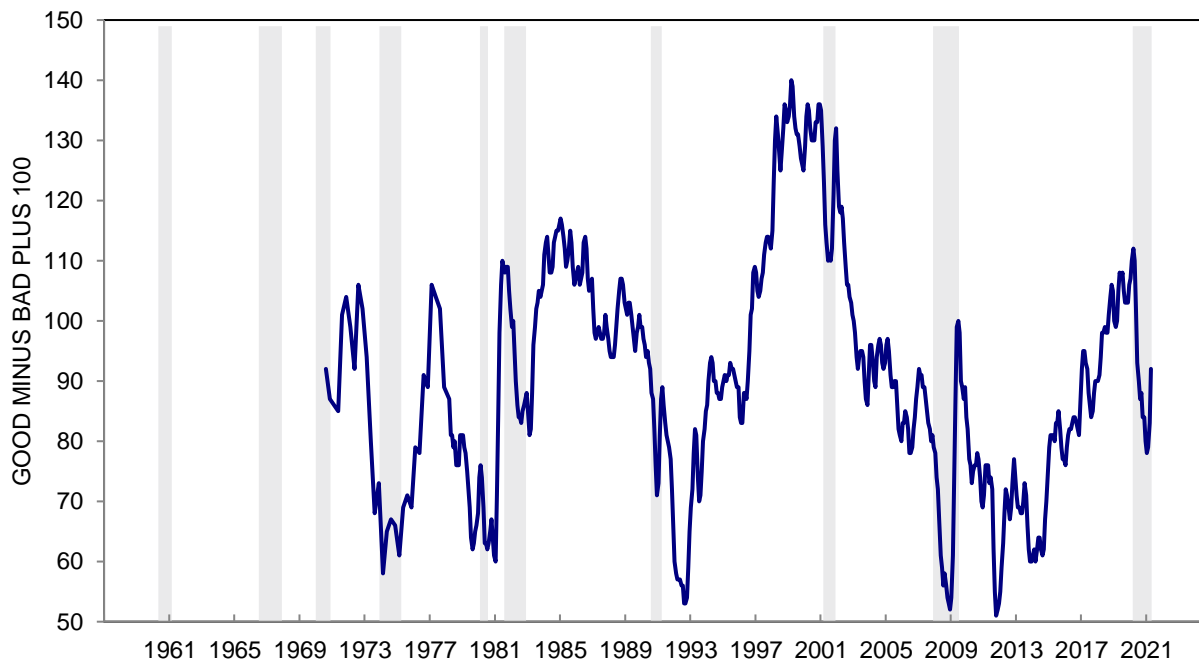


TABLE 35**BUYING CONDITIONS FOR LARGE HOUSEHOLD DURABLES**

	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021
GOOD TIME TO BUY	41%	51%	55%	51%	51%	54%	51%	54%	57%	55%	54%	61%	59%
UNCERTAIN, DEPENDS	4	3	5	4	4	6	7	6	5	5	5	6	8
BAD TIME TO BUY	55	46	40	45	45	40	42	40	38	40	41	33	33
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
CASES	620	645	615	603	660	601	605	604	601	603	604	604	601
INDEX SCORE	86	105	115	106	106	114	109	114	119	115	113	128	126

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

All	128	111	102	109	109	109	110	112	114	116	116	119	122
Age 18 to 44	122	105	97	104	103	101	106	110	112	112	111	114	116
Age 45 to 64	129	114	102	104	104	107	107	107	110	114	113	115	120
Age 65+	137	116	110	122	124	123	117	122	120	124	125	131	133
Income Bottom Third	126	105	94	103	107	106	105	104	107	107	111	113	118
Income Middle Third	131	112	104	106	109	107	115	116	116	113	112	117	121
Income Top Third	127	115	106	116	109	113	109	117	119	128	125	126	127

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

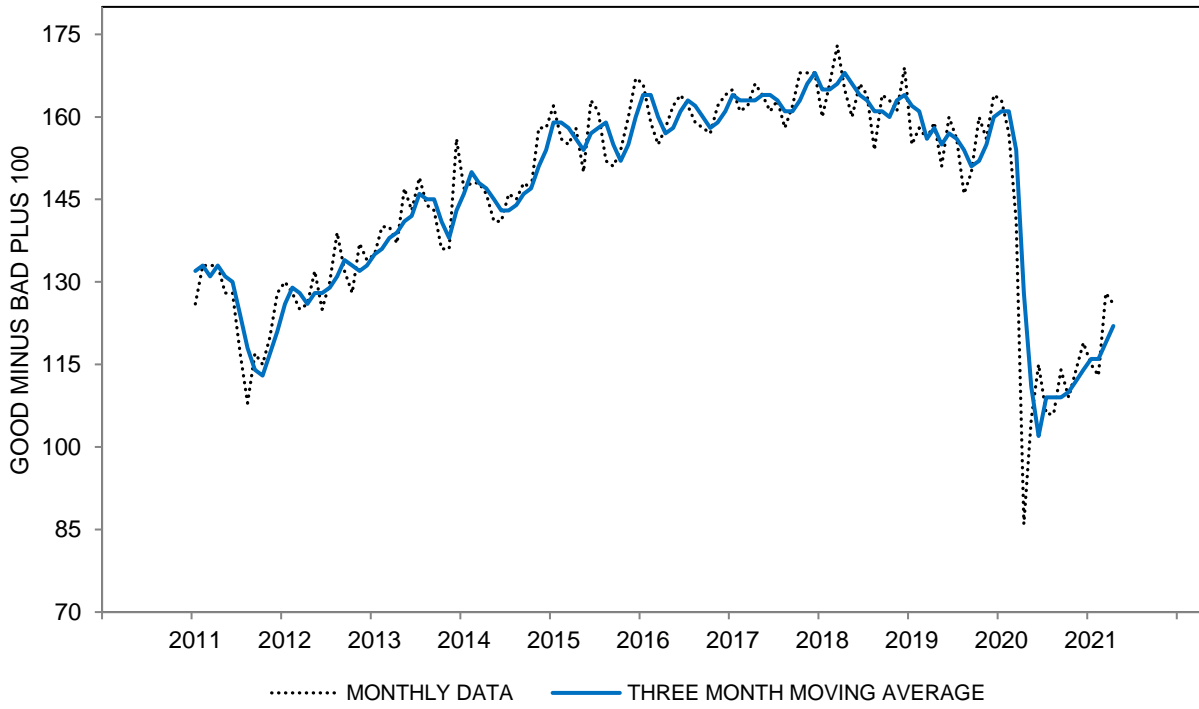


CHART 35: BUYING CONDITIONS FOR LARGE HOUSEHOLD DURABLES

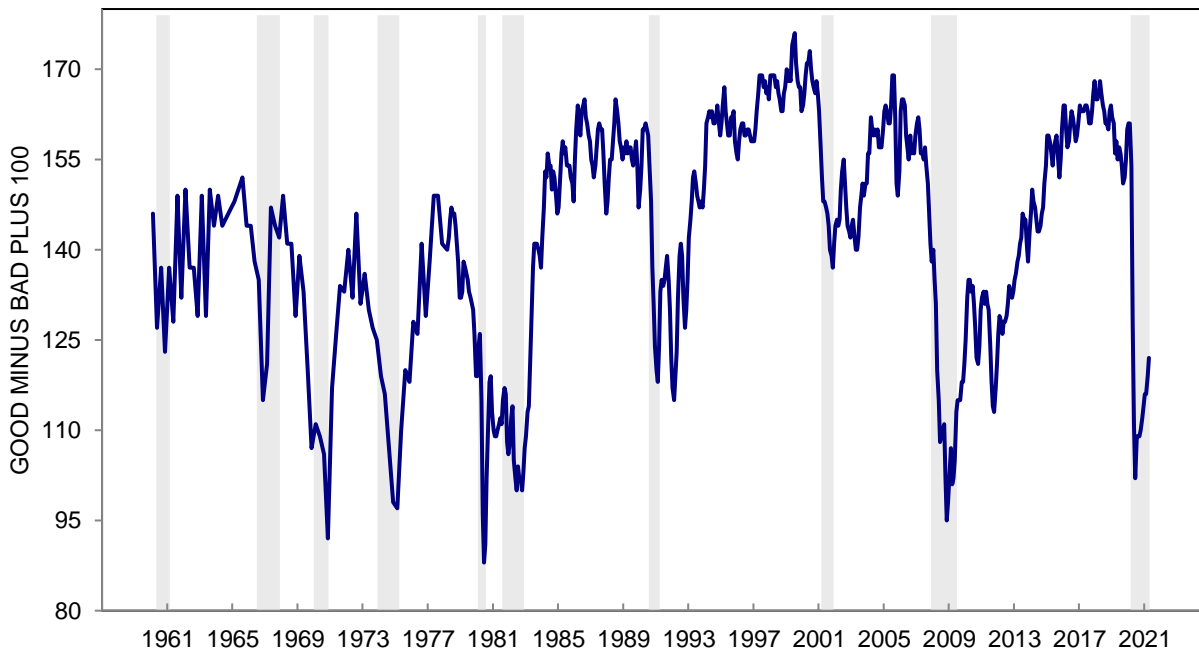


TABLE 36

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

	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021
GOOD TIME TO BUY													
Prices are low; good buys available	30%	38%	39%	33%	30%	31%	28%	31%	35%	29%	25%	26%	21%
Prices won't come down; are going higher	1	2	5	4	3	4	3	4	3	5	7	11	10
Interest rates are low	8	6	7	7	8	9	8	9	8	8	9	7	7
Borrow-in-advance of rising interest rates	*	*	*	*	*	*	*	*	*	*	*	*	*
Times are good; prosperity	3	4	5	4	6	7	9	7	7	8	10	13	18
BAD TIME TO BUY													
Prices are high	5	6	8	7	11	10	10	10	8	9	9	11	13
Interest rates are high; credit is tight	3	1	3	4	3	2	3	3	2	1	2	1	1
Times are bad; can't afford to buy	19	17	14	14	15	11	15	15	14	12	13	10	9
Bad times ahead; uncertain future	34	27	24	27	23	22	19	18	16	19	18	12	10

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

All	24	27	29	30	25	22	19	20	22	23	21	17	13
Age 18 to 44	20	21	25	25	21	16	16	17	21	21	19	13	11
Age 45 to 64	25	30	30	29	24	23	21	20	22	23	23	20	16
Age 65+	28	31	35	39	36	32	25	25	25	25	21	18	12
Income Bottom Third	23	25	26	28	24	19	16	15	20	20	21	17	16
Income Middle Third	23	24	30	30	29	27	25	24	21	21	19	17	12
Income Top Third	27	33	32	33	25	23	19	23	26	28	23	17	11

RATES LOW - RATES HIGH (THREE MONTH MOVING AVERAGES)

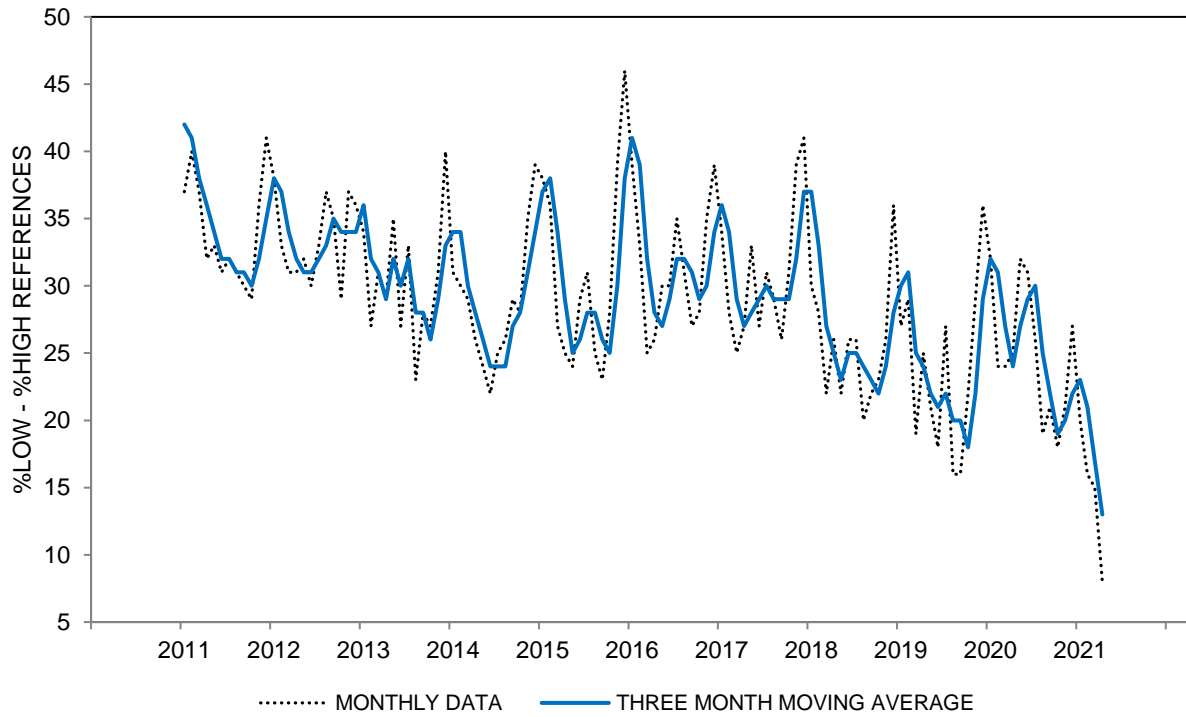
All	7	6	5	4	4	5	6	6	6	6	7	7	6
Age 18 to 44	6	5	5	5	4	5	5	5	5	5	5	6	6
Age 45 to 64	9	9	6	4	3	5	6	7	7	8	8	8	7
Age 65+	6	3	3	3	5	6	6	6	5	6	7	7	7
Income Bottom Third	3	2	1	0	1	3	5	3	2	1	2	2	2
Income Middle Third	8	5	3	2	2	3	4	4	3	4	5	6	6
Income Top Third	10	10	9	10	9	10	9	11	12	14	13	12	10

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

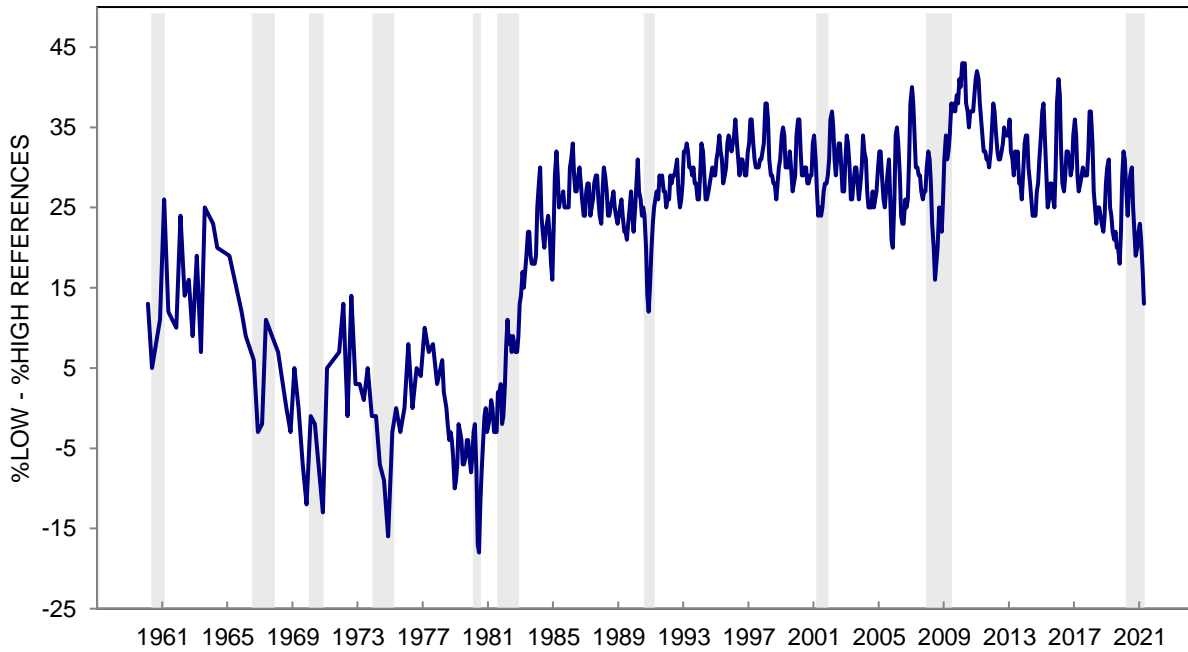
May add to more than 100% due to multiple mentions.

*: 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)**

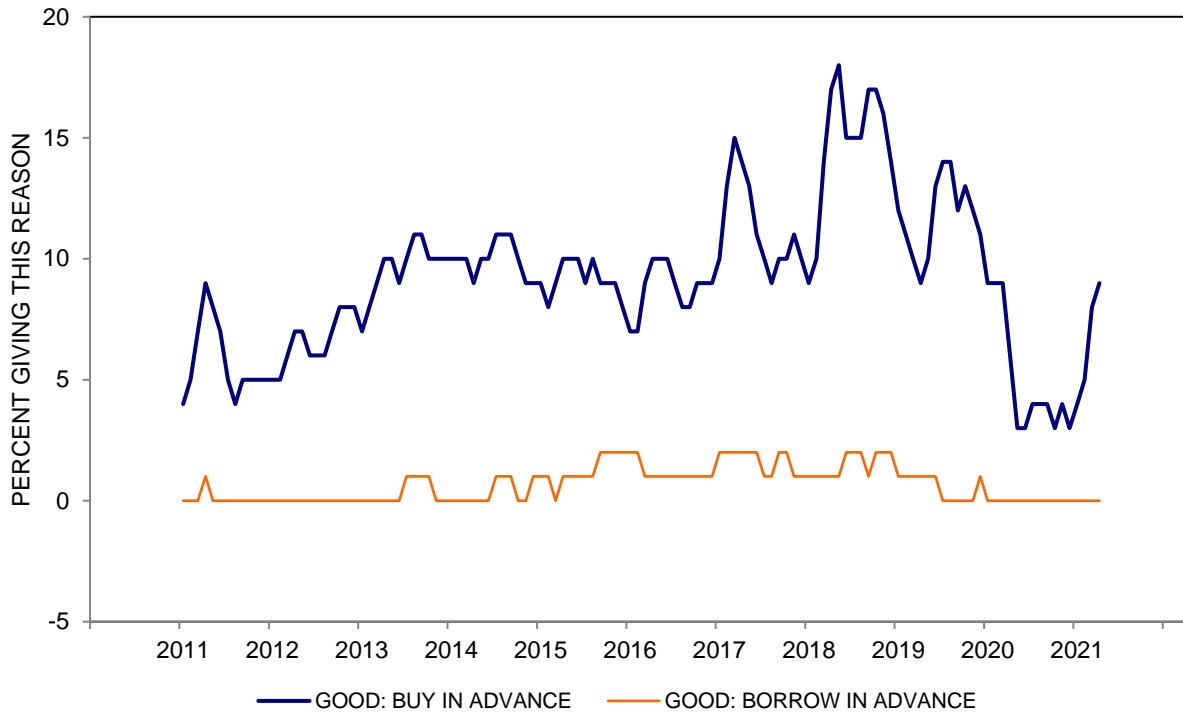
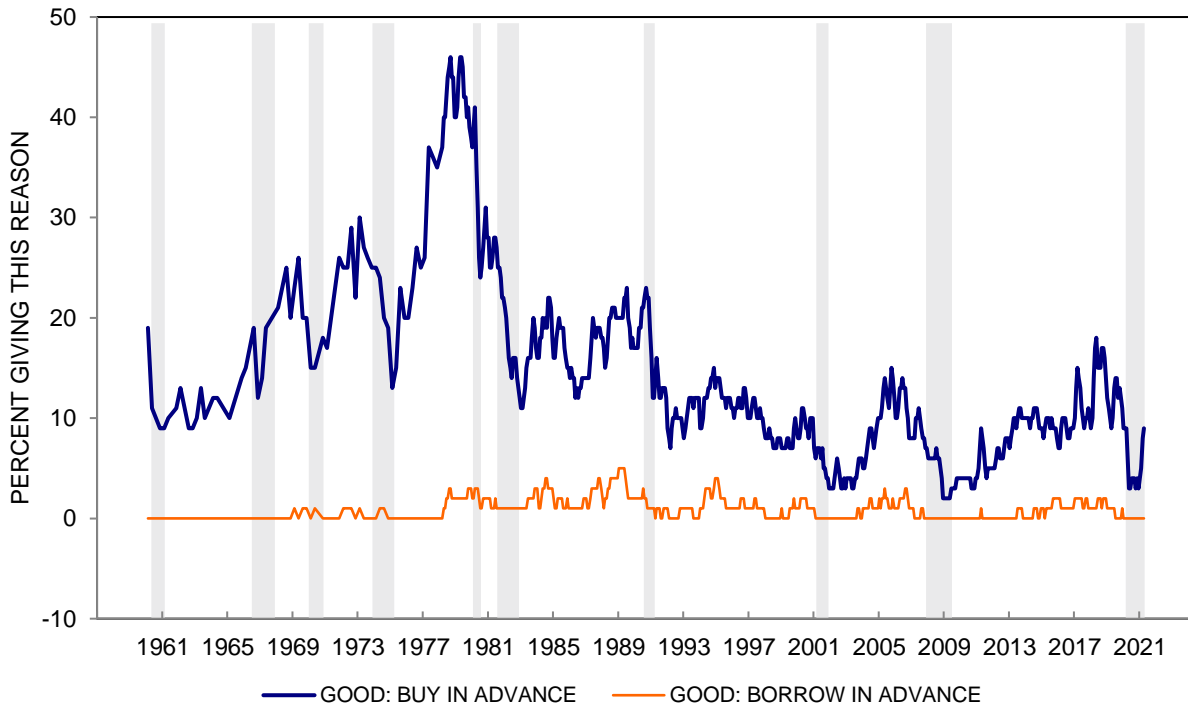
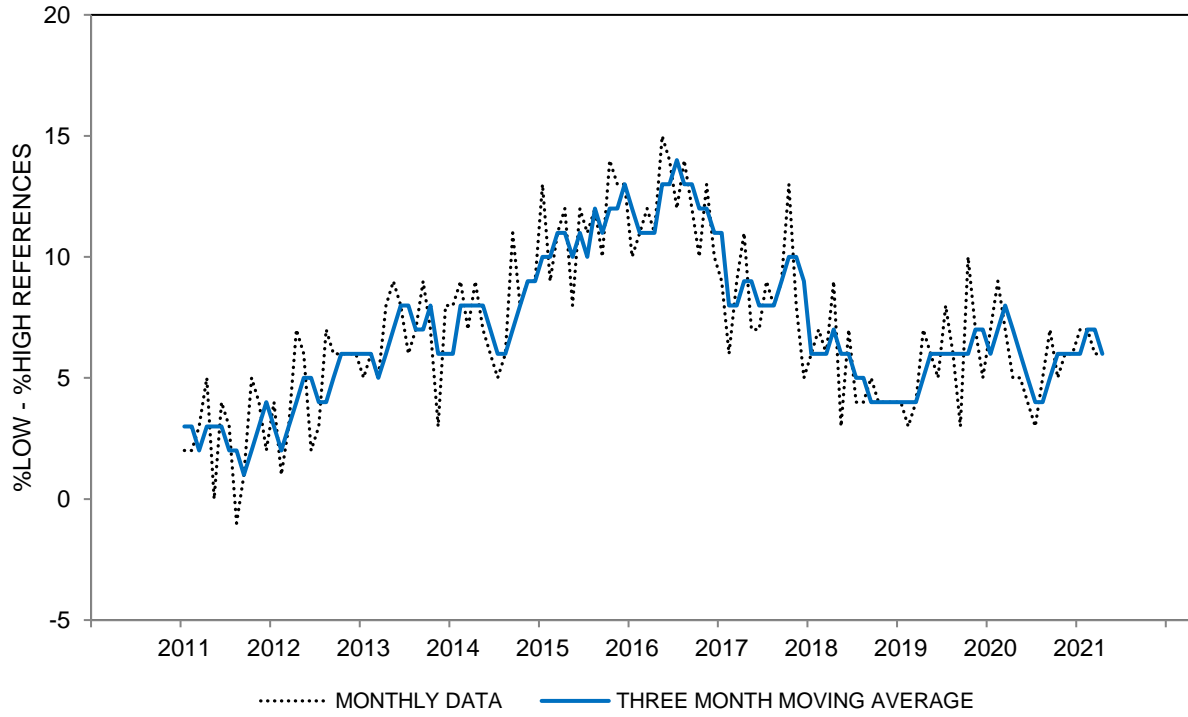


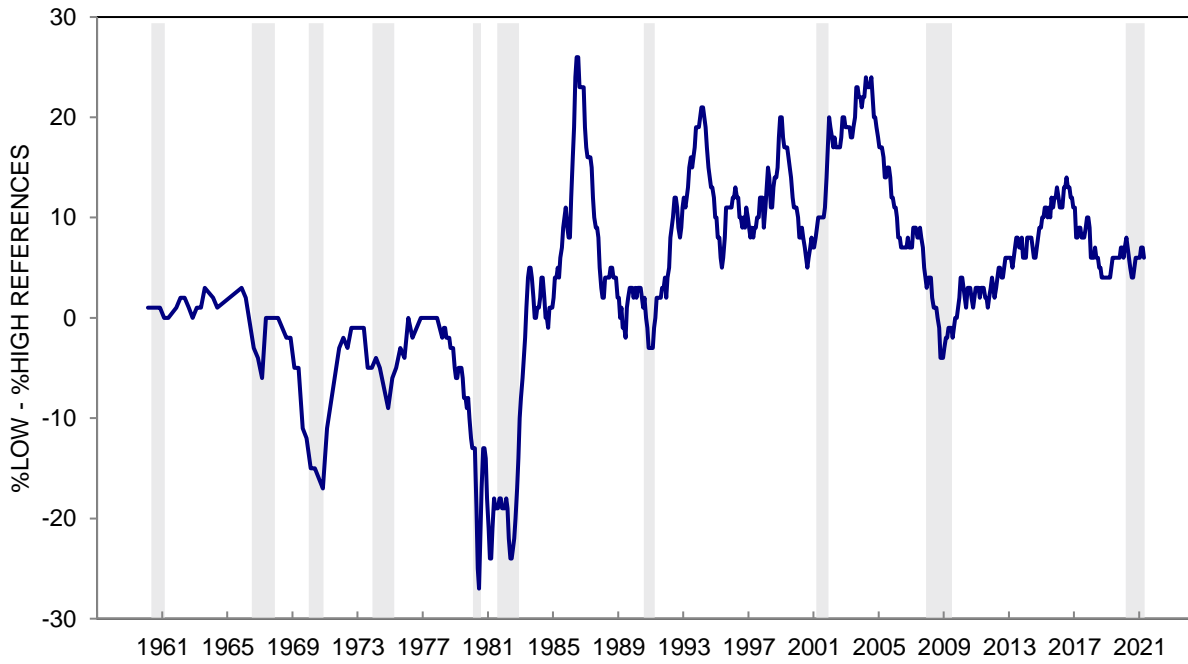
CHART 36B: ADVANCE BUYING RATIONALES FOR LARGE HOUSEHOLD DURABLES



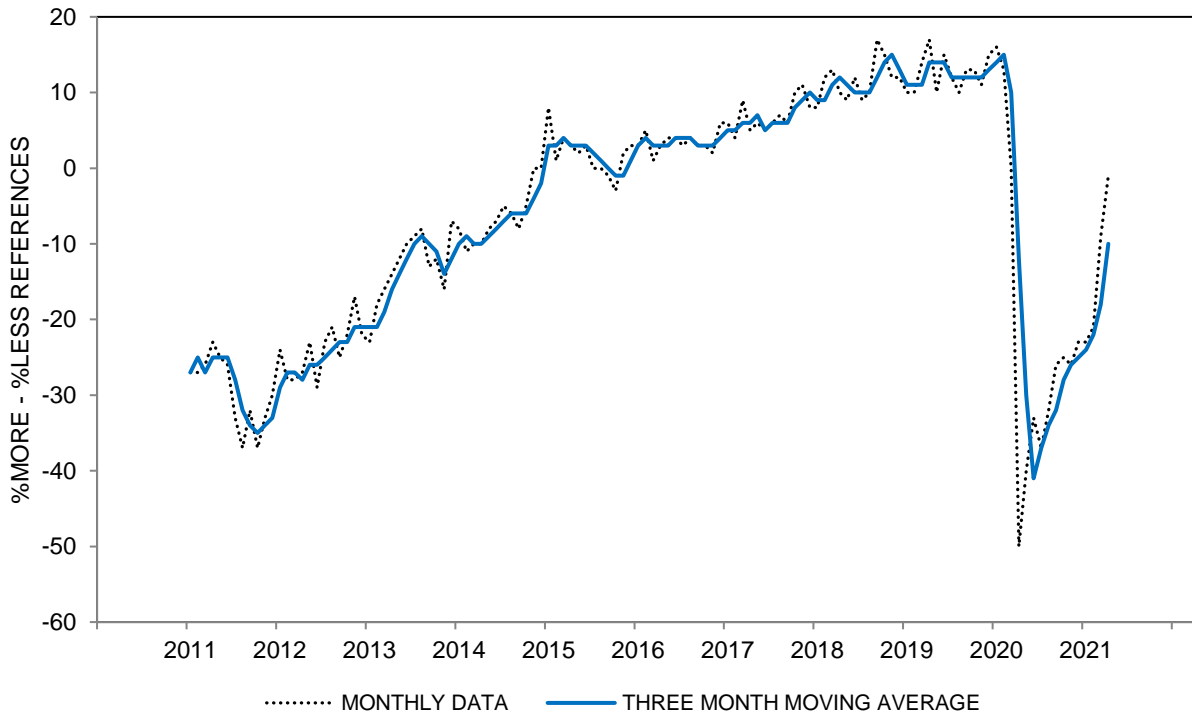
**CHART 36C: INTEREST RATE REASONS FOR LARGE HOUSEHOLD DURABLES
(%LOW INTEREST RATES - %HIGH INTEREST RATES)**



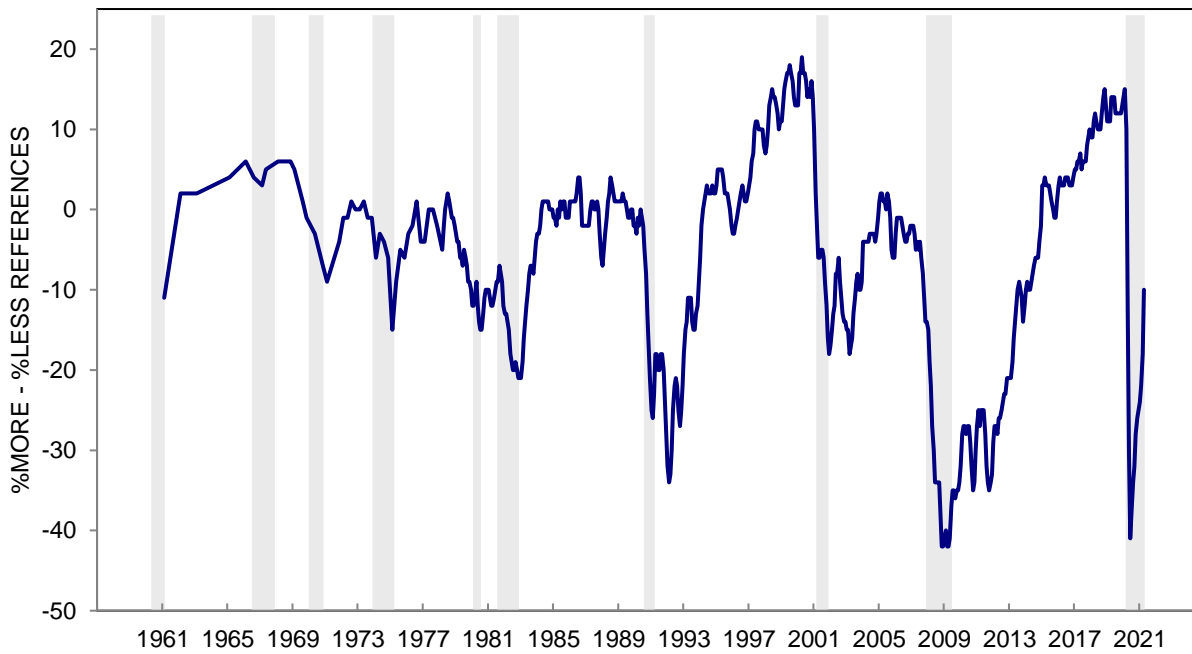
**CHART 36C: INTEREST RATE REASONS FOR LARGE HOUSEHOLD DURABLES
(%LOW INTEREST RATES - %HIGH INTEREST RATES)**



**CHART 36D: ECONOMIC CERTAINTY REASONS FOR LARGE HOUSEHOLD DURABLES
(%MORE CERTAINTY - %LESS CERTAINTY)**



**CHART 36D: ECONOMIC CERTAINTY REASONS FOR LARGE HOUSEHOLD DURABLES
(%MORE CERTAINTY - %LESS CERTAINTY)**



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TABLE 37**BUYING CONDITIONS FOR VEHICLES**

	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021
GOOD TIME TO BUY	57%	64%	68%	61%	61%	61%	57%	57%	58%	56%	53%	54%	56%
UNCERTAIN, DEPENDS	2	3	4	2	3	5	5	7	5	5	3	6	6
BAD TIME TO BUY	41	33	28	37	36	34	38	36	37	39	44	40	38
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
CASES	620	645	615	603	660	601	605	604	601	603	604	604	601
INDEX SCORE	116	131	140	124	125	127	119	121	121	117	109	114	118

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

All	127	126	129	132	130	125	124	122	120	120	116	113	114
Age 18 to 44	119	119	121	125	123	117	117	117	117	115	113	108	108
Age 45 to 64	131	132	134	132	130	125	126	123	120	114	110	110	114
Age 65+	132	128	135	141	139	138	131	130	127	135	131	127	122
Income Bottom Third	117	109	111	114	119	111	112	108	112	110	103	99	104
Income Middle Third	128	129	131	132	129	128	130	129	120	118	115	116	113
Income Top Third	135	140	146	149	141	137	132	134	133	136	132	128	125

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

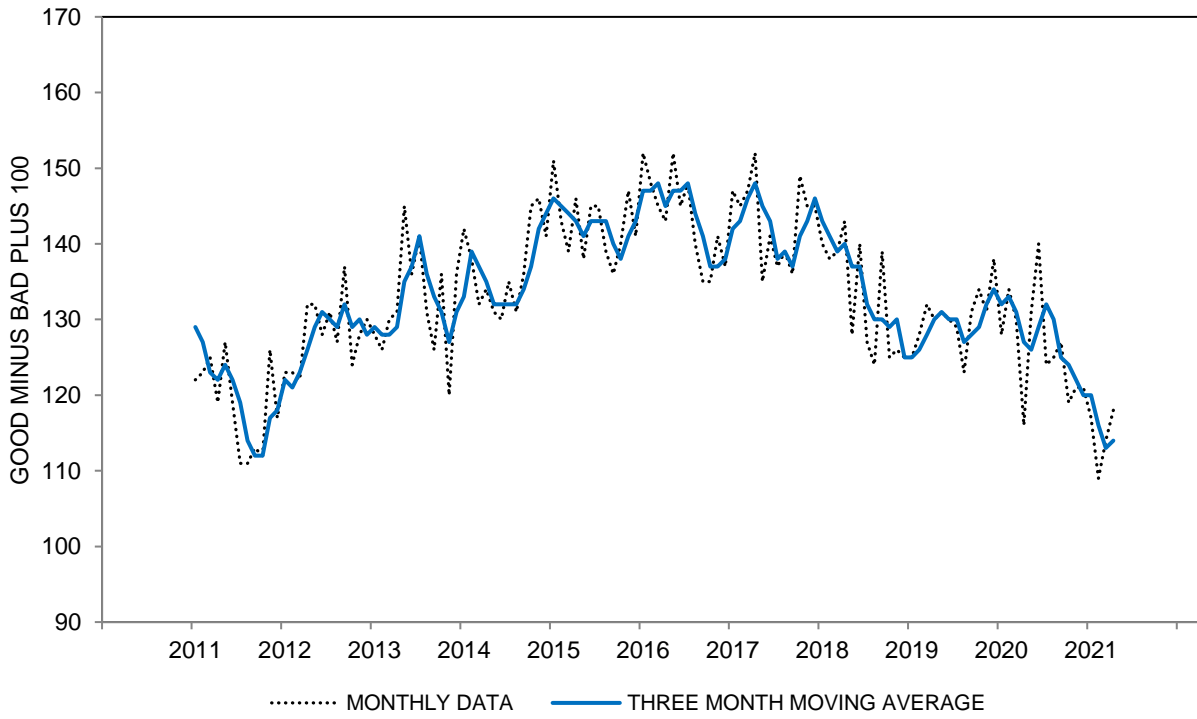


CHART 37: BUYING CONDITIONS FOR VEHICLES

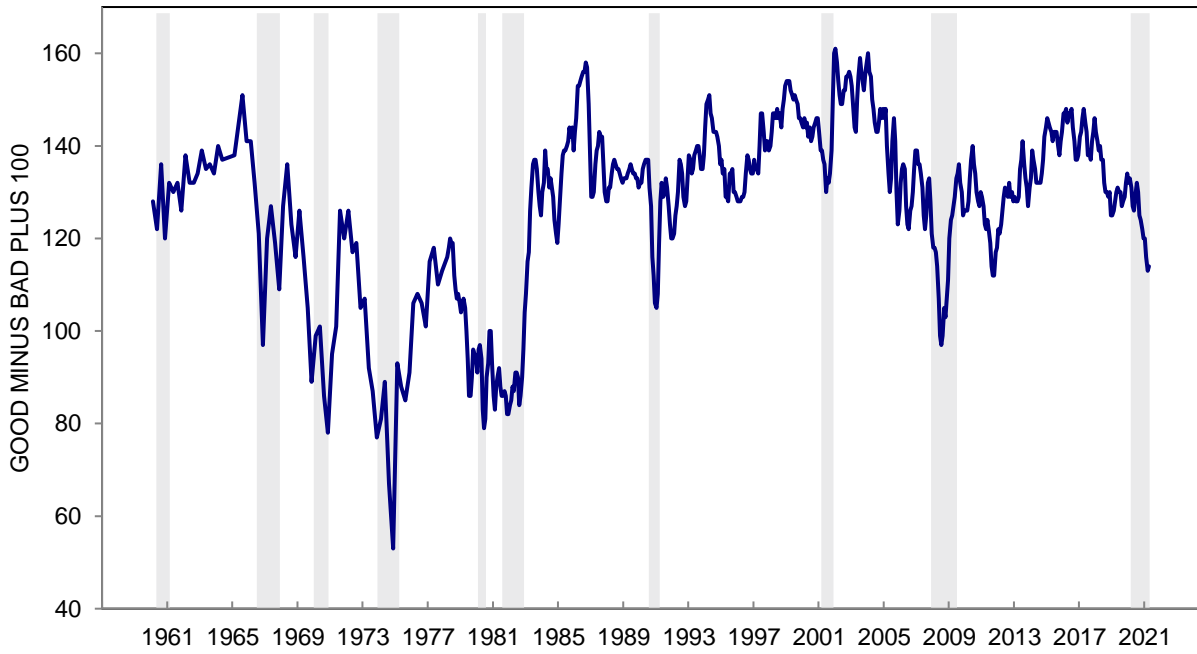


TABLE 38

SELECTED REASONS FOR OPINIONS ABOUT BUYING CONDITIONS FOR VEHICLES

	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021
GOOD TIME TO BUY													
Prices are low; good buys available	42%	52%	49%	43%	40%	37%	35%	33%	35%	32%	28%	26%	24%
Prices won't come down; are going higher	1	1	2	1	1	3	1	2	1	2	3	5	4
Interest rates are low	19	25	28	22	25	25	24	23	24	20	20	18	21
Borrow-in-advance of rising interest rates	*	*	*	*	*	*	*	*	1	*	1	*	1
Times are good; prosperity	5	3	4	4	5	7	7	6	6	9	6	10	11
New fuel efficient model	*	*	*	*	*	1	*	1	1	*	1	1	1
BAD TIME TO BUY													
Prices are high	7	8	6	10	10	11	12	9	11	14	16	17	19
Interest rates are high; credit is tight	6	6	4	6	5	2	4	5	4	4	6	3	4
Times are bad; can't afford to buy	15	13	10	12	12	10	14	14	14	12	14	9	7
Bad times ahead; uncertain future	23	15	15	18	18	14	13	13	13	14	15	12	8
Price of gas; shortages	*	*	*	*	*	*	*	*	1	*	1	3	2
Poor selection; quality	1	1	1	1	2	1	1	1	1	3	1	2	1

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

All	17	30	41	40	35	30	26	24	24	22	18	13	9
Age 18 to 44	11	25	35	35	30	20	19	18	20	18	13	8	3
Age 45 to 64	19	34	43	42	39	34	30	27	26	23	18	13	11
Age 65+	22	33	45	44	39	37	31	29	26	27	25	20	14
Income Bottom Third	9	20	29	28	26	20	20	17	20	15	10	5	7
Income Middle Third	18	31	41	40	36	32	29	28	24	24	19	14	6
Income Top Third	23	40	52	53	46	39	32	29	29	28	26	19	12

RATES LOW - RATES HIGH (THREE MONTH MOVING AVERAGES)

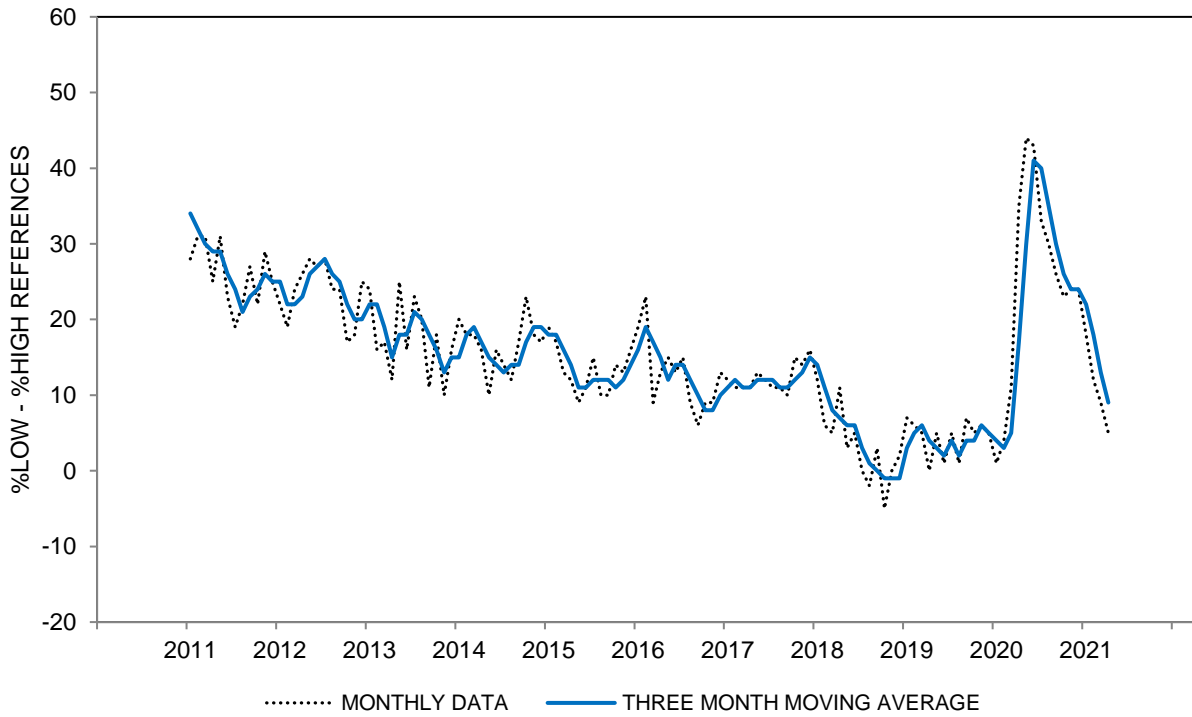
All	16	17	19	20	20	20	21	20	19	18	17	15	15
Age 18 to 44	13	15	17	20	20	20	19	19	19	17	18	13	15
Age 45 to 64	22	23	24	22	22	20	24	23	23	20	18	16	17
Age 65+	14	14	16	18	19	19	20	18	15	15	14	15	15
Income Bottom Third	8	8	9	9	12	12	14	11	13	11	11	9	9
Income Middle Third	19	21	23	22	21	18	21	20	19	17	16	14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

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

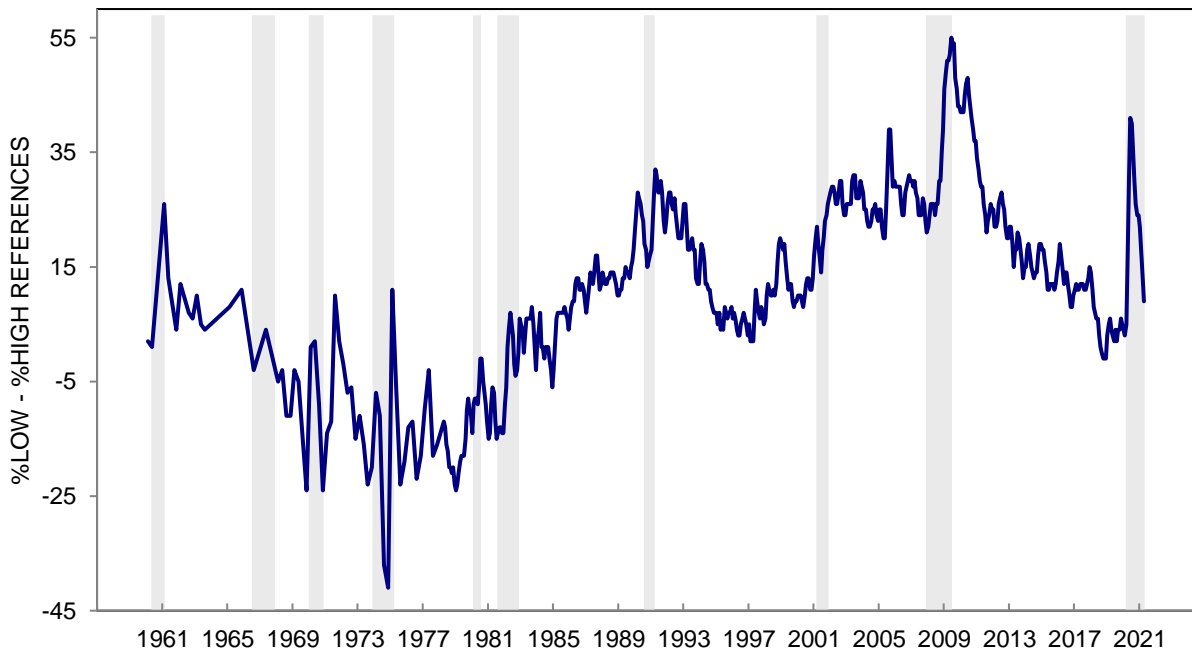
May add to more than 100% due to multiple mentions.

*: 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)**

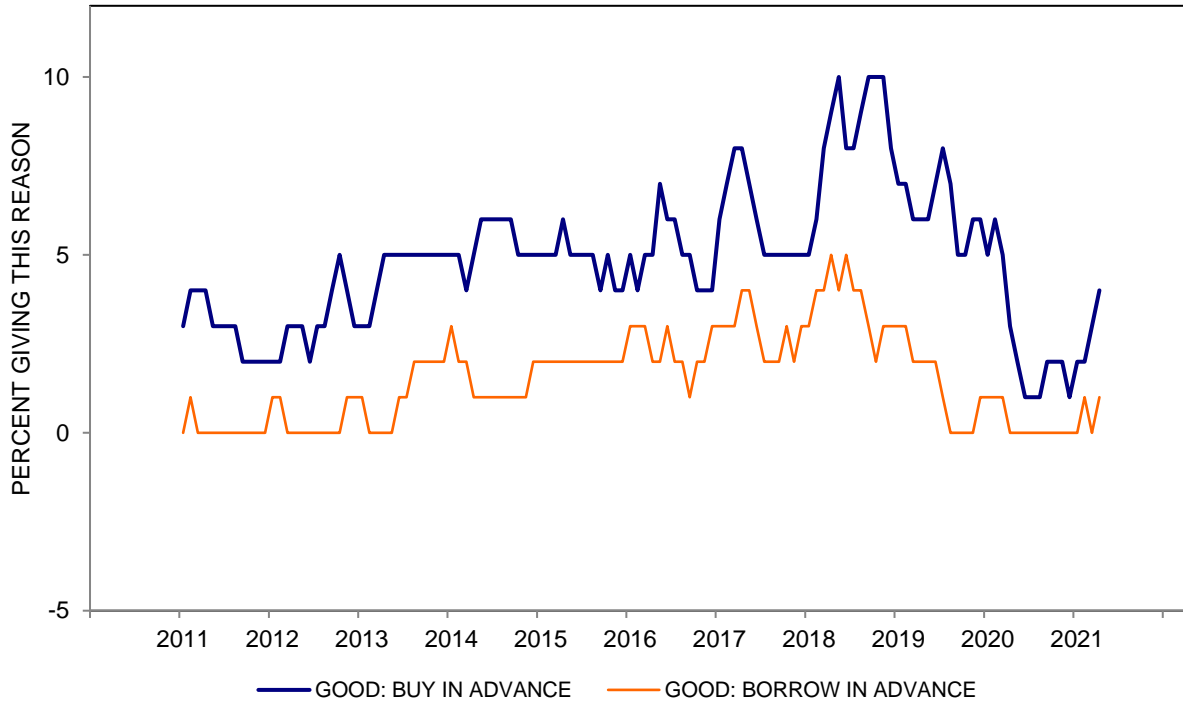
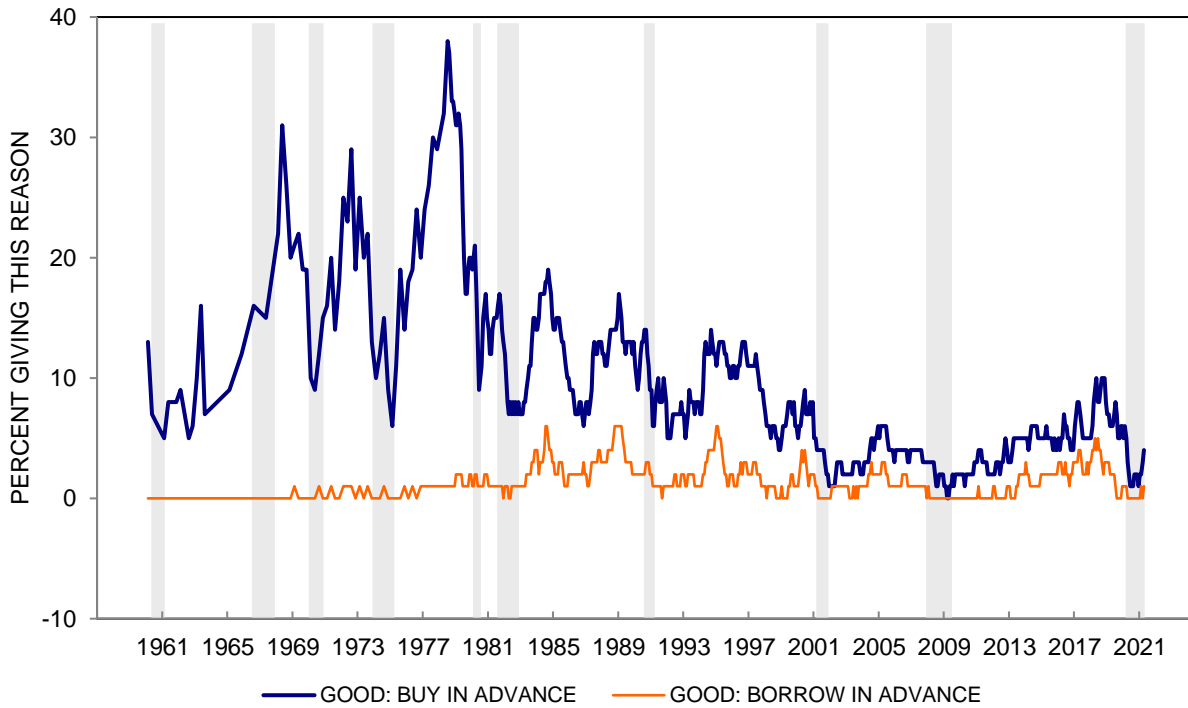
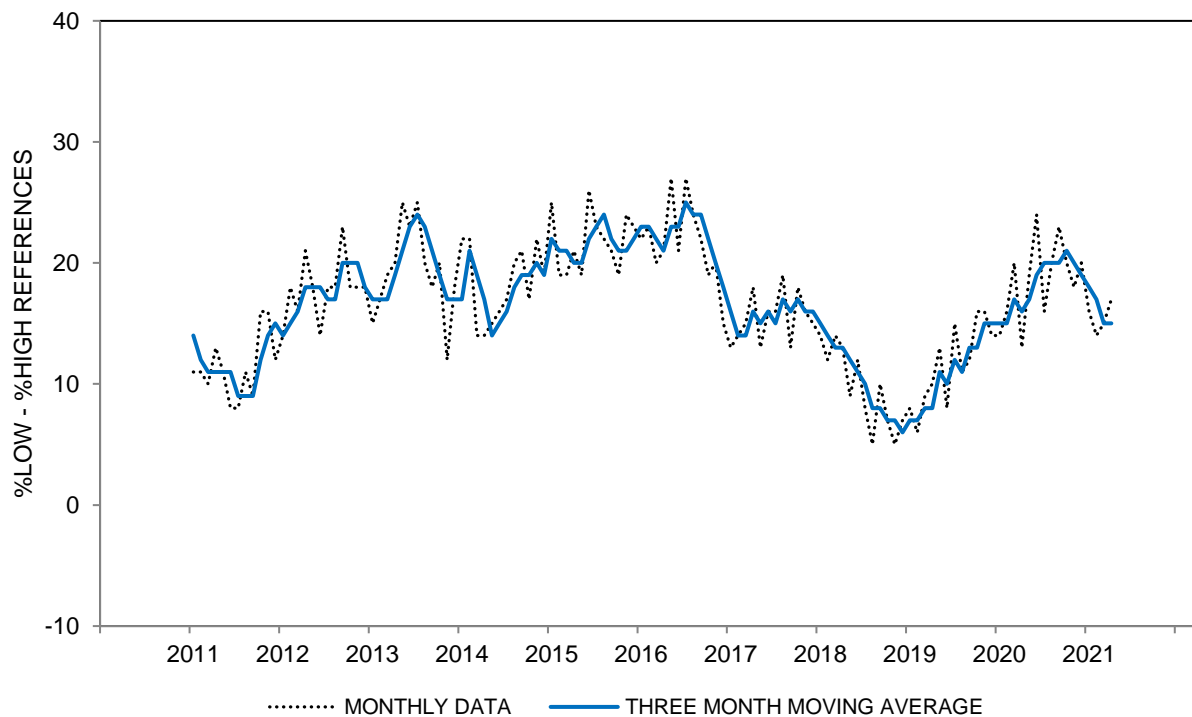


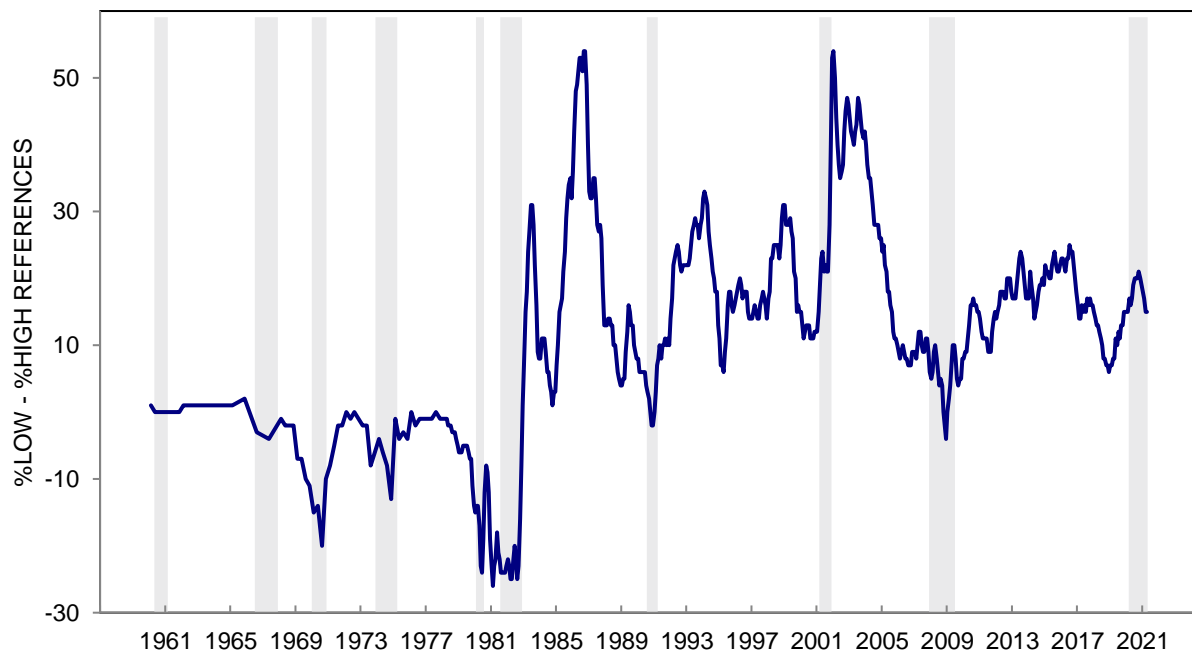
CHART 38B: ADVANCE BUYING RATIONALES FOR BUYING CONDITIONS FOR VEHICLES



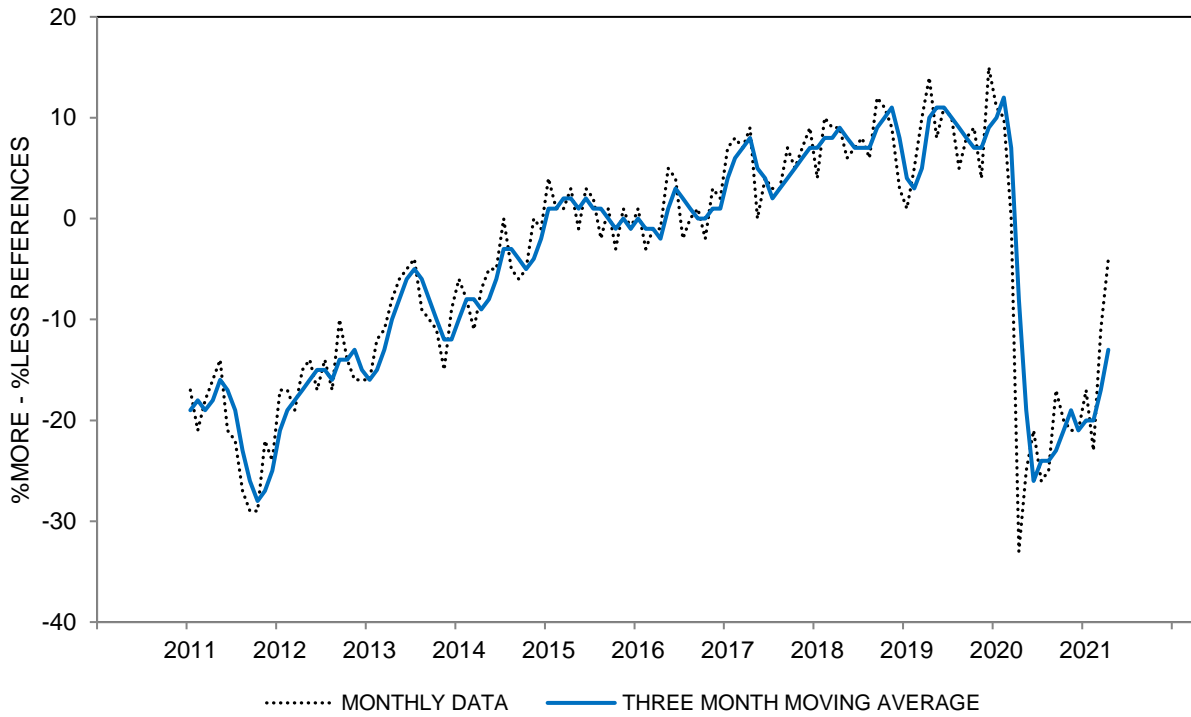
**CHART 38C: INTEREST RATE REASONS FOR BUYING CONDITIONS FOR VEHICLES
(%LOW INTEREST RATES - %HIGH INTEREST RATES)**



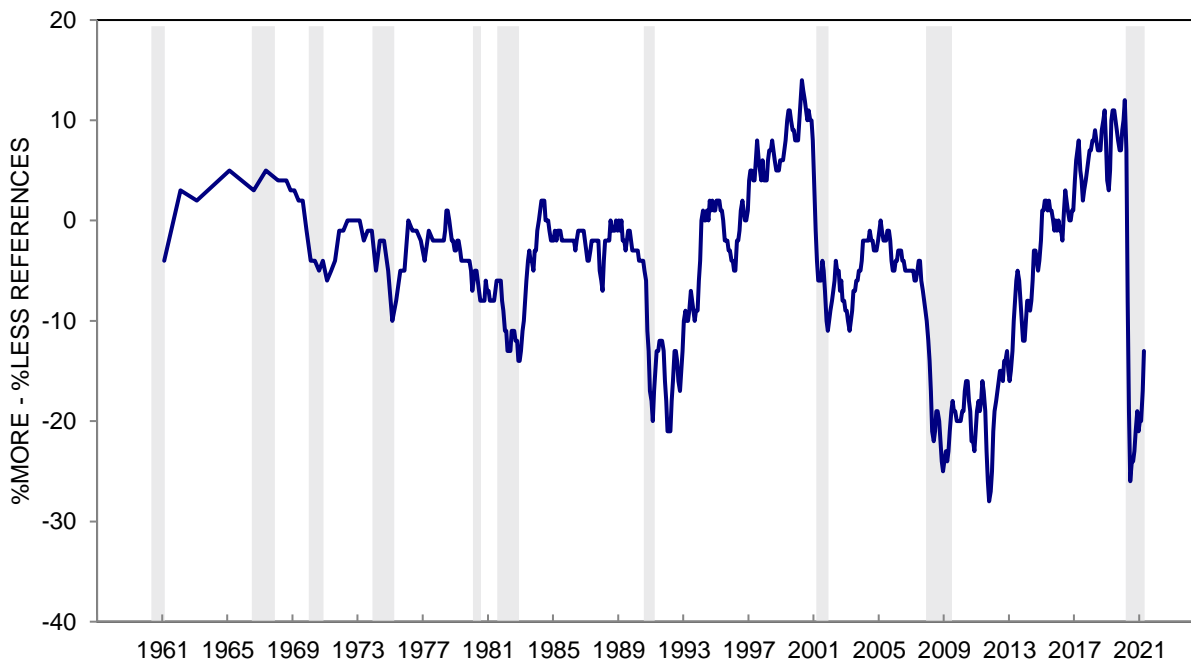
**CHART 38C: INTEREST RATE REASONS FOR BUYING CONDITIONS FOR VEHICLES
(%LOW INTEREST RATES - %HIGH INTEREST RATES)**



**CHART 38D: ECONOMIC CERTAINTY REASONS FOR BUYING CONDITIONS FOR VEHICLES
(%MORE CERTAINTY - %LESS CERTAINTY)**



**CHART 38D: ECONOMIC CERTAINTY REASONS FOR BUYING CONDITIONS FOR VEHICLES
(%MORE CERTAINTY - %LESS CERTAINTY)**



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TABLE 39

EXPECTED CHANGE IN GASOLINE PRICES DURING THE NEXT YEAR

	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021
INCREASE	54%	60%	57%	46%	39%	38%	35%	37%	47%	55%	68%	72%	68%
REMAIN THE SAME	30	31	37	45	55	55	57	56	46	42	30	25	29
DECREASE	15	9	6	9	6	6	5	4	5	2	2	3	3
DK, NA	1	*	*	*	*	1	3	3	2	1	*	*	*
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
CASES	620	645	615	603	660	601	605	604	601	603	604	604	601
MEDIAN INCREASE (¢)	10.1	15.4	9.8	0.4	0.3	0.3	0.3	0.3	0.5	6.8	18.5	23.4	15.1
MEAN INCREASE (¢)	23.2	28.8	23.3	13.5	8.9	8.7	9.0	13.6	17.9	20.8	30.1	35.2	27.2

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

All	3.5	8.6	11.8	8.5	3.5	0.3	0.3	0.3	0.4	2.5	8.6	16.2	19.0
Age 18 to 44	1.1	5.9	9.1	8.3	3.4	0.3	0.3	0.3	0.7	0.8	5.7	11.7	15.0
Age 45 to 64	5.2	11.7	14.8	9.9	3.4	0.3	0.2	0.3	0.3	4.6	11.2	19.3	21.5
Age 65+	5.8	12.2	16.5	14.1	7.7	3.5	0.3	0.3	0.3	3.9	10.4	17.1	20.0
Income Bottom Third	3.4	5.0	6.6	5.0	3.4	1.8	0.3	0.3	0.4	1.4	6.2	12.6	14.9
Income Middle Third	0.3	6.7	10.1	10.1	3.7	0.3	0.3	0.3	0.3	3.6	8.5	15.1	18.4
Income Top Third	6.3	12.9	17.3	11.2	4.6	0.3	0.3	0.3	1.3	4.0	10.6	17.7	20.1

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

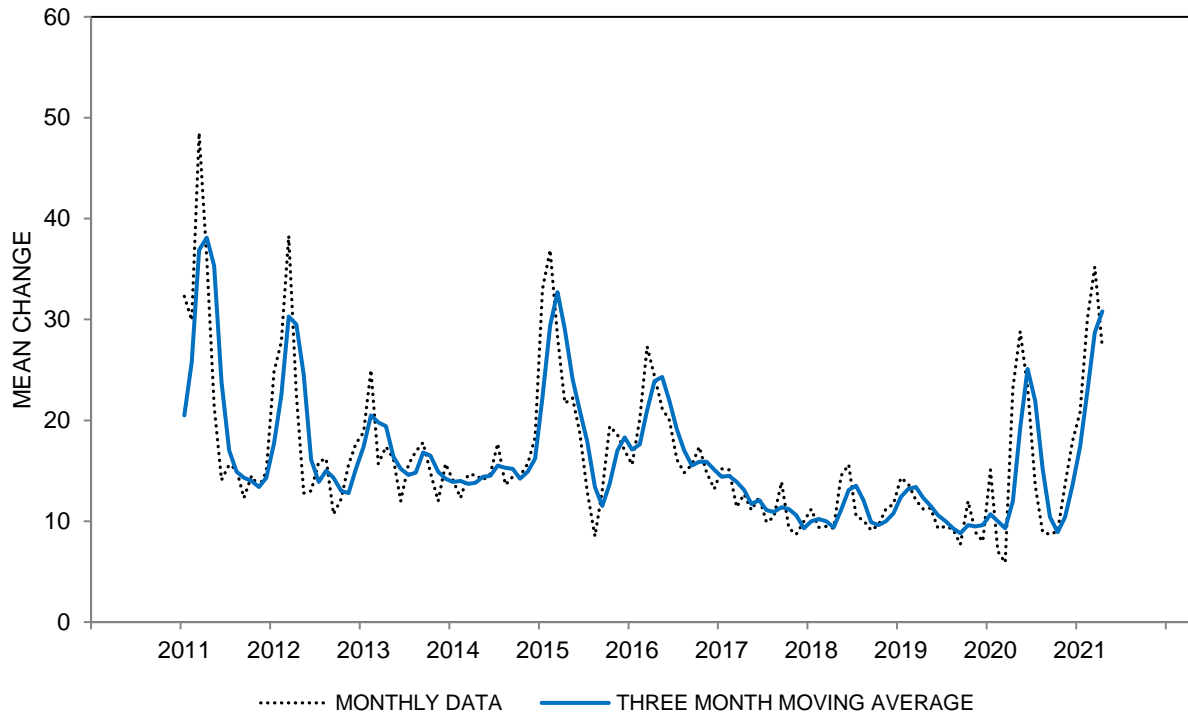


CHART 39: EXPECTED CHANGE IN GASOLINE PRICES DURING THE NEXT YEAR

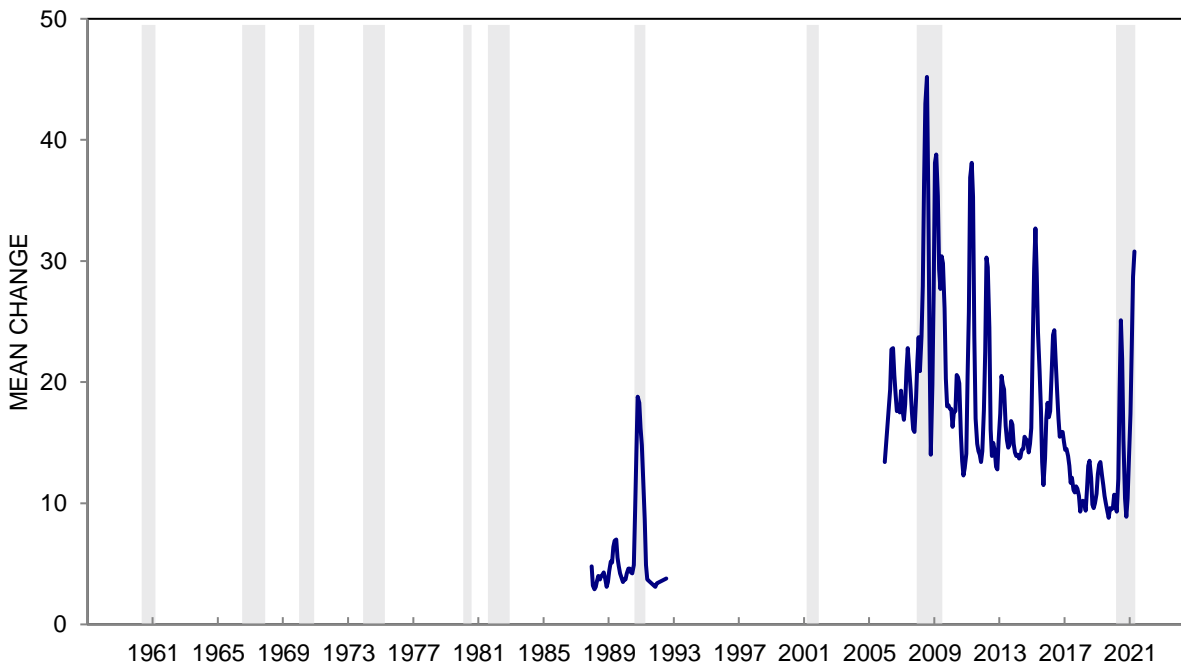


TABLE 40

EXPECTED CHANGE IN GASOLINE PRICES DURING THE NEXT 5 YEARS

	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021
INCREASE	72%	80%	75%	65%	64%	56%	55%	61%	66%	70%	78%	75%	73%
REMAIN THE SAME	19	13	20	29	29	36	35	30	27	25	15	19	21
DECREASE	7	6	3	5	7	6	7	5	6	4	6	6	5
DK, NA	2	1	2	1	*	2	3	4	1	1	1	*	1
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
CASES	620	645	615	603	660	601	605	604	601	603	604	604	601
MEDIAN INCREASE (¢)	50.0	65.1	50.1	25.2	25.2	15.4	13.1	24.8	30.3	49.5	50.0	50.3	50.0
MEAN INCREASE (¢)	63.5	75.9	67.3	46.6	41.5	35.5	34.5	49.1	56.1	60.7	75.4	79.2	73.1

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

All	26.7	42.6	55.1	46.8	33.5	21.9	17.9	17.8	22.7	34.9	43.3	49.9	50.1
Age 18 to 44	31.7	38.5	50.1	41.8	35.0	24.8	21.6	18.3	21.6	24.9	34.9	41.8	50.0
Age 45 to 64	28.7	39.9	50.2	42.1	33.5	20.2	15.2	15.4	23.7	36.9	45.1	53.1	53.0
Age 65+	21.9	55.0	68.3	55.1	28.5	18.5	13.4	22.4	33.9	47.2	48.3	49.9	58.4
Income Bottom Third	23.0	34.8	46.6	40.0	31.6	21.5	13.2	11.6	21.5	28.2	34.9	38.3	46.7
Income Middle Third	25.4	46.9	58.5	48.6	31.9	18.8	17.8	14.7	22.7	33.4	45.0	49.9	50.1
Income Top Third	29.1	45.6	56.9	48.4	35.1	26.4	24.8	28.3	30.1	40.0	43.3	53.4	53.4

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

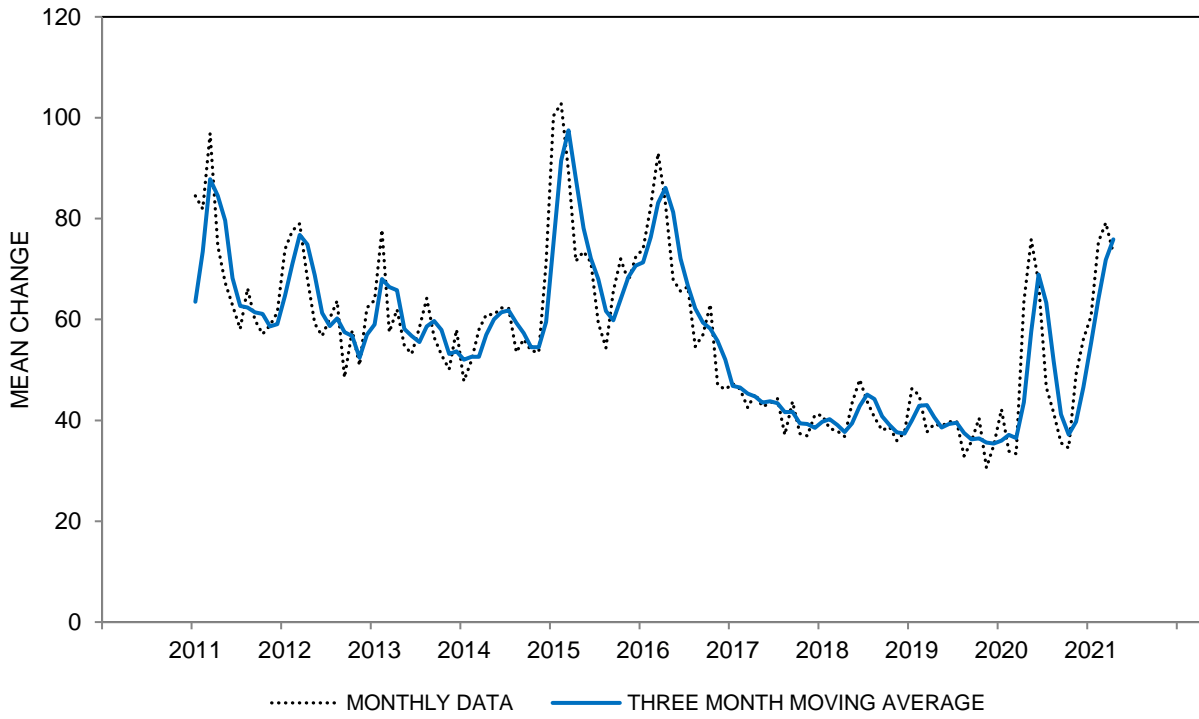


CHART 40: EXPECTED CHANGE IN GASOLINE PRICES DURING THE NEXT 5 YEARS

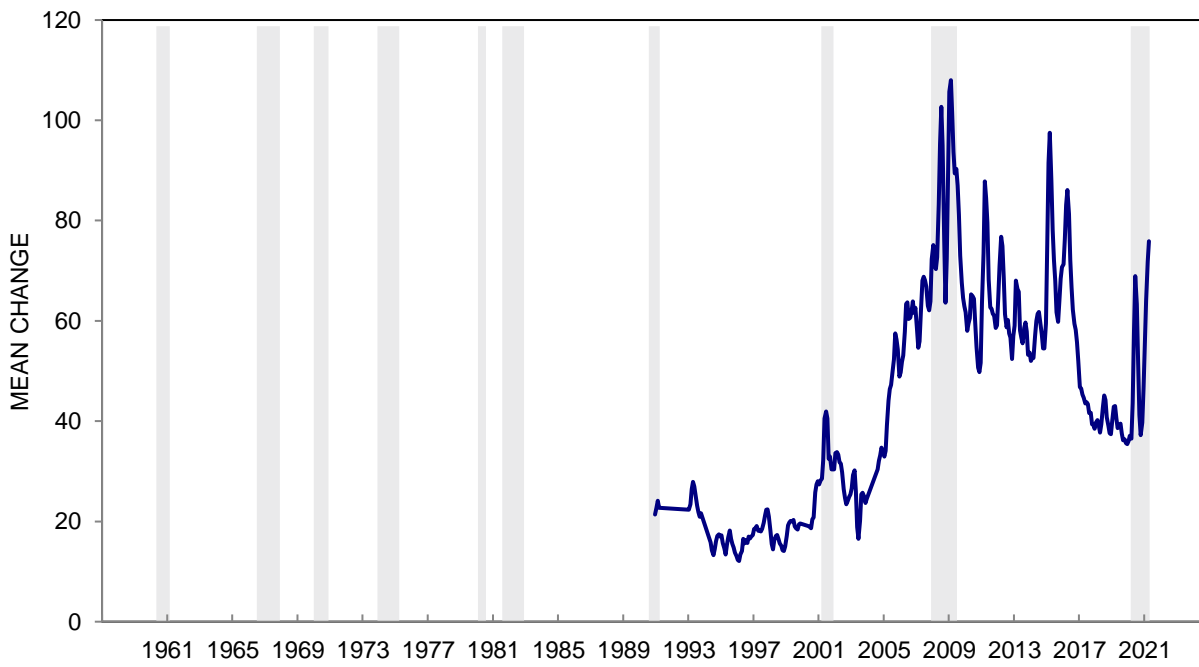


TABLE 41**BUYING CONDITIONS FOR HOUSES**

	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021
GOOD TIME TO BUY	51%	58%	64%	65%	66%	65%	69%	65%	66%	62%	62%	63%	56%
UNCERTAIN, DEPENDS	3	3	2	3	1	2	3	2	2	2	1	1	2
BAD TIME TO BUY	46	39	34	32	33	33	28	33	32	36	37	36	42
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
CASES	620	645	615	603	660	601	605	604	601	603	604	604	601
INDEX SCORE	105	119	130	133	133	132	141	132	134	126	125	127	114

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

All	127	119	118	127	132	133	135	135	136	131	128	126	122
Age 18 to 44	112	107	112	118	124	121	125	124	130	123	120	112	111
Age 45 to 64	129	119	115	127	130	133	135	133	132	126	125	126	120
Age 65+	144	136	131	143	147	150	152	154	151	151	148	149	139
Income Bottom Third	119	107	105	112	118	120	126	123	122	113	118	121	124
Income Middle Third	127	121	121	134	138	137	135	139	142	140	135	132	124
Income Top Third	133	129	129	137	140	141	146	146	145	141	132	128	121

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

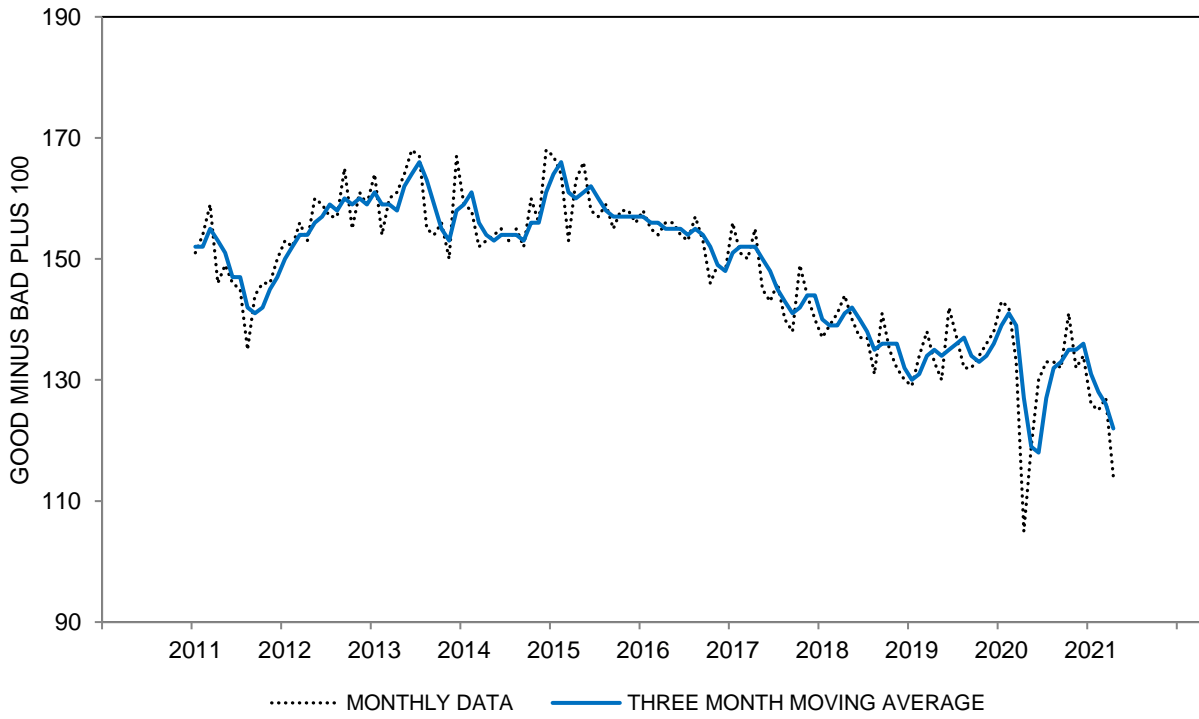


CHART 41: BUYING CONDITIONS FOR HOUSES

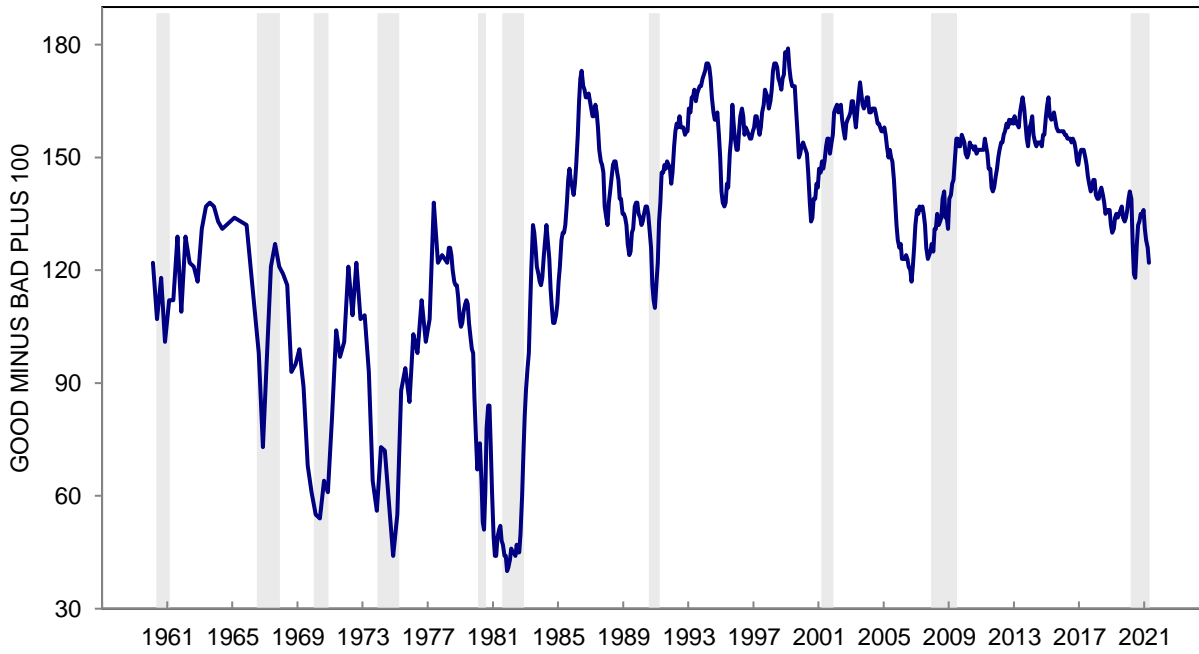


TABLE 42

SELECTED REASONS FOR OPINIONS ABOUT BUYING CONDITIONS FOR HOUSES

	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021
GOOD TIME TO BUY													
Prices are low; good buys available	26%	33%	30%	27%	23%	23%	21%	18%	20%	16%	14%	15%	13%
Prices won't come down; are going higher	3	3	3	4	4	4	4	5	5	4	6	8	7
Interest rates are low	34	38	45	44	47	45	49	48	47	45	43	42	39
Borrow-in-advance of rising interest rates	*	*	1	1	1	1	*	*	2	2	2	4	4
Times are good; prosperity	3	3	6	9	5	7	10	9	8	8	5	7	9
Capital appreciation; good investment	4	4	5	6	7	7	7	10	6	6	7	6	7
BAD TIME TO BUY													
Prices are high	15	14	13	12	14	16	16	19	19	19	26	27	38
Interest rates are high; credit is tight	5	5	6	5	4	3	3	3	2	5	6	4	3
Times are bad; can't afford to buy	18	19	15	15	13	12	10	11	14	14	11	9	7
Bad times ahead; uncertain future	21	17	15	13	13	12	10	10	8	11	9	6	5
Capital depreciation; bad investment	1	*	*	*	1	1	1	*	*	1	1	1	1

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

All	0	9	16	17	14	10	7	4	2	-1	-5	-9	-16
Age 18 to 44	-7	2	13	14	13	8	5	1	3	-1	-6	-15	-19
Age 45 to 64	1	10	14	16	11	8	4	0	-3	-4	-6	-7	-16
Age 65+	6	14	19	22	16	14	13	13	8	4	1	-3	-12
Income Bottom Third	1	7	12	15	15	14	15	11	9	4	4	4	0
Income Middle Third	-2	10	16	19	13	9	5	3	3	1	-5	-11	-21
Income Top Third	-3	7	19	18	14	7	2	-1	-5	-7	-13	-19	-27

RATES LOW - RATES HIGH (THREE MONTH MOVING AVERAGES)

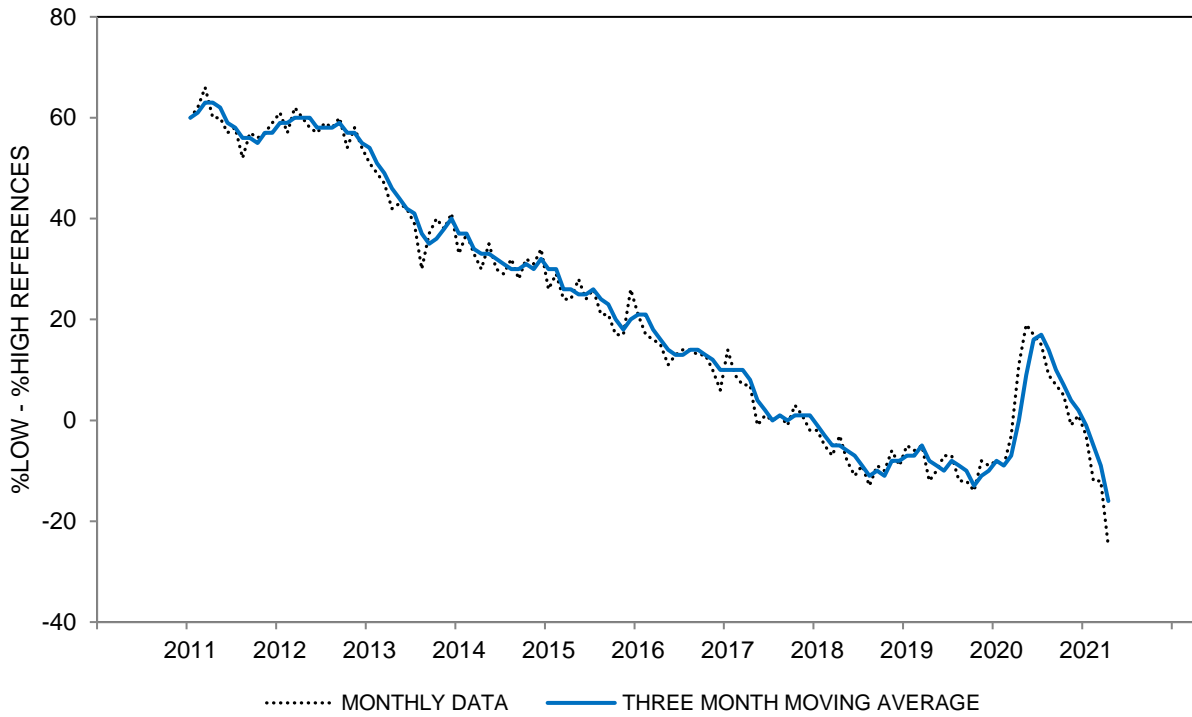
All	36	34	34	37	40	41	44	44	45	43	41	38	37
Age 18 to 44	27	26	28	30	34	34	36	37	40	38	35	30	31
Age 45 to 64	42	37	37	43	47	47	49	50	49	45	43	42	41
Age 65+	42	40	38	40	44	47	48	47	47	49	47	47	41
Income Bottom Third	22	20	22	24	26	26	26	26	29	28	25	21	25
Income Middle Third	38	35	36	39	44	44	47	48	49	48	45	44	41
Income Top Third	48	47	44	49	51	55	60	60	58	55	53	52	47

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

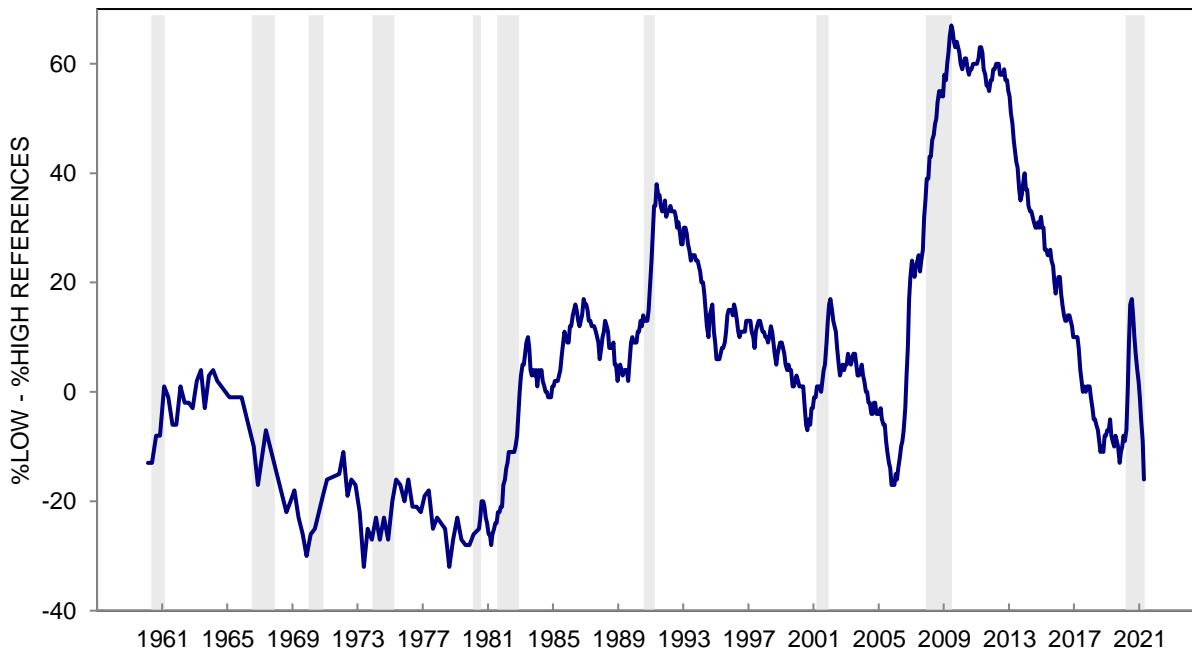
May add to more than 100% due to multiple mentions.

*: 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)**

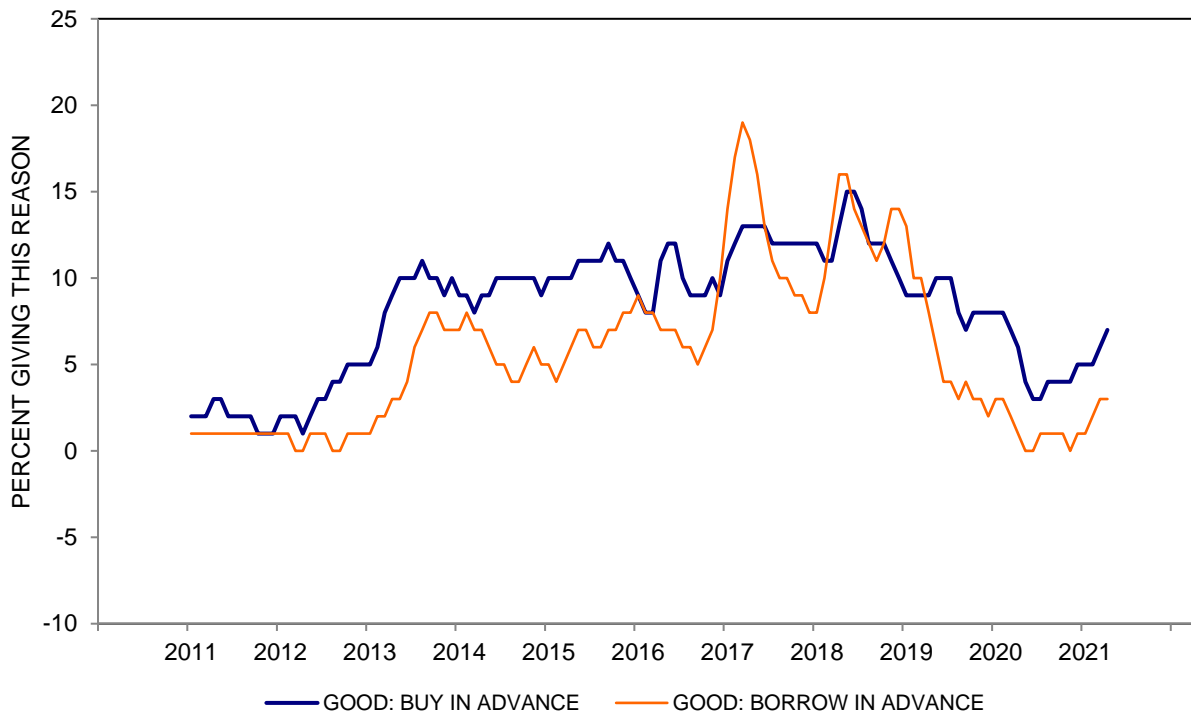
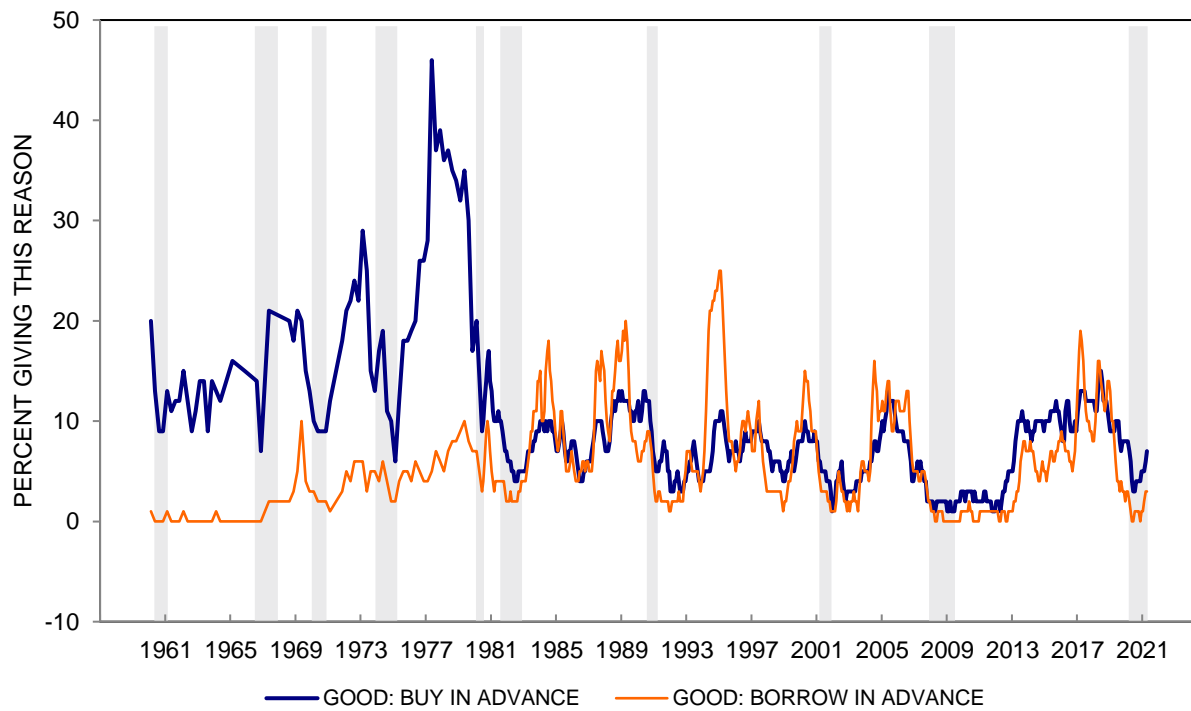
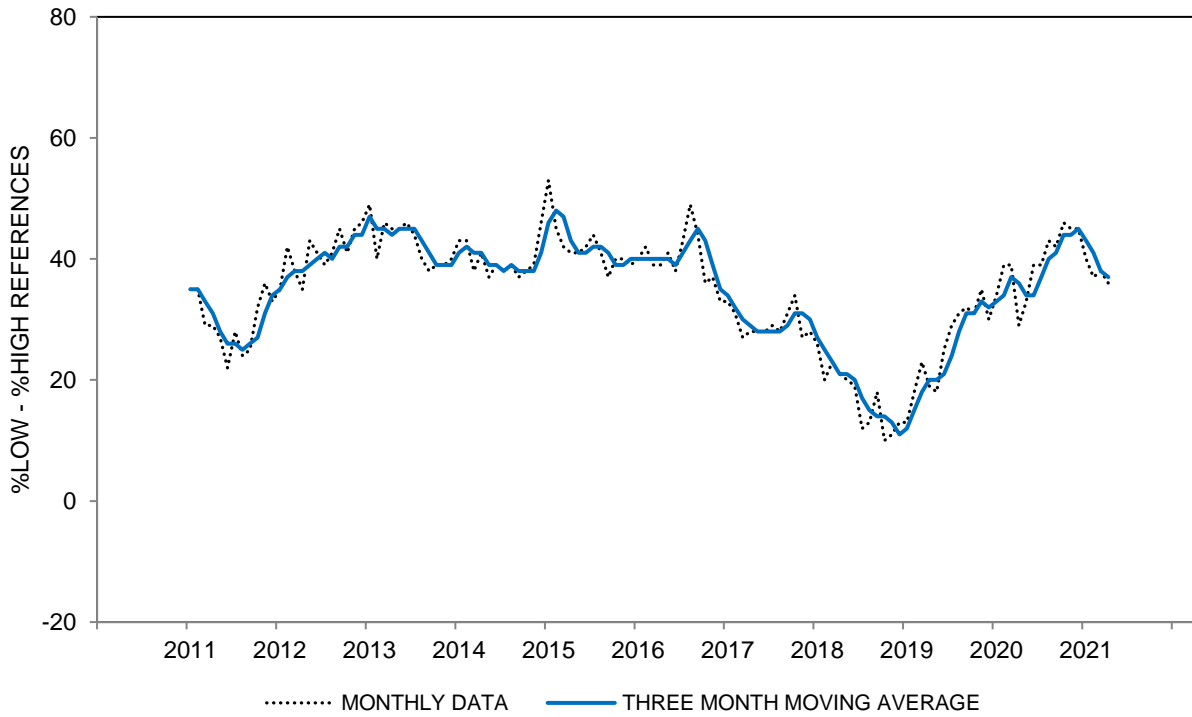


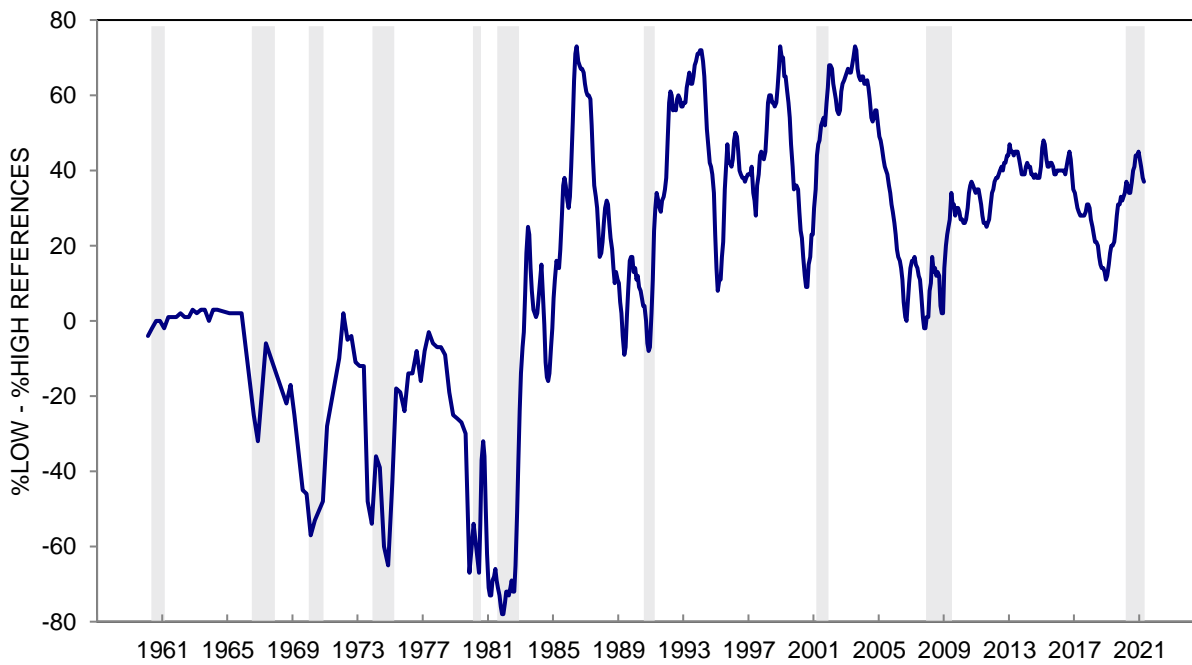
CHART 42B: ADVANCE BUYING RATIONALES FOR BUYING CONDITIONS FOR HOUSES



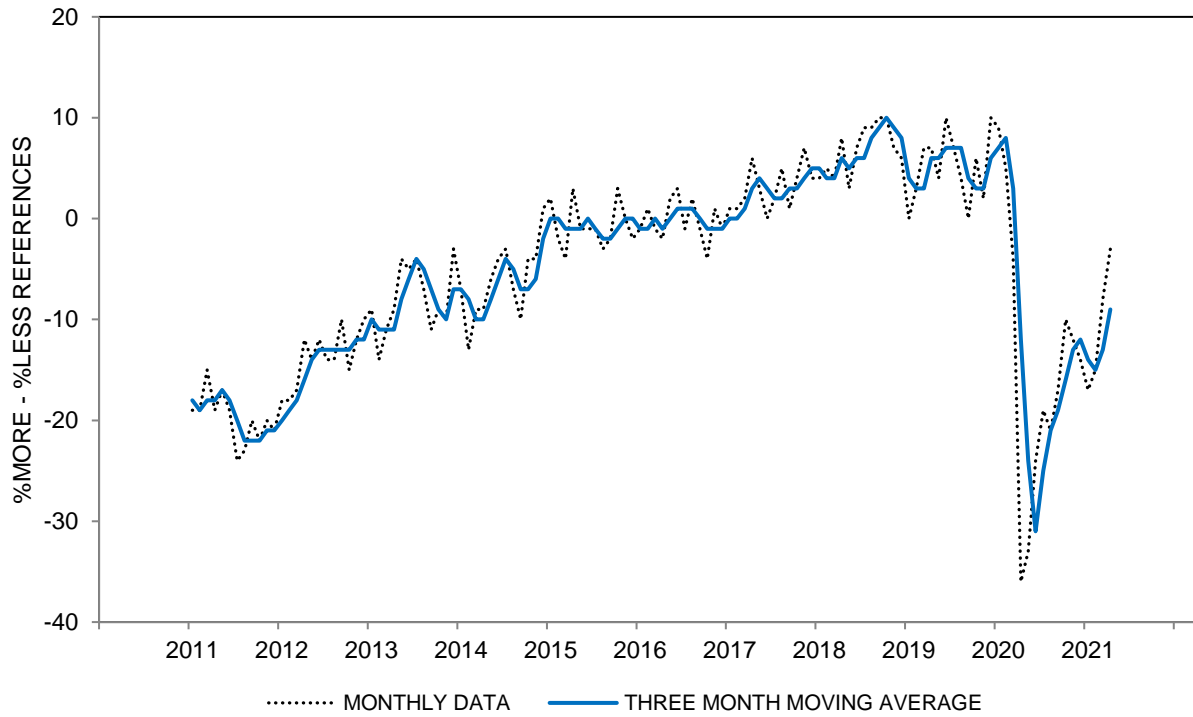
**CHART 42C: INTEREST RATE REASONS FOR BUYING CONDITIONS FOR HOUSES
(%LOW INTEREST RATES - %HIGH INTEREST RATES)**



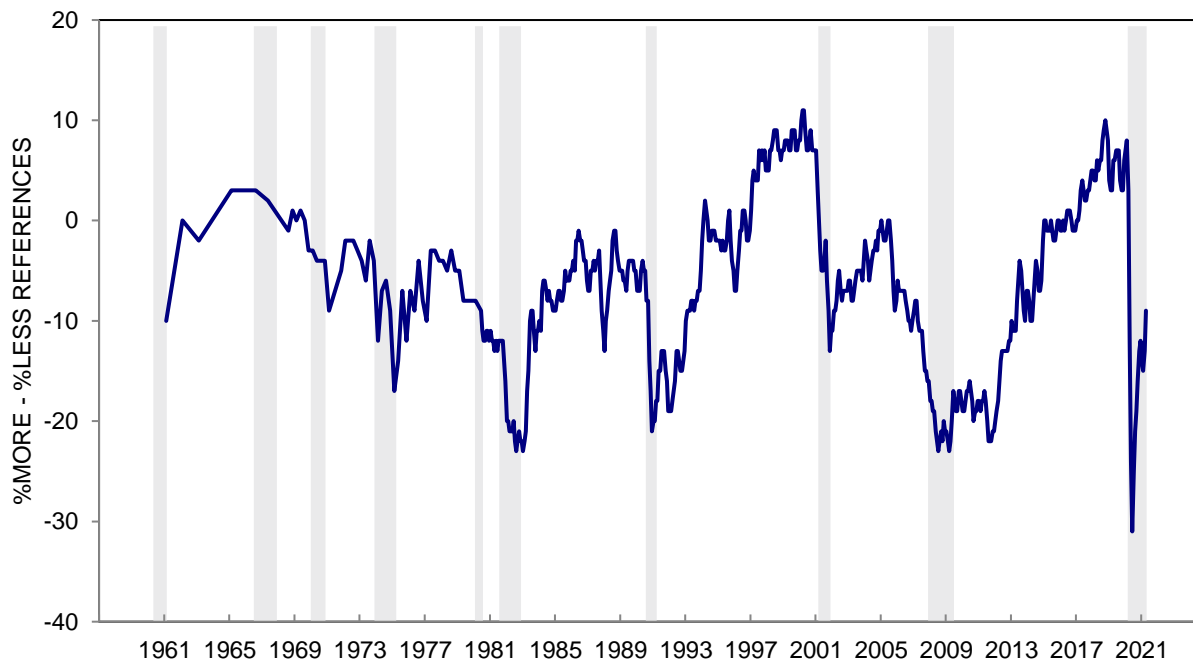
**CHART 42C: INTEREST RATE REASONS FOR BUYING CONDITIONS FOR HOUSES
(%LOW INTEREST RATES - %HIGH INTEREST RATES)**



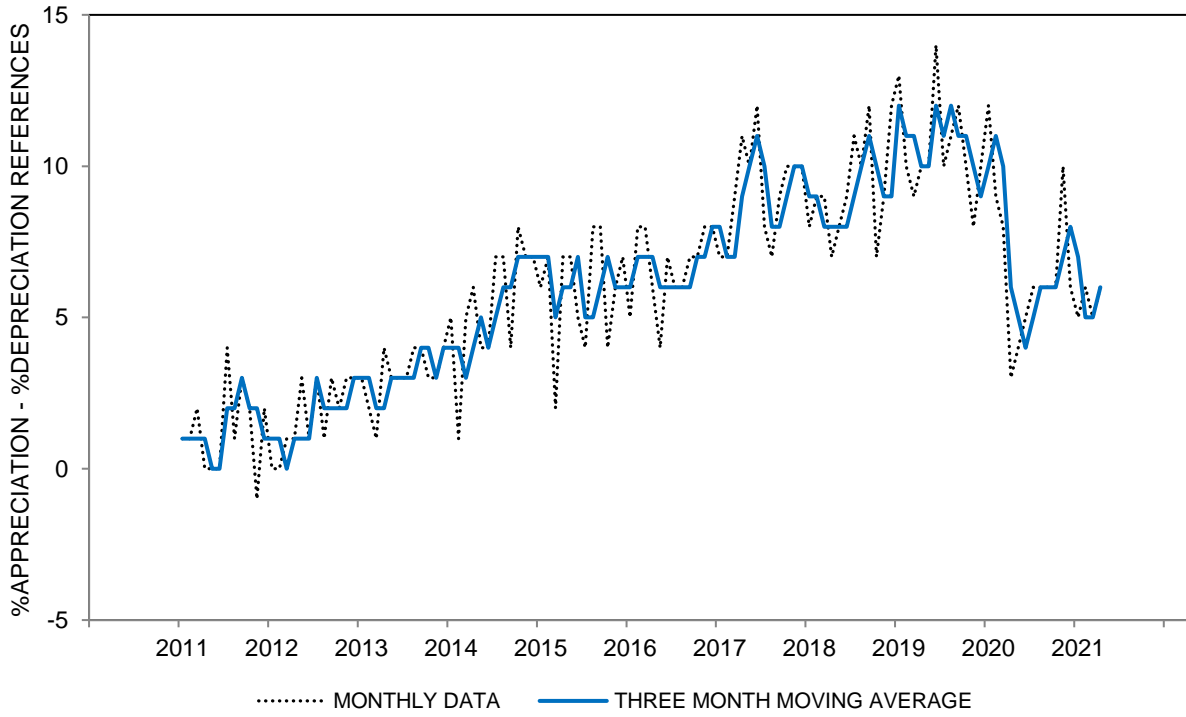
**CHART 42D: ECONOMIC CERTAINTY REASONS FOR BUYING CONDITIONS FOR HOUSES
(%MORE CERTAINTY - %LESS CERTAINTY)**



**CHART 42D: ECONOMIC CERTAINTY REASONS FOR BUYING CONDITIONS FOR HOUSES
(%MORE CERTAINTY - %LESS CERTAINTY)**



**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)**

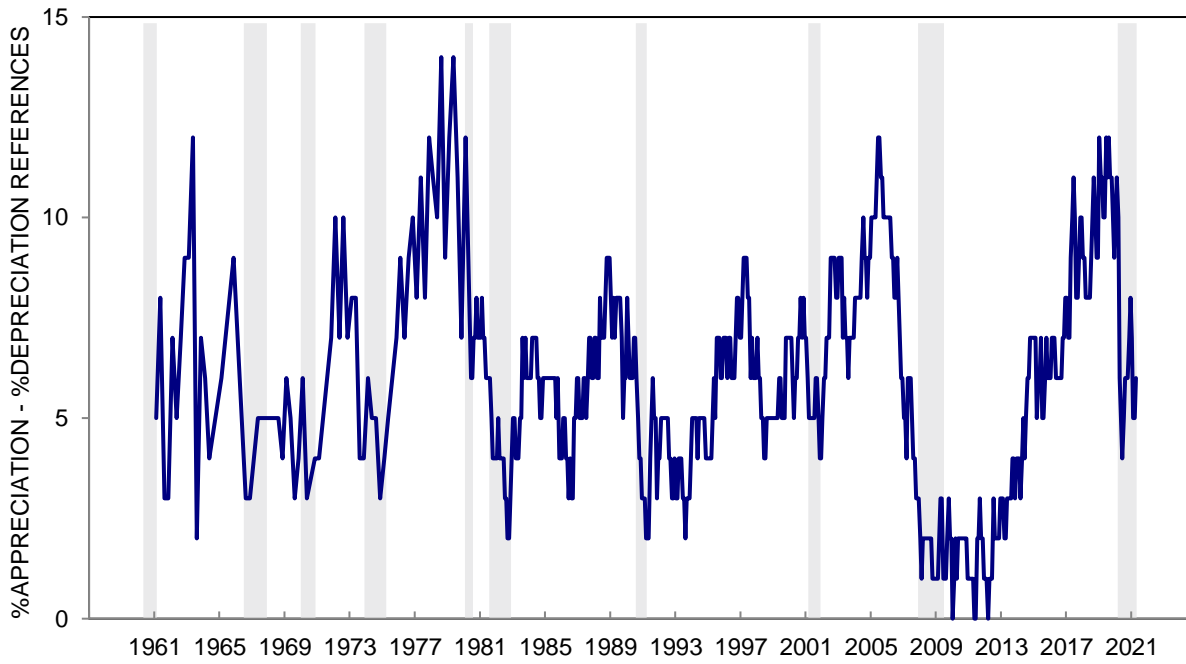


TABLE 43**SELLING CONDITIONS FOR HOUSES**

	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021
GOOD TIME TO SELL	29%	29%	39%	47%	55%	60%	60%	61%	58%	60%	65%	70%	73%
UNCERTAIN, DEPENDS	2	3	3	3	2	4	3	3	2	3	2	1	3
BAD TIME TO SELL	69	68	58	50	43	36	37	36	40	37	33	29	24
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
CASES	620	645	615	603	660	601	605	604	601	603	604	604	601
INDEX SCORE	60	61	81	97	112	124	123	125	118	123	132	141	149

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

All	117	87	67	80	97	111	120	124	122	122	124	132	141
Age 18 to 44	108	79	56	67	82	97	103	107	105	110	113	123	130
Age 45 to 64	120	92	78	95	110	121	130	134	132	127	130	136	149
Age 65+	124	91	71	79	103	118	129	134	133	135	135	141	145
Income Bottom Third	106	79	58	66	75	83	86	90	91	94	94	102	106
Income Middle Third	123	88	69	81	103	120	129	130	128	126	132	138	149
Income Top Third	121	92	74	92	111	130	145	152	149	149	150	157	167

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

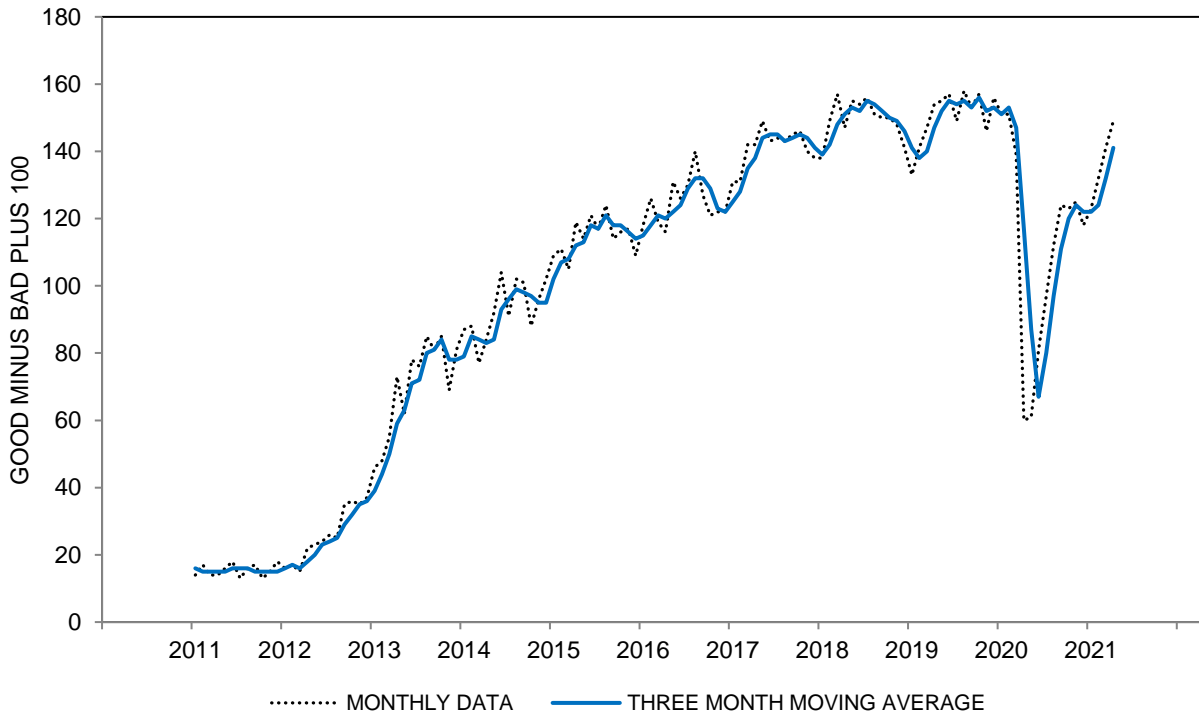


CHART 43: SELLING CONDITIONS FOR HOUSES

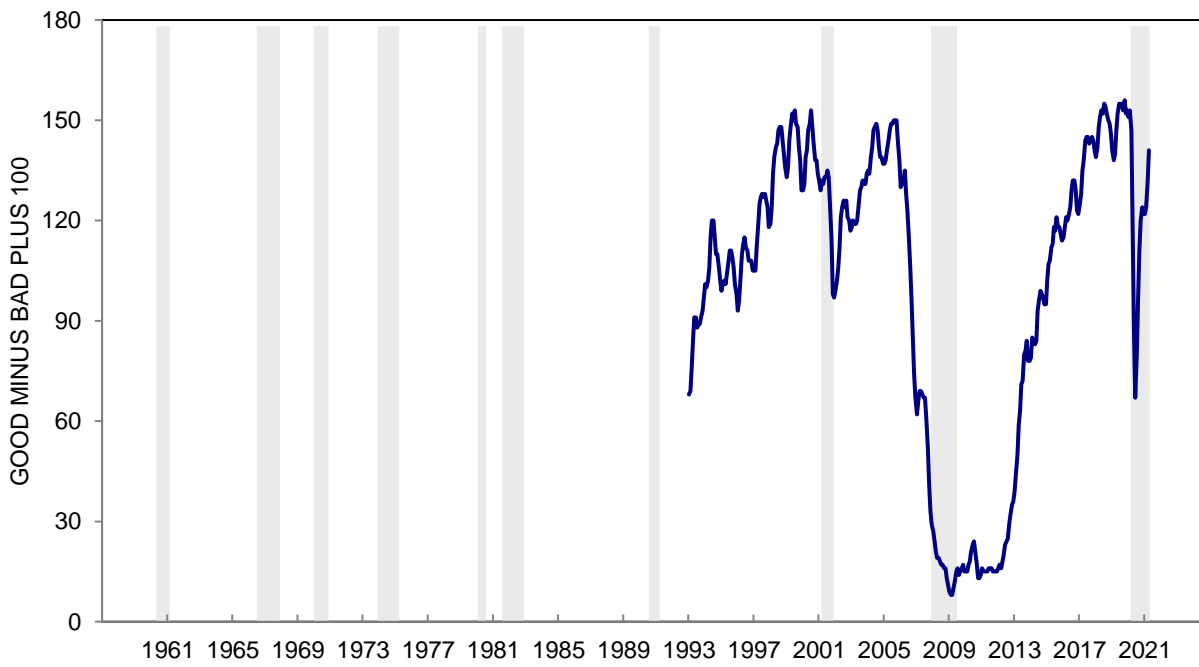


TABLE 44

SELECTED REASONS FOR OPINIONS ABOUT SELLING CONDITIONS FOR HOUSES

	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021
GOOD TIME TO SELL													
Prices are high; good sales available	10%	10%	14%	17%	24%	29%	30%	33%	30%	32%	38%	45%	50%
Prices won't go up; are going lower	5	5	4	2	4	3	2	3	2	2	3	2	3
Interest rates are low credit is easy	8	9	13	13	17	18	16	17	16	16	17	14	15
Sell-in-advance of rising interest rates	*	*	*	1	*	*	*	*	*	1	1	1	1
Times are good; prosperity	8	7	11	15	19	21	22	20	18	20	20	21	18
Capital appreciation; would make money	2	1	1	2	4	3	3	3	3	1	4	2	4
BAD TIME TO SELL													
Prices are low	28	30	29	26	20	19	16	16	18	16	16	13	11
Interest rates are high; credit is tight	4	4	3	2	3	1	2	2	3	1	2	2	2
Times are bad; can't afford to buy	26	29	27	19	18	14	19	14	17	18	15	14	10
Bad times ahead; uncertain future	20	15	12	12	9	7	5	7	5	6	3	4	3
Capital depreciation; would lose money	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	8	-7	-18	-15	-7	2	9	14	14	15	17	23	31
Age 18 to 44	7	-11	-27	-23	-15	-4	1	6	4	9	10	19	25
Age 45 to 64	9	-4	-10	-7	2	8	19	20	23	19	23	27	36
Age 65+	8	-5	-13	-13	-4	3	10	16	18	19	19	25	34
Income Bottom Third	-3	-14	-24	-21	-18	-15	-11	-6	-3	0	-1	3	6
Income Middle Third	11	-7	-17	-15	-4	6	16	19	18	16	19	25	35
Income Top Third	16	-1	-12	-8	2	13	25	29	30	31	35	42	51

RATES LOW - RATES HIGH (THREE MONTH MOVING AVERAGES)

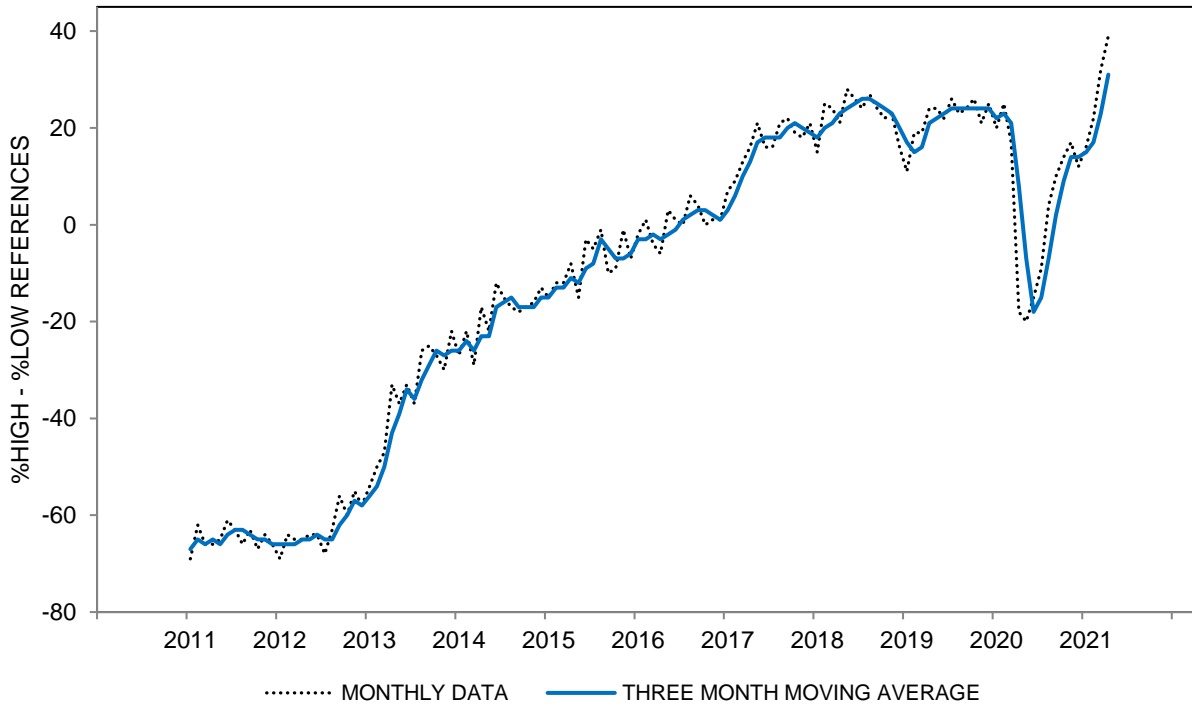
All	11	8	6	9	12	14	15	15	14	14	14	14	13
Age 18 to 44	5	2	0	2	6	10	11	11	9	9	8	8	9
Age 45 to 64	15	14	12	17	17	18	18	19	18	18	18	19	16
Age 65+	14	10	8	8	13	15	18	18	17	17	17	16	16
Income Bottom Third	5	3	3	3	5	4	6	6	5	4	5	7	7
Income Middle Third	13	9	7	9	14	16	17	17	17	17	16	14	14
Income Top Third	14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

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

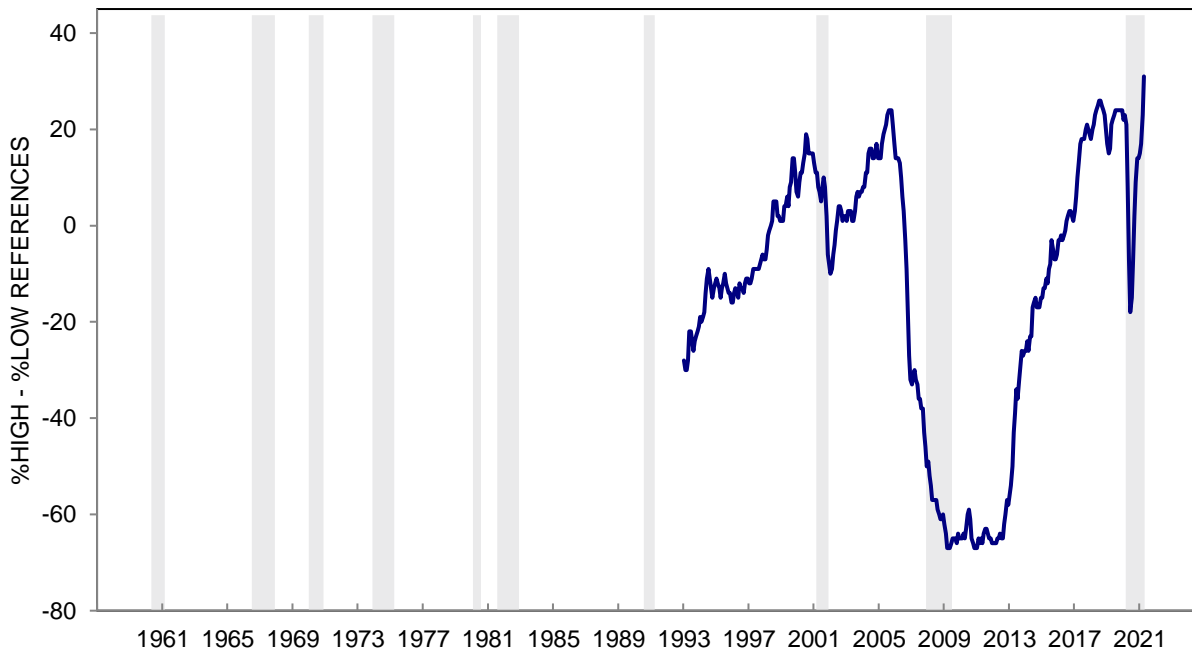
May add to more than 100% due to multiple mentions.

*: 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)**

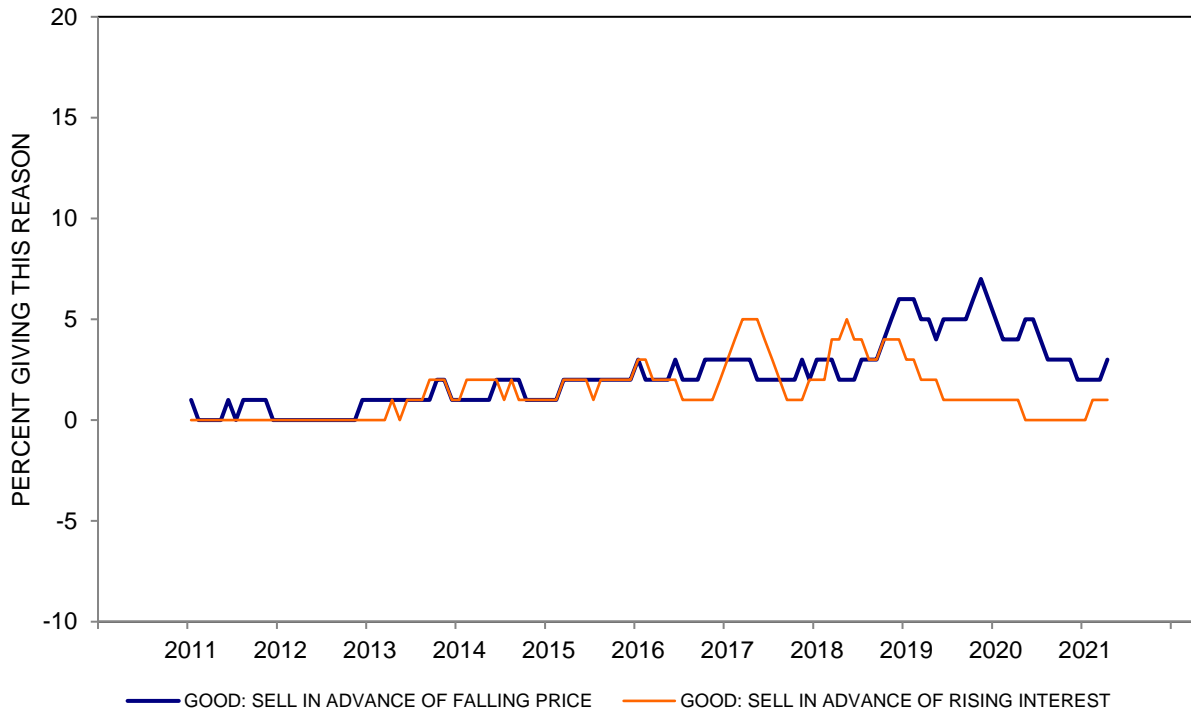
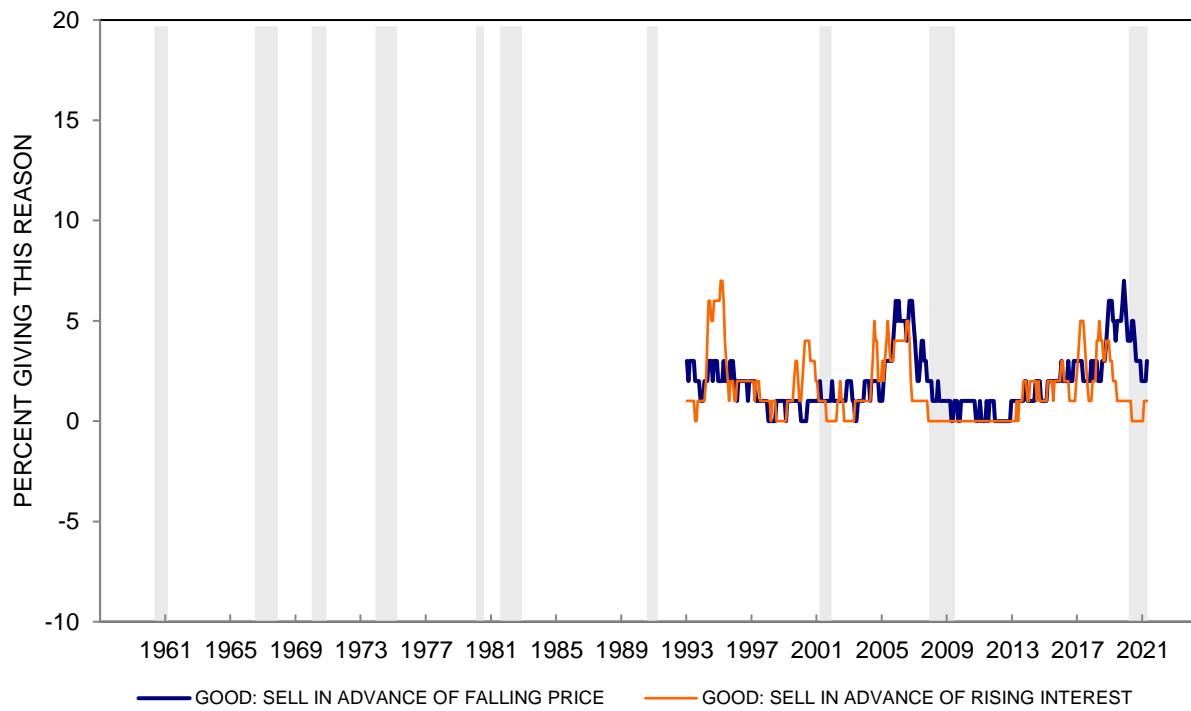
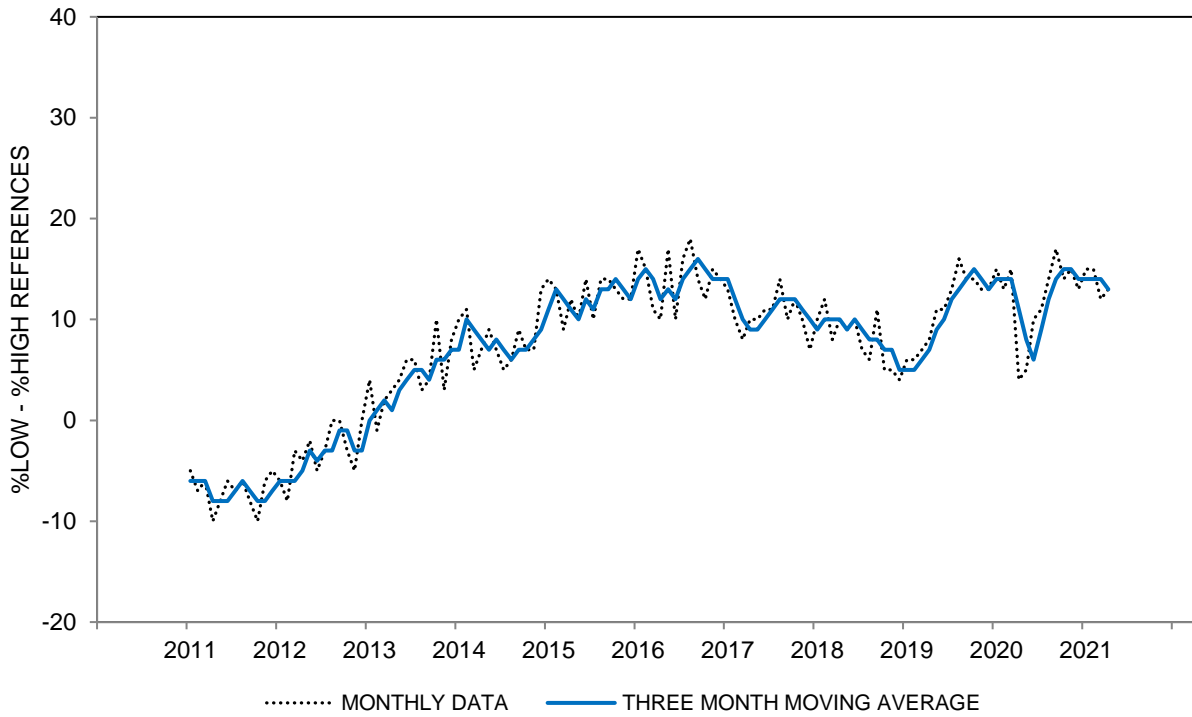


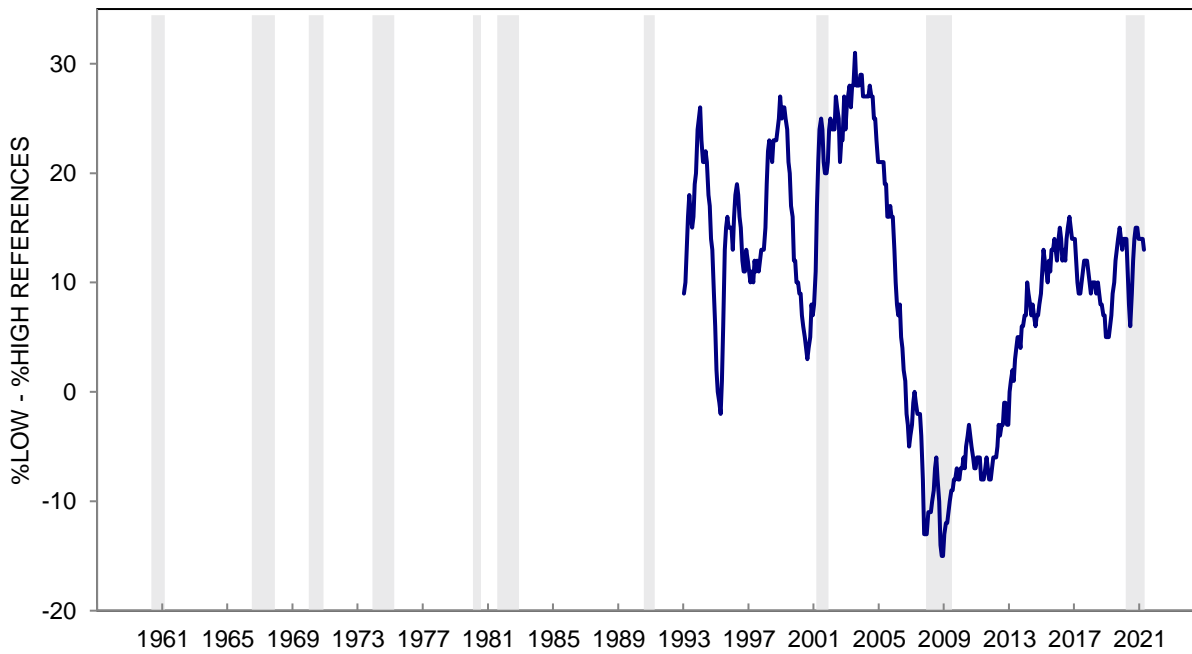
CHART 44B: SELLING IN ADVANCE RATIONALES FOR SELLING CONDITIONS FOR HOUSES



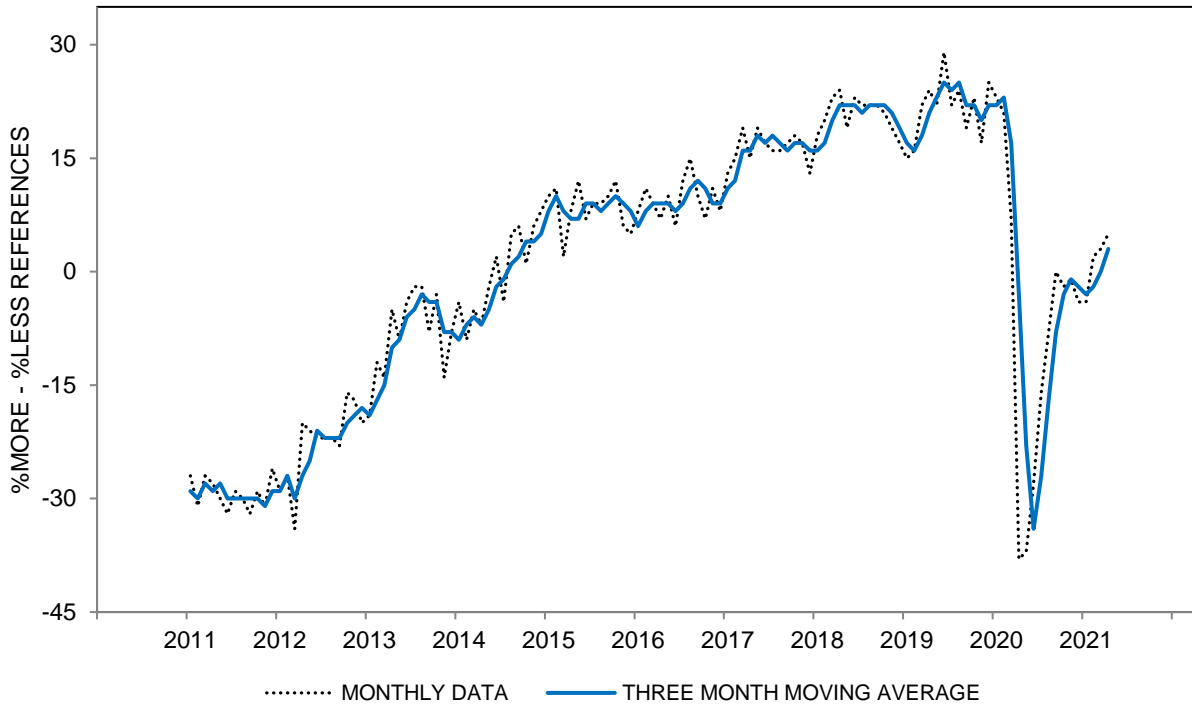
**CHART 44C: INTEREST RATE REASONS FOR SELLING CONDITIONS FOR HOUSES
(%LOW INTEREST RATES - %HIGH INTEREST RATES)**



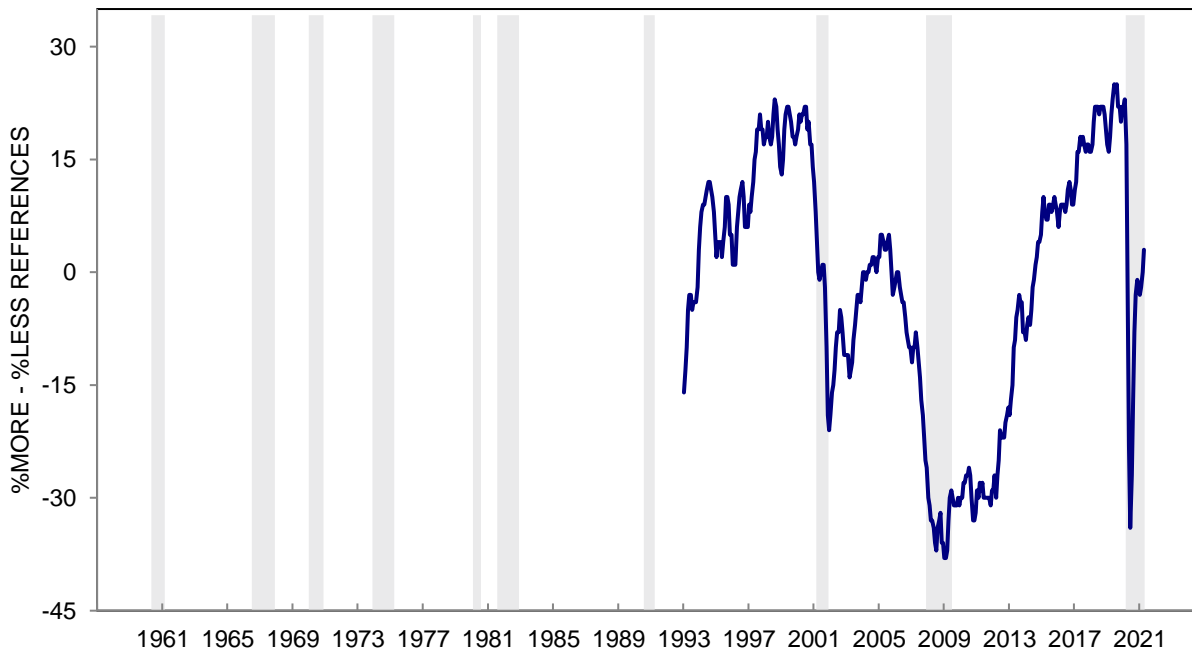
**CHART 44C: INTEREST RATE REASONS FOR SELLING CONDITIONS FOR HOUSES
(%LOW INTEREST RATES - %HIGH INTEREST RATES)**



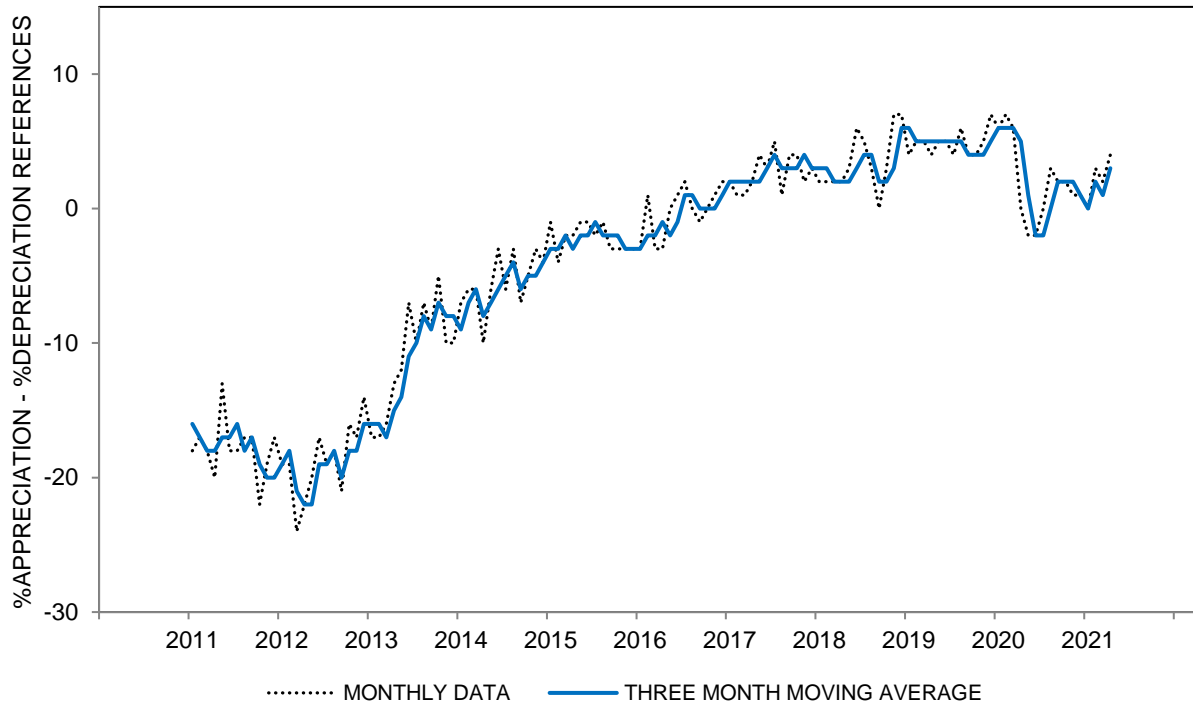
**CHART 44D: ECONOMIC CERTAINTY REASONS FOR SELLING CONDITIONS FOR HOUSES
(%MORE CERTAINTY - %LESS CERTAINTY)**



**CHART 44D: ECONOMIC CERTAINTY REASONS FOR SELLING CONDITIONS FOR HOUSES
(%MORE CERTAINTY - %LESS CERTAINTY)**



**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)**

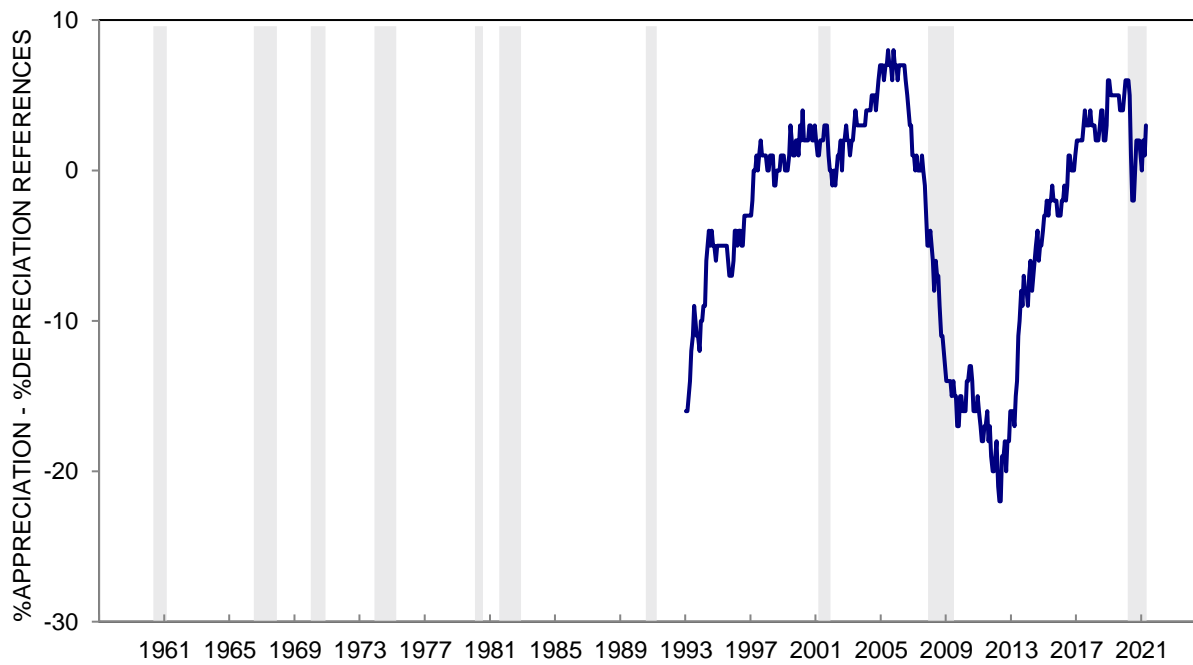


TABLE 45

CHANGE IN HOME VALUES DURING THE PAST YEAR

	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021
VALUE INCREASED	46%	40%	48%	55%	61%	65%	70%	64%	67%	70%	70%	74%	73%
VALUE SAME	40	42	41	34	29	30	23	28	27	23	25	21	22
VALUE DECREASED	11	18	10	10	9	4	6	6	6	5	5	5	4
DK, NA	3	*	1	1	1	1	1	2	*	2	*	*	1
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
CASES	415	434	438	426	488	434	424	435	420	404	438	423	412
INDEX SCORE	135	122	138	145	152	161	164	158	161	165	165	169	169

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

All	150	138	132	135	145	153	159	161	161	161	164	166	168
Age 18 to 44	158	142	136	135	148	153	161	164	166	164	167	166	169
Age 45 to 64	148	140	132	139	144	153	158	160	160	158	160	163	167
Age 65+	145	132	128	129	142	150	158	160	158	163	166	169	167
Income Bottom Third	141	135	125	123	126	136	143	147	147	150	151	152	144
Income Middle Third	151	137	133	137	148	156	161	164	161	161	163	165	169
Income Top Third	155	141	133	139	151	157	165	166	170	168	172	174	178
Home Value Bottom Third	142	133	125	121	128	135	144	147	145	145	147	148	145
Home Value Middle Third	156	145	139	145	154	164	170	173	169	168	170	176	178
Home Value Top Third	156	141	133	138	152	157	165	166	172	173	176	177	182

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

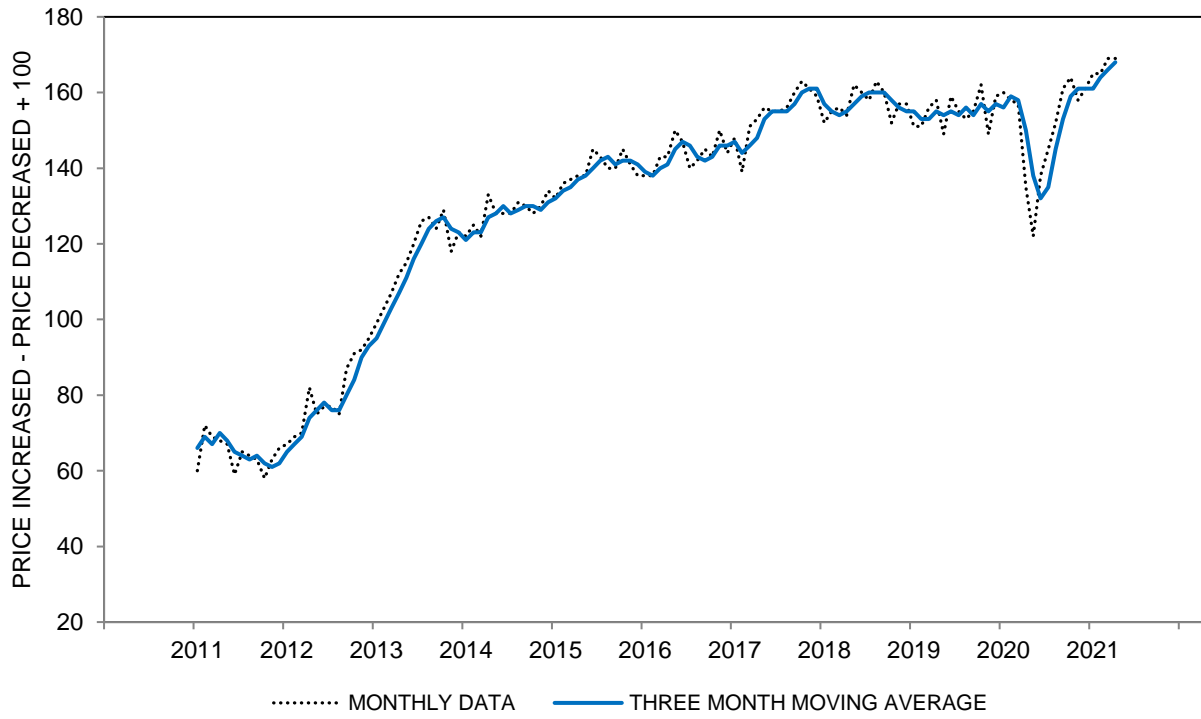


CHART 45: CHANGE IN HOME VALUES DURING THE PAST YEAR

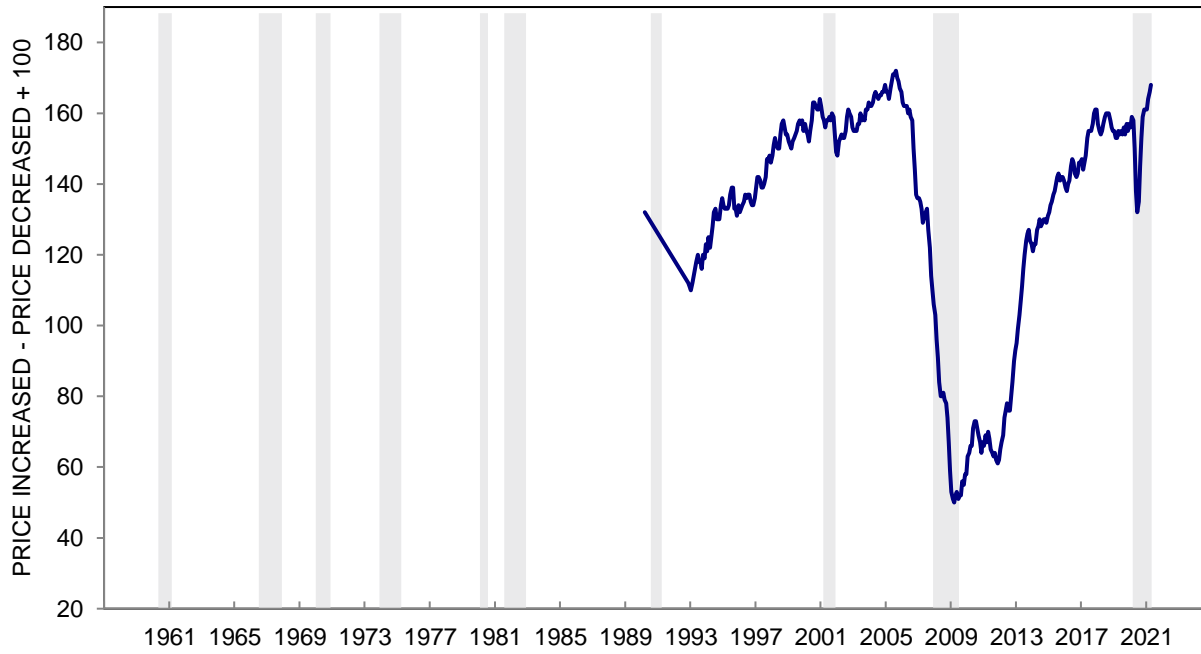


TABLE 46

EXPECTED CHANGE IN HOME VALUES DURING THE NEXT YEAR

	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021
INCREASE	29%	28%	41%	40%	45%	52%	52%	50%	51%	50%	57%	54%	62%
REMAIN THE SAME	46	47	45	48	44	40	41	37	37	41	34	39	31
DECREASE	25	24	14	11	10	8	7	13	11	9	8	6	7
DK, NA	*	1	*	1	1	*	*	*	1	*	1	1	*
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
CASES	415	434	438	426	488	434	424	435	420	404	438	423	412
MEDIAN INCREASE	0.0	0.0	0.3	0.3	0.4	1.3	1.0	0.5	1.1	0.5	2.5	2.2	3.2
25th PERCENTILE	-0.7	-0.5	-0.3	-0.2	-0.2	-0.1	-0.1	-0.2	-0.1	-0.4	0.0	0.0	0.1
75th PERCENTILE	1.6	1.6	4.6	4.1	4.8	4.9	4.9	4.8	5.0	5.0	5.4	5.3	7.1
INTERQUARTILE RANGE (75th-25th)	2.3	2.1	4.9	4.3	5.0	4.9	5.0	4.9	5.2	5.5	5.4	5.3	7.0
MEAN INCREASE	-0.4	-0.6	1.4	1.2	1.8	2.3	2.3	2.1	2.1	2.4	3.2	3.4	4.0
VARIANCE	56	54	49	40	29	28	41	35	45	35	42	42	53

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

All	0.4	0.1	0.1	0.2	0.3	0.7	0.9	0.9	0.9	0.7	1.4	1.7	2.6
Age 18 to 44	0.5	0.1	0.1	0.2	0.3	0.4	0.7	0.9	0.9	1.1	1.4	1.5	1.9
Age 45 to 64	0.3	0.1	0.1	0.1	0.2	0.3	0.4	0.4	0.7	0.6	1.2	1.2	2.2
Age 65+	0.6	0.3	0.2	0.2	0.2	1.0	1.6	1.8	1.4	1.4	2.3	3.3	3.9
Income Bottom Third	0.0	-0.1	-0.1	0.1	0.1	0.1	0.2	0.3	0.3	0.4	0.4	0.5	0.9
Income Middle Third	0.5	0.1	0.1	0.3	0.4	0.9	1.4	1.6	1.1	0.8	1.4	1.8	2.6
Income Top Third	0.7	0.2	0.1	0.2	0.3	0.7	1.0	1.5	1.8	1.6	2.0	2.0	3.3
Home Value Bottom Third	0.2	0.1	0.1	0.1	0.1	0.2	0.3	0.3	0.2	0.2	0.2	0.2	0.3
Home Value Middle Third	0.7	0.1	0.1	0.2	0.4	1.1	1.6	2.0	1.9	1.8	2.6	2.9	3.9
Home Value Top Third	0.7	0.1	0.0	0.2	0.4	0.4	0.8	1.4	2.1	2.3	2.6	2.6	3.6

The questions were:

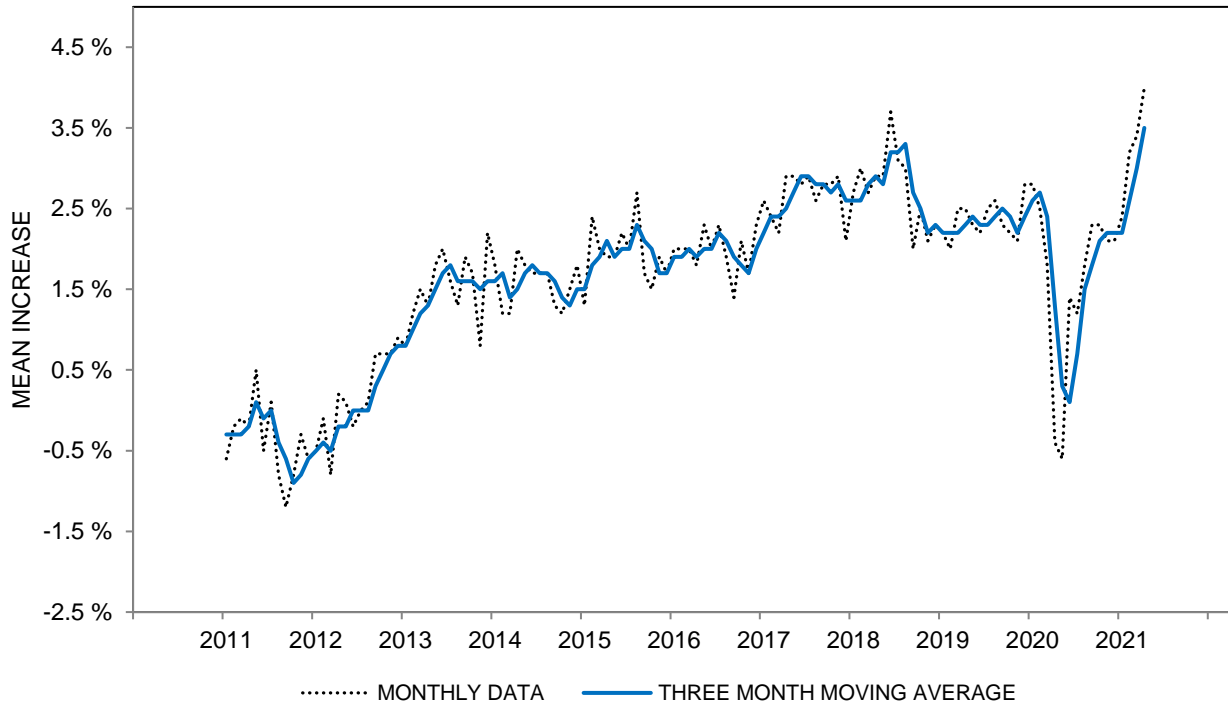
"What do you think will happen to the prices of homes like yours in your community over the next 12 months? Will they increase at a rapid rate, increase at a moderate rate, remain about the same, decrease at a moderate rate, or decrease at a rapid rate?"

"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

	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021
INCREASE	64%	66%	71%	64%	76%	69%	71%	67%	69%	70%	67%	67%	66%
REMAIN THE SAME	27	25	21	25	16	20	22	19	20	20	19	22	21
DECREASE	6	8	7	9	8	9	6	11	11	9	13	10	12
DK, NA	3	1	1	2	*	2	1	3	*	1	1	1	1
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
CASES	415	434	438	426	488	434	424	435	420	404	438	423	412
MEDIAN INCREASE	2.4	2.3	2.7	2.5	2.8	2.7	2.6	2.3	2.5	2.9	2.7	2.7	2.9
25th PERCENTILE	0.2	0.2	0.4	0.1	0.6	0.3	0.4	0.2	0.2	0.3	0.1	0.2	0.1
75th PERCENTILE	4.8	4.7	5.0	4.9	5.0	4.8	4.9	4.8	5.0	5.1	5.1	5.0	5.1
INTERQUARTILE RANGE (75th-25th)	4.6	4.5	4.6	4.8	4.4	4.6	4.6	4.6	4.7	4.8	5.0	4.9	5.0
MEAN INCREASE	3.0	2.6	3.2	2.3	2.9	2.9	3.0	2.4	2.6	3.1	2.7	3.4	2.7
VARIANCE	24	16	24	24	22	21	22	21	34	25	35	35	28

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

All	2.5	2.4	2.5	2.5	2.7	2.7	2.7	2.5	2.5	2.6	2.7	2.8	2.8
Age 18 to 44	2.0	2.1	2.0	2.1	2.3	2.2	2.5	2.3	2.5	2.5	2.6	2.6	2.7
Age 45 to 64	2.7	2.6	2.7	2.7	2.9	2.8	2.6	2.5	2.5	2.5	2.4	2.3	2.4
Age 65+	2.6	2.5	2.6	2.4	2.7	2.8	3.0	2.8	2.6	3.0	3.2	3.5	3.0
Income Bottom Third	1.4	1.5	1.4	1.8	2.1	2.5	2.6	2.5	1.9	2.2	2.2	2.8	2.5
Income Middle Third	2.6	2.5	2.7	2.6	2.6	2.6	2.5	2.4	2.3	2.5	2.5	2.4	2.3
Income Top Third	2.7	2.6	2.6	2.6	2.7	2.6	2.7	2.6	2.9	2.9	3.0	2.9	3.0
Home Value Bottom Third	1.8	1.8	1.6	1.8	2.0	2.3	2.4	2.3	1.9	2.0	2.1	2.3	1.8
Home Value Middle Third	2.6	2.6	2.6	2.6	2.8	2.7	2.9	2.7	2.6	2.5	2.8	2.9	2.9
Home Value Top Third	2.8	2.8	2.9	2.8	2.9	2.8	2.7	2.6	2.8	3.0	3.1	3.0	3.1

The questions were:

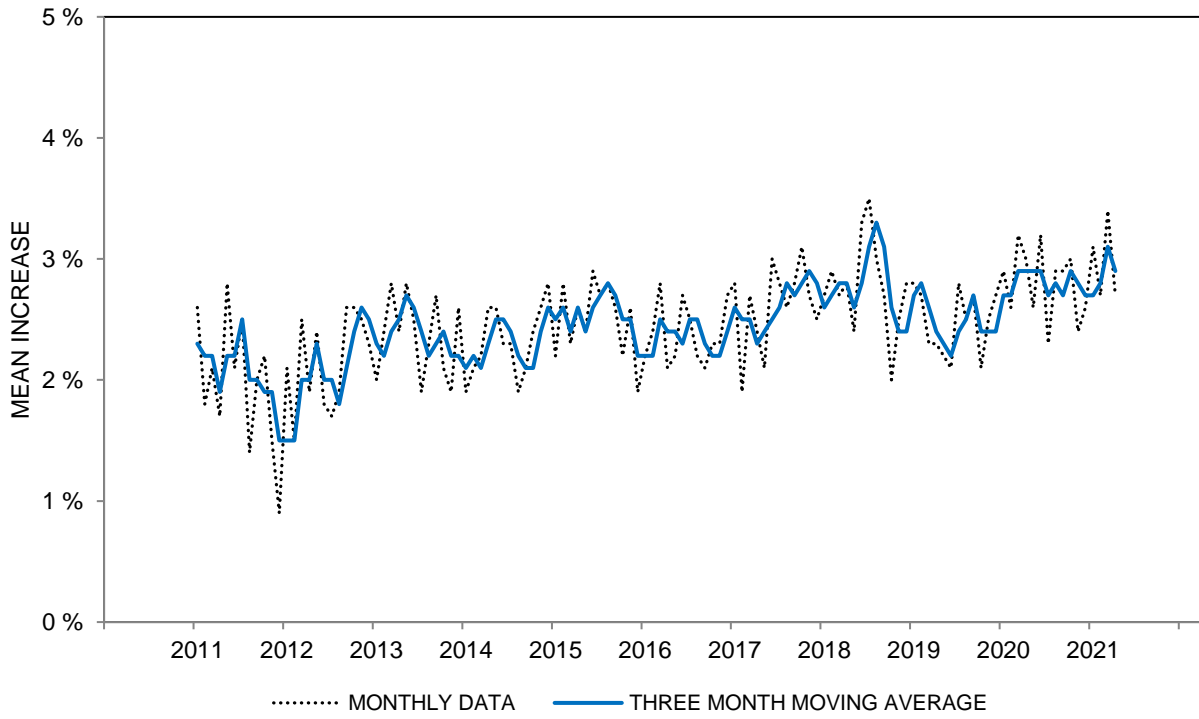
"What about the outlook for prices of homes like yours in your community over the next 5 years or so? Do you expect them to increase, remain about the same, or decrease?"

"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?"

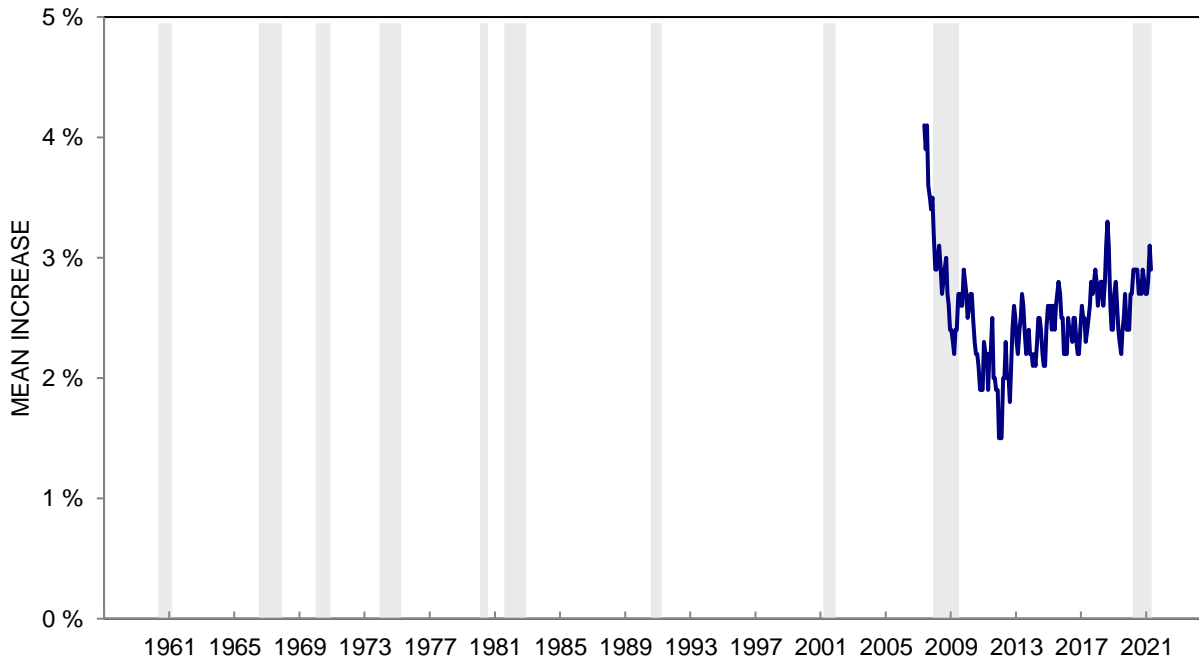
CASES is the number of homeowners.

*: 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).