

REGION WEST

TABLE 33
EXPECTED CHANGE IN PRICES DURING THE NEXT 5 YEARS
(Three Month Moving Averages)

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?"

Date of Survey		Down	Same	PERCENT TO GO UP BY								DK Up	DK,NA	Total	PERCENTILES						Cases
				1-2	3-4	5	6-9	10-14	15+	Median	25th				75th	Rng	Mean	Variance			
March 1981	11	12	5	5	9	12	18	13	8	7	100	7.3	2.7	10.7	7.9	7.5	69	355			
September 1981	7	12	5	10	11	17	17	11	5	5	100	6.4	3.3	10.2	6.9	7.9	75	387			
March 1982	10	10	5	6	14	17	18	11	5	4	100	6.6	3.2	10.1	6.9	7.6	72	427			
September 1982	7	5	4	10	16	19	20	12	4	3	100	6.5	3.6	10.2	6.6	8.1	81	402			
March 1983	6	7	11	13	21	12	13	9	4	4	100	5.0	2.4	8.5	6.1	5.8	49	375			
September 1983	7	5	9	16	20	11	11	8	7	5	100	4.9	2.7	8.2	5.5	6.1	57	447			
March 1984	5	5	11	13	18	13	15	7	9	4	100	5.1	2.6	9.0	6.4	6.6	63	426			
September 1984	3	2	12	23	20	10	15	6	4	5	100	4.7	2.8	8.7	5.9	6.2	48	328			
March 1985	4	2	16	21	20	11	10	9	4	3	100	4.7	2.6	7.7	5.1	6.7	80	417			
September 1985	4	5	13	19	23	11	10	7	5	3	100	4.8	2.6	7.0	4.4	5.8	51	440			
June 1990	4	2	17	24	20	12	8	5	6	2	100	4.4	2.5	6.4	3.9	5.1	33	247			
July 1990	5	2	17	22	23	12	9	4	4	2	100	4.5	2.4	6.0	3.6	5.1	44	259			
August 1990	4	1	15	22	22	12	12	4	4	3	100	4.7	2.6	6.4	3.8	5.4	44	263			
September 1990	4	1	17	21	21	12	12	4	6	2	100	4.6	2.5	6.7	4.2	5.5	44	275			
October 1990	5	3	15	22	18	11	11	7	6	2	100	4.3	2.2	6.9	4.7	5.5	43	278			
November 1990	4	3	18	20	20	11	9	7	6	1	100	4.3	2.1	6.6	4.6	5.5	45	285			
December 1990	4	4	17	21	22	13	8	7	3	1	100	4.3	2.2	6.6	4.4	5.4	37	288			
January 1991	2	2	18	19	23	15	10	5	5	2	100	4.7	2.6	6.9	4.3	5.6	37	306			
February 1991	2	3	14	23	23	13	9	5	5	2	100	4.7	2.7	6.6	3.9	5.7	46	313			
March 1991	2	2	14	24	23	11	8	7	6	3	100	4.7	2.8	6.6	3.8	6.3	67	314			
April 1991	3	3	14	26	23	10	8	6	4	4	100	4.4	2.7	6.1	3.4	5.8	58	287			
May 1991	3	4	17	23	21	11	9	5	3	4	100	4.4	2.4	6.4	4.0	5.4	49	289			
June 1991	3	4	18	22	20	11	12	3	3	3	100	4.3	2.1	6.4	4.3	5.0	37	302			
July 1991	2	4	20	21	19	13	11	5	3	2	100	4.5	2.1	6.9	4.8	5.8	67	316			
August 1991	2	3	19	25	21	10	9	6	3	2	100	4.3	2.3	6.3	4.0	6.2	85	322			
September 1991	3	2	17	28	25	8	6	5	4	3	100	4.2	2.6	5.8	3.2	5.6	67	306			
October 1991	2	2	17	29	27	5	7	4	4	3	100	3.9	2.6	5.4	2.8	4.9	35	294			
November 1991	4	2	16	26	26	6	7	4	5	3	100	4.0	2.5	5.7	3.2	4.7	30	286			
December 1991	3	2	21	28	21	7	8	5	3	3	100	3.7	2.3	5.6	3.4	4.9	42	298			
January 1992	3	3	20	25	21	7	7	6	4	3	100	4.1	2.2	5.8	3.5	5.2	53	309			
February 1992	2	4	24	25	18	7	7	4	4	5	100	3.7	2.1	5.5	3.4	4.9	42	315			
March 1992	3	6	20	24	18	8	8	4	5	4	100	3.7	2.2	5.7	3.5	4.9	32	317			
April 1992	4	5	21	27	17	9	6	3	5	3	100	3.3	2.0	5.3	3.4	4.2	24	317			
May 1992	4	4	20	27	20	8	6	3	5	2	100	3.7	2.0	5.4	3.4	4.1	19	312			
June 1992	4	2	23	26	20	8	6	2	6	2	100	3.6	2.0	5.3	3.4	4.1	19	314			
July 1992	4	3	21	26	19	9	9	3	5	2	100	3.9	2.1	5.8	3.7	4.6	19	311			
August 1992	5	2	20	24	20	11	10	3	5	1	100	4.1	2.3	6.1	3.9	4.8	25	322			
September 1992	3	4	17	24	21	13	9	5	3	1	100	4.2	2.5	6.4	4.0	5.4	38	321			
October 1992	3	3	17	21	20	12	7	7	7	2	100	4.2	2.5	6.5	4.0	5.8	48	328			
November 1992	3	3	18	23	17	9	6	8	9	2	100	3.9	2.3	6.1	3.8	6.0	64	344			
December 1992	3	4	20	22	16	9	6	8	9	3	100	3.8	2.2	6.2	4.1	6.4	93	359			
January 1993	4	4	21	26	17	9	5	6	8	2	100	3.5	2.1	5.7	3.6	5.6	79	367			

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(Three Month Moving Averages)

Date of Survey	Down	Same	PERCENT TO GO UP BY									Total	PERCENTILES					Variance	Cases
			1-2	3-4	5	6-9	10-14	15+	DK Up	DK,NA	Median		25th	75th	Rng	Mean			
February 1993	4	4	18	28	17	11	5	5	6	3	100	3.7	2.2	6.0	3.8	5.7	83	360	
March 1993	5	3	20	27	18	11	5	4	5	2	100	3.7	2.1	5.7	3.6	4.9	47	348	
April 1993	6	3	19	25	20	9	6	4	3	4	100	3.7	2.1	5.7	3.6	5.1	62	328	
May 1993	6	2	21	26	19	8	6	5	3	4	100	3.4	2.0	5.2	3.3	4.6	49	315	
June 1993	4	3	19	27	20	7	6	5	4	4	100	3.6	2.2	5.3	3.1	4.9	52	318	
July 1993	4	2	16	30	18	9	5	7	4	4	100	3.8	2.5	5.4	3.0	5.3	47	321	
August 1993	3	4	17	30	18	10	6	5	4	4	100	3.8	2.4	5.4	3.1	5.0	32	319	
September 1993	4	3	19	33	15	9	8	4	3	4	100	3.6	2.3	5.3	3.1	4.6	23	313	
October 1993	3	3	23	29	16	9	9	2	4	2	100	3.5	2.0	5.3	3.3	4.3	16	315	
November 1993	5	1	21	28	19	9	7	3	6	2	100	3.5	2.1	5.3	3.1	4.3	27	320	
December 1993	5	1	22	24	19	9	5	3	10	1	100	3.4	2.0	5.2	3.2	4.1	26	314	
January 1994	5	2	21	26	21	9	3	3	9	2	100	3.4	2.2	5.2	3.0	4.2	32	319	
February 1994	3	3	24	26	20	7	4	3	8	2	100	3.3	2.0	5.1	3.1	4.3	25	318	
March 1994	3	3	21	30	19	6	4	6	4	3	100	3.4	2.3	5.2	2.9	5.1	48	318	
April 1994	2	2	24	30	17	6	6	6	4	3	100	3.2	2.1	5.2	3.1	5.3	58	314	
May 1994	3	1	21	31	20	6	6	7	3	3	100	3.4	2.3	5.3	2.9	5.6	75	301	
June 1994	3	2	20	26	21	5	8	6	3	4	100	3.7	2.2	5.9	3.7	5.5	60	304	
July 1994	5	2	18	27	22	6	8	5	3	4	100	3.8	2.2	5.8	3.6	5.0	48	322	
August 1994	5	2	19	24	19	8	8	7	6	3	100	4.0	2.1	6.4	4.3	5.6	63	325	
September 1994	5	1	20	27	17	8	9	5	6	3	100	3.7	2.2	6.0	3.8	5.3	63	323	
October 1994	4	1	22	28	16	6	9	6	6	3	100	3.7	2.2	6.0	3.8	5.6	72	300	
November 1994	4	1	24	30	15	7	8	3	6	3	100	3.3	2.1	5.4	3.3	4.7	39	311	
December 1994	3	2	24	28	17	8	6	3	7	1	100	3.2	2.0	5.2	3.3	4.8	46	307	
January 1995	3	2	24	30	16	8	5	3	7	3	100	3.2	2.0	5.1	3.1	4.5	34	315	
February 1995	2	3	22	32	15	7	6	3	7	3	100	3.3	2.1	5.1	3.0	4.7	40	309	
March 1995	3	1	20	34	17	5	4	3	9	3	100	3.3	2.2	5.1	2.8	4.3	28	315	
April 1995	3	1	19	29	21	7	7	2	10	1	100	3.8	2.4	5.2	2.8	4.5	27	326	
May 1995	3	1	22	27	22	6	7	2	8	1	100	3.7	2.2	5.2	3.0	4.1	15	333	
June 1995	2	1	27	26	18	6	8	1	9	3	100	3.5	2.1	4.9	2.9	3.9	9	320	
July 1995	2	1	27	28	13	5	5	3	11	3	100	3.0	2.0	4.9	2.9	4.2	27	316	
August 1995	4	3	26	27	13	6	2	4	13	3	100	2.9	1.8	4.7	3.0	4.2	41	307	
September 1995	3	4	23	30	15	6	1	5	11	2	100	3.1	2.0	4.9	3.0	4.5	45	328	
October 1995	4	3	25	34	15	6	1	3	7	2	100	3.0	1.9	4.5	2.7	3.8	26	315	
November 1995	3	2	25	33	18	6	2	3	6	2	100	3.2	2.1	4.7	2.6	3.8	13	321	
December 1995	4	1	30	29	15	7	4	2	5	2	100	3.1	1.9	4.6	2.7	3.7	12	304	
January 1996	3	1	26	27	16	7	8	3	8	1	100	3.3	2.1	5.0	3.0	4.3	17	305	
February 1996	3	1	27	29	15	5	8	2	10	1	100	3.2	2.1	4.9	2.9	4.1	14	298	
March 1996	2	1	20	32	18	5	7	3	11	2	100	3.4	2.4	5.1	2.8	4.3	14	299	
April 1996	2	1	25	30	16	4	6	2	10	3	100	3.2	2.2	5.0	2.9	4.1	14	297	
May 1996	2	1	24	27	17	4	8	5	9	3	100	3.6	2.2	5.2	3.0	5.3	49	299	
June 1996	2	1	31	21	19	2	7	5	8	3	100	3.3	1.8	5.2	3.4	4.9	47	295	
July 1996	4	1	26	23	20	3	7	5	9	2	100	3.5	2.0	5.2	3.2	5.0	50	302	
August 1996	3	2	26	26	19	4	5	3	8	3	100	3.1	2.0	5.1	3.1	4.0	18	291	
September 1996	3	2	20	31	17	6	7	2	9	1	100	3.4	2.3	5.1	2.9	4.4	20	299	
October 1996	2	2	24	29	18	6	8	2	9	1	100	3.4	2.1	5.1	3.0	4.5	28	299	
November 1996	3	2	24	29	19	5	7	2	7	2	100	3.3	2.0	5.1	3.1	4.3	28	311	
December 1996	3	2	29	28	20	4	4	2	5	3	100	3.1	1.8	4.9	3.1	3.9	26	308	
January 1997	2	1	29	29	21	3	5	2	5	3	100	3.1	1.9	4.9	3.1	3.8	14	307	
February 1997	2	1	29	30	19	5	4	3	6	2	100	3.1	1.9	5.0	3.1	3.9	15	311	
March 1997	2	1	23	34	18	4	5	3	9	1	100	3.3	2.2	5.0	2.8	4.1	17	318	

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Date of Survey	Year	Down	Same	PERCENT TO GO UP BY								DK Up	DK,NA	Total	PERCENTILES					Variance	Cases
				1-2	3-4	5	6-9	10-14	15+	Median	25th				75th	Rng	Mean				
April	1997	3	1	27	31	17	5	3	3	8	1	100	3.1	1.9	4.9	3.0	3.9	18	313		
May	1997	2	2	30	31	17	3	3	3	7	1	100	3.0	1.7	4.8	3.1	3.9	23	307		
June	1997	4	1	32	30	14	5	4	3	6	2	100	2.9	1.5	4.7	3.2	3.7	21	294		
July	1997	4	2	26	30	17	4	3	3	7	2	100	3.0	1.8	4.9	3.1	3.9	21	299		
August	1997	4	1	23	30	17	5	6	2	9	2	100	3.3	1.9	5.0	3.1	3.9	15	282		
September	1997	4	2	22	29	18	5	6	3	10	2	100	3.3	2.0	5.1	3.1	4.1	16	293		
October	1997	4	1	23	31	16	5	6	2	9	2	100	3.3	2.0	5.0	3.0	3.8	12	289		
November	1997	3	2	27	32	15	5	5	2	7	3	100	3.1	1.8	4.8	2.9	3.6	11	311		
December	1997	4	3	30	28	15	4	6	1	7	3	100	3.0	1.6	4.8	3.2	3.5	13	311		
January	1998	3	4	30	25	14	3	7	1	8	4	100	2.9	1.4	4.8	3.4	3.4	11	308		
February	1998	3	5	27	26	13	3	8	0	11	5	100	2.9	1.4	4.7	3.2	3.4	11	289		
March	1998	3	3	27	27	10	3	7	0	15	4	100	2.9	1.5	4.5	3.0	3.4	9	281		
April	1998	3	3	31	26	8	4	6	0	16	3	100	2.7	1.4	4.2	2.9	3.2	9	288		
May	1998	4	1	33	25	11	3	6	0	14	3	100	2.7	1.3	4.4	3.2	3.2	9	300		
June	1998	4	2	32	24	14	1	6	0	12	4	100	2.7	1.3	4.6	3.3	3.2	8	323		
July	1998	3	1	29	26	15	2	5	0	15	3	100	2.9	1.5	4.8	3.3	3.3	8	325		
August	1998	2	3	29	23	15	4	4	1	16	3	100	2.9	1.6	4.8	3.2	3.3	7	333		
September	1998	2	2	30	23	14	7	3	1	15	3	100	2.9	1.6	4.8	3.1	3.4	8	321		
October	1998	3	2	29	26	17	5	3	2	10	3	100	3.0	1.8	4.8	3.0	3.5	9	311		
November	1998	3	1	30	33	15	5	3	1	7	3	100	3.0	1.8	4.6	2.7	3.5	8	298		
December	1998	3	0	31	35	18	3	2	1	6	2	100	2.9	1.7	4.5	2.7	3.2	6	297		
January	1999	2	1	31	32	16	4	3	0	9	1	100	2.9	1.7	4.4	2.7	3.2	5	318		
February	1999	2	1	31	28	16	4	4	0	12	2	100	2.9	1.7	4.7	3.0	3.3	5	326		
March	1999	3	2	30	28	14	3	5	1	13	2	100	2.9	1.7	4.6	3.0	3.4	7	325		
April	1999	3	2	34	27	14	2	4	1	12	2	100	2.7	1.6	4.3	2.7	3.2	7	316		
May	1999	2	3	35	28	14	2	4	1	10	1	100	2.7	1.5	4.2	2.7	3.2	7	319		
June	1999	1	3	36	29	13	4	4	0	9	1	100	2.7	1.5	3.9	2.4	3.1	5	307		
July	1999	2	3	33	32	12	4	4	0	9	1	100	2.8	1.6	4.0	2.4	3.1	6	310		
August	1999	2	3	34	28	12	5	3	0	10	2	100	2.7	1.5	4.1	2.7	3.1	6	302		
September	1999	3	2	33	28	13	4	4	0	10	3	100	2.7	1.6	4.4	2.8	3.1	6	307		
October	1999	2	2	37	25	12	4	5	1	8	5	100	2.6	1.3	4.4	3.1	3.2	8	311		
November	1999	2	1	35	29	12	3	5	1	8	4	100	2.7	1.6	4.3	2.7	3.3	7	312		
December	1999	2	2	34	27	15	4	5	1	8	3	100	2.8	1.5	4.5	3.0	3.3	7	302		
January	2000	3	2	32	25	16	3	5	1	12	2	100	2.9	1.6	4.7	3.0	3.4	7	287		
February	2000	3	1	34	24	16	2	5	0	12	3	100	2.8	1.4	4.4	2.9	3.2	7	279		
March	2000	3	2	31	26	15	2	6	0	11	4	100	2.8	1.5	4.4	2.9	3.2	8	287		
April	2000	3	2	33	27	13	4	5	1	8	4	100	2.8	1.4	4.2	2.9	3.2	9	290		
May	2000	2	3	31	27	13	6	5	1	8	5	100	2.9	1.5	4.6	3.1	3.4	10	304		
June	2000	4	3	32	27	10	5	5	1	10	3	100	2.7	1.4	4.4	3.0	3.1	11	296		
July	2000	4	3	30	29	12	5	5	1	9	2	100	2.8	1.5	4.5	3.0	3.1	11	302		
August	2000	4	4	29	30	13	3	6	1	8	1	100	2.8	1.6	4.6	3.0	3.3	12	293		
September	2000	2	5	29	31	13	4	4	1	8	2	100	2.9	1.7	4.5	2.7	3.5	10	308		
October	2000	2	4	30	29	11	3	6	2	9	4	100	2.8	1.7	4.4	2.8	3.5	10	308		
November	2000	3	4	33	27	10	3	5	1	11	3	100	2.7	1.6	4.2	2.6	3.2	8	314		
December	2000	3	2	32	28	11	3	6	1	10	4	100	2.8	1.6	4.4	2.7	3.3	8	305		
January	2001	3	2	29	31	13	3	5	0	11	3	100	2.8	1.7	4.4	2.6	3.2	6	297		
February	2001	2	3	27	32	15	3	4	0	12	3	100	3.0	1.9	4.5	2.7	3.2	5	291		
March	2001	3	3	25	31	15	4	4	1	12	2	100	3.1	1.9	4.7	2.8	3.4	9	294		
April	2001	4	3	22	30	19	4	3	2	11	2	100	3.2	1.9	4.9	3.0	3.5	10	294		
May	2001	4	3	19	31	19	3	5	2	10	3	100	3.3	2.1	5.0	2.9	3.8	12	303		

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				1-2	3-4	5	6-9	10-14	15+	DK Up	Median			25th	75th	Rng	Mean			
June	2001	4	4	21	33	17	2	6	1	9	3	100	3.1	2.0	4.7	2.7	3.6	9	308	
July	2001	3	5	24	33	13	2	7	1	10	3	100	3.0	1.8	4.4	2.6	3.4	8	307	
August	2001	3	4	27	31	10	3	5	2	11	3	100	2.8	1.6	4.3	2.7	3.3	9	307	
September	2001	4	5	26	28	11	4	5	2	12	3	100	2.8	1.4	4.5	3.1	3.4	11	302	
October	2001	4	6	24	25	11	3	6	2	15	4	100	2.9	1.6	4.8	3.2	3.5	11	301	
November	2001	4	7	22	28	12	3	6	1	15	3	100	2.9	1.6	4.6	3.0	3.3	9	303	
December	2001	3	5	24	29	14	2	5	0	15	4	100	3.0	1.8	4.7	2.9	3.2	7	306	
January	2002	3	3	25	32	13	4	4	0	11	6	100	3.0	1.9	4.4	2.5	3.2	7	306	
February	2002	2	3	28	29	10	5	4	0	12	7	100	2.8	1.7	4.4	2.7	3.2	7	299	
March	2002	2	3	30	26	8	5	3	0	16	6	100	2.6	1.6	3.9	2.4	3.0	6	315	
April	2002	2	5	32	24	8	4	2	1	18	5	100	2.5	1.3	3.7	2.3	2.9	7	305	
May	2002	2	3	29	28	10	3	3	1	17	5	100	2.7	1.6	3.8	2.2	3.1	7	306	
June	2002	3	2	24	30	12	3	5	1	16	4	100	2.9	1.9	4.3	2.5	3.4	8	291	
July	2002	2	2	23	32	13	4	6	1	14	3	100	3.0	2.1	4.7	2.7	3.6	7	305	
August	2002	3	3	24	27	14	5	6	1	13	3	100	3.1	1.9	4.9	3.0	3.6	9	301	
September	2002	3	4	29	27	13	4	4	1	11	3	100	2.9	1.6	4.4	2.7	3.2	8	306	
October	2002	3	4	30	25	12	3	5	1	13	3	100	2.8	1.6	4.4	2.8	3.2	9	298	
November	2002	3	4	30	27	10	3	5	0	14	4	100	2.7	1.6	4.2	2.6	3.1	7	295	
December	2002	4	3	28	23	10	5	7	0	18	3	100	2.8	1.7	4.7	3.1	3.4	9	295	
January	2003	4	3	28	25	12	5	6	0	14	4	100	2.8	1.7	4.8	3.1	3.3	8	304	
February	2003	4	3	28	25	12	5	5	1	15	2	100	2.8	1.7	4.7	3.0	3.3	9	325	
March	2003	4	4	26	28	15	5	4	1	12	3	100	2.9	1.8	4.8	3.0	3.4	9	324	
April	2003	5	4	24	28	15	4	5	1	12	2	100	3.0	1.8	4.9	3.1	3.5	9	309	
May	2003	5	5	25	25	18	4	5	1	10	2	100	2.9	1.6	4.9	3.3	3.3	8	280	
June	2003	4	4	30	24	16	3	5	0	12	2	100	2.8	1.5	4.8	3.4	3.2	7	288	
July	2003	4	4	31	22	16	3	4	0	12	2	100	2.7	1.3	4.6	3.3	3.0	7	304	
August	2003	4	2	33	23	14	4	5	0	12	3	100	2.7	1.5	4.7	3.2	3.2	8	336	
September	2003	6	3	32	25	15	2	4	0	10	3	100	2.7	1.4	4.2	2.9	2.8	8	312	
October	2003	5	2	31	25	12	4	4	1	12	3	100	2.7	1.5	4.4	3.0	3.1	9	311	
November	2003	4	2	34	25	13	3	3	0	11	3	100	2.7	1.4	4.3	2.8	3.0	7	286	
December	2003	3	3	34	23	14	4	3	1	12	3	100	2.7	1.4	4.7	3.2	3.2	8	307	
January	2004	3	4	36	23	13	3	4	1	11	3	100	2.6	1.3	4.4	3.0	3.0	9	308	
February	2004	4	3	32	27	12	3	6	1	10	2	100	2.7	1.5	4.5	3.0	3.1	9	319	
March	2004	3	3	28	30	13	5	5	0	11	2	100	2.9	1.8	4.5	2.7	3.3	7	306	
April	2004	3	4	28	29	14	5	4	1	11	2	100	2.8	1.7	4.4	2.7	3.2	7	312	
May	2004	3	4	30	28	13	5	2	1	12	2	100	2.7	1.6	4.2	2.6	3.1	6	286	
June	2004	3	3	30	29	11	5	4	1	12	3	100	2.8	1.6	4.2	2.5	3.2	7	291	
July	2004	2	2	31	33	11	3	4	0	11	2	100	2.9	1.7	4.0	2.2	3.2	6	318	
August	2004	2	2	32	32	11	3	5	1	11	1	100	2.8	1.7	4.1	2.3	3.2	8	335	
September	2004	2	2	35	29	13	2	4	1	11	1	100	2.7	1.6	4.1	2.5	3.1	9	337	
October	2004	3	3	33	27	14	3	4	1	11	2	100	2.7	1.6	4.4	2.8	3.1	9	303	
November	2004	2	4	30	29	13	3	4	1	12	2	100	2.8	1.7	4.4	2.8	3.3	8	303	
December	2004	1	4	30	31	13	3	4	1	12	1	100	2.8	1.7	4.3	2.7	3.3	6	305	
January	2005	2	2	32	32	14	3	4	1	9	2	100	2.8	1.6	4.4	2.9	3.2	7	322	
February	2005	2	3	32	31	14	3	4	1	10	1	100	2.8	1.6	4.4	2.8	3.2	7	333	
March	2005	2	2	30	31	14	4	3	1	11	1	100	2.9	1.7	4.5	2.8	3.3	7	332	
April	2005	1	2	28	32	13	5	4	1	13	1	100	3.0	1.9	4.5	2.7	3.5	6	321	
May	2005	2	1	28	30	16	6	5	0	11	1	100	3.1	1.9	4.8	2.9	3.6	6	313	
June	2005	1	1	32	30	17	5	5	0	8	1	100	3.0	1.8	4.7	2.9	3.4	5	313	
July	2005	1	1	30	32	18	4	5	0	7	1	100	3.0	2.0	4.7	2.8	3.4	5	301	

REGION WEST

TABLE 33
EXPECTED CHANGE IN PRICES DURING THE NEXT 5 YEARS
(Three Month Moving Averages)

Date of Survey	Down	Same	PERCENT TO GO UP BY									Total	PERCENTILES					Variance	Cases
			1-2	3-4	5	6-9	10-14	15+	DK Up	DK,NA	Median		25th	75th	Rng	Mean			
August 2005	2	1	33	30	18	3	2	0	9	1	100	2.8	1.7	4.5	2.9	3.0	5	306	
September 2005	4	1	29	31	16	3	5	1	10	1	100	2.8	1.7	4.6	3.0	3.2	8	301	
October 2005	5	1	30	27	15	4	7	1	8	2	100	2.9	1.6	4.8	3.2	3.4	10	306	
November 2005	5	0	26	31	17	4	8	2	6	2	100	3.2	1.9	5.0	3.1	3.8	11	301	
December 2005	4	1	23	32	21	4	5	1	6	2	100	3.3	2.1	5.0	2.9	3.7	9	307	
January 2006	5	2	23	32	19	3	5	2	9	1	100	3.2	2.0	4.9	2.9	3.5	11	310	
February 2006	3	2	25	33	17	3	5	1	9	2	100	3.1	1.8	4.7	2.9	3.4	9	308	
March 2006	2	2	30	31	13	4	6	1	9	2	100	2.9	1.6	4.7	3.0	3.3	10	301	
April 2006	1	2	27	34	15	4	4	1	9	3	100	3.1	1.8	4.6	2.8	3.4	8	298	
May 2006	2	2	25	30	18	7	5	1	8	1	100	3.2	2.1	5.0	2.8	3.7	10	298	
June 2006	2	2	25	28	22	6	6	1	8	1	100	3.2	2.1	5.0	3.0	3.7	9	299	
July 2006	2	3	30	25	19	6	4	1	7	1	100	3.0	1.8	4.8	3.0	3.5	9	298	
August 2006	1	4	32	27	18	3	6	1	7	1	100	2.9	1.7	4.7	3.0	3.5	8	285	
September 2006	3	3	31	30	15	3	5	1	7	2	100	2.8	1.7	4.4	2.7	3.2	7	293	
October 2006	3	3	27	33	16	4	7	1	6	1	100	3.0	1.8	4.6	2.8	3.5	9	297	
November 2006	3	3	25	35	16	3	5	1	6	2	100	3.0	1.8	4.5	2.7	3.3	7	301	
December 2006	3	3	23	35	20	2	5	1	7	2	100	3.1	1.9	4.8	2.8	3.4	7	286	
January 2007	2	1	23	37	18	3	5	0	10	2	100	3.2	2.1	4.8	2.6	3.5	6	274	
February 2007	2	1	24	33	16	4	5	0	12	3	100	3.2	2.1	4.8	2.7	3.6	6	264	
March 2007	2	1	27	34	11	4	6	0	11	3	100	3.0	2.0	4.4	2.4	3.6	7	281	
April 2007	2	2	28	32	16	4	4	0	9	2	100	3.0	1.9	4.5	2.5	3.4	6	291	
May 2007	3	2	29	34	16	4	4	0	7	0	100	3.0	1.9	4.4	2.5	3.3	7	302	
June 2007	2	2	27	33	16	5	4	0	10	0	100	3.1	1.9	4.7	2.7	3.4	8	286	
July 2007	2	2	28	31	12	6	6	1	12	1	100	3.0	1.8	4.7	2.9	3.5	11	273	
August 2007	2	1	28	27	13	5	6	1	16	2	100	3.0	1.8	4.9	3.1	3.7	10	288	
September 2007	2	1	27	27	14	4	6	2	15	2	100	3.0	1.8	4.9	3.1	3.7	10	299	
October 2007	3	1	27	29	15	3	5	0	14	3	100	3.0	1.8	4.7	2.9	3.4	7	312	
November 2007	3	1	29	30	14	3	5	0	12	2	100	2.9	1.8	4.6	2.8	3.3	9	294	
December 2007	3	1	27	31	13	4	6	0	13	2	100	3.1	2.0	4.7	2.7	3.5	9	277	
January 2008	2	1	27	30	14	3	7	0	14	2	100	3.1	2.0	4.7	2.8	3.6	9	265	
February 2008	1	2	25	30	13	5	6	0	15	3	100	3.2	1.9	4.8	3.0	3.7	7	290	
March 2008	4	2	27	27	15	5	5	0	12	3	100	3.0	1.6	4.8	3.2	3.3	8	309	
April 2008	6	3	26	29	12	6	6	0	10	2	100	2.9	1.5	4.7	3.2	3.3	9	323	
May 2008	7	4	22	29	14	5	9	1	7	2	100	3.1	1.8	5.0	3.1	3.6	13	313	
June 2008	5	6	17	30	12	7	9	2	9	2	100	3.2	2.0	5.1	3.1	3.9	14	310	
July 2008	6	6	15	30	16	5	9	3	8	3	100	3.3	2.0	5.2	3.2	3.8	16	298	
August 2008	6	6	16	27	15	6	8	3	10	3	100	3.3	1.9	5.5	3.7	3.9	16	309	
September 2008	6	6	18	27	16	4	7	3	10	3	100	3.2	1.7	5.3	3.5	3.7	15	307	
October 2008	5	7	21	27	14	6	6	2	9	2	100	3.1	1.7	5.2	3.5	3.6	12	322	
November 2008	6	7	23	30	13	5	4	1	9	1	100	2.9	1.5	4.6	3.1	3.1	11	320	
December 2008	6	7	26	29	12	5	4	1	8	2	100	2.8	1.4	4.2	2.8	2.9	10	323	
January 2009	7	6	27	27	10	3	6	2	8	3	100	2.8	1.4	4.3	2.9	3.2	13	318	
February 2009	10	4	25	24	11	4	9	3	8	3	100	2.9	1.4	4.6	3.2	3.4	16	314	
March 2009	11	4	22	23	12	5	8	3	11	2	100	3.0	1.4	5.0	3.6	3.4	16	309	
April 2009	11	5	21	26	15	4	7	1	10	1	100	3.0	1.3	4.8	3.5	3.1	14	308	
May 2009	8	6	23	28	14	3	4	1	10	2	100	2.9	1.4	4.7	3.3	3.1	10	302	
June 2009	7	5	25	30	13	4	6	1	7	2	100	2.9	1.5	4.8	3.3	3.3	11	296	
July 2009	6	4	27	24	14	4	8	1	10	2	100	3.0	1.5	5.0	3.5	3.5	13	290	
August 2009	5	3	30	23	15	4	8	1	8	3	100	2.9	1.5	4.9	3.4	3.4	12	293	
September 2009	5	4	31	22	16	4	7	1	8	2	100	2.9	1.5	4.8	3.3	3.3	13	303	

REGION WEST

**TABLE 33
EXPECTED CHANGE IN PRICES DURING THE NEXT 5 YEARS
(Three Month Moving Averages)**

Date of Survey	Survey	Down	Same	PERCENT TO GO UP BY								DK Up	DK,NA	Total	PERCENTILES					Variance	Cases
				1-2	3-4	5	6-9	10-14	15+	Median	25th				75th	Rng	Mean				
October	2009	4	6	29	27	13	5	7	1	5	3	100	2.9	1.5	4.8	3.3	3.3	11	310		
November	2009	4	6	27	32	12	6	6	1	5	2	100	2.9	1.5	4.6	3.2	3.2	11	296		
December	2009	5	4	27	31	12	5	5	0	8	3	100	2.9	1.5	4.3	2.9	3.1	9	278		
January	2010	5	3	28	30	12	5	5	0	10	3	100	2.8	1.5	4.3	2.8	3.1	9	275		
February	2010	4	3	31	26	12	3	6	0	11	3	100	2.8	1.5	4.4	2.9	3.2	9	295		
March	2010	2	3	33	24	15	2	9	1	9	3	100	2.8	1.5	4.9	3.4	3.5	10	308		
April	2010	2	4	35	25	15	2	7	0	7	3	100	2.7	1.5	4.7	3.2	3.2	8	322		
May	2010	4	6	32	27	15	2	7	1	5	2	100	2.7	1.4	4.6	3.1	3.2	9	302		
June	2010	3	7	30	33	14	2	5	0	6	1	100	2.8	1.4	4.2	2.8	3.1	7	293		
July	2010	3	7	28	32	15	2	6	1	6	1	100	2.9	1.3	4.4	3.2	3.2	8	281		
August	2010	2	4	32	30	15	3	4	1	9	1	100	2.8	1.3	4.3	2.9	3.1	7	293		
September	2010	2	4	33	27	13	4	4	1	11	1	100	2.7	1.4	4.3	2.9	3.2	8	315		
October	2010	2	4	34	29	13	3	3	1	12	1	100	2.7	1.4	4.0	2.6	3.0	6	324		
November	2010	2	4	31	29	15	2	3	0	12	1	100	2.8	1.5	4.3	2.8	3.0	6	328		
December	2010	4	5	31	29	14	2	5	0	10	1	100	2.7	1.5	4.2	2.7	2.9	7	305		
January	2011	3	4	29	30	15	2	5	0	10	2	100	2.8	1.8	4.4	2.6	3.1	7	301		
February	2011	4	4	30	28	14	3	5	1	10	2	100	2.8	1.7	4.4	2.7	3.2	8	303		
March	2011	3	4	26	29	17	3	4	1	9	3	100	2.9	1.7	4.8	3.1	3.3	8	332		
April	2011	4	3	27	26	18	4	3	1	8	4	100	2.9	1.6	4.9	3.3	3.3	9	332		
May	2011	4	5	24	28	16	4	4	1	10	4	100	3.0	1.6	4.9	3.3	3.3	9	328		
June	2011	6	4	24	26	14	5	4	1	12	4	100	3.0	1.6	4.8	3.2	3.3	10	311		
July	2011	5	3	25	28	12	5	4	0	15	2	100	2.9	1.7	4.6	2.9	3.2	8	306		
August	2011	6	3	25	26	12	6	5	1	13	2	100	3.0	1.6	4.8	3.1	3.4	10	325		
September	2011	5	3	27	29	14	4	6	1	10	2	100	3.0	1.7	4.8	3.1	3.4	10	345		
October	2011	8	3	28	29	13	3	6	1	6	2	100	2.8	1.4	4.5	3.1	3.1	10	334		
November	2011	6	3	31	34	14	2	4	0	4	2	100	2.8	1.4	4.0	2.6	2.8	6	309		
December	2011	7	4	33	30	10	2	4	0	7	2	100	2.6	1.2	3.8	2.5	2.7	7	293		
January	2012	4	3	34	29	9	3	6	0	8	3	100	2.6	1.4	3.9	2.5	3.0	7	315		
February	2012	4	2	34	27	11	3	6	0	10	3	100	2.6	1.4	4.2	2.8	3.1	7	339		
March	2012	3	1	32	32	15	3	4	0	7	2	100	2.8	1.6	4.4	2.8	3.1	6	341		
April	2012	4	2	29	33	14	1	5	2	7	2	100	2.9	1.6	4.4	2.8	3.3	9	321		
May	2012	6	4	28	32	15	1	4	2	6	1	100	2.8	1.6	4.3	2.8	3.1	9	293		
June	2012	6	5	29	28	15	2	5	1	7	2	100	2.8	1.4	4.4	3.0	3.1	10	292		
July	2012	6	4	30	25	18	2	5	0	9	2	100	2.8	1.4	4.7	3.3	3.0	7	308		
August	2012	5	3	29	23	17	3	5	0	13	2	100	2.9	1.4	4.8	3.5	3.2	7	316		
September	2012	5	2	29	25	13	4	5	0	14	2	100	2.9	1.5	4.6	3.2	3.2	8	319		
October	2012	4	2	29	26	11	4	5	1	15	3	100	2.8	1.5	4.5	3.1	3.2	10	314		
November	2012	4	1	32	27	10	4	5	2	13	3	100	2.7	1.5	4.4	3.0	3.2	11	310		
December	2012	4	2	33	27	12	3	5	2	11	2	100	2.8	1.5	4.5	3.1	3.2	11	316		
January	2013	3	2	31	30	15	4	4	1	8	1	100	2.9	1.6	4.6	3.0	3.3	9	321		
February	2013	2	3	30	30	17	5	4	1	9	0	100	2.9	1.6	4.8	3.1	3.3	8	334		
March	2013	2	3	30	31	16	4	4	2	8	2	100	2.9	1.7	4.7	3.1	3.5	9	327		
April	2013	1	3	33	29	16	2	3	3	7	3	100	2.9	1.4	4.6	3.2	3.4	10	311		
May	2013	2	3	32	32	13	1	4	4	6	3	100	2.9	1.5	4.5	3.0	3.5	12	313		
June	2013	2	2	33	30	13	3	4	3	8	2	100	2.9	1.6	4.6	3.0	3.5	11	313		
July	2013	2	3	29	35	11	4	6	2	6	2	100	2.9	1.9	4.5	2.7	3.5	10	307		
August	2013	2	2	31	33	12	4	6	1	6	2	100	2.9	1.8	4.6	2.8	3.6	10	300		
September	2013	2	2	27	37	13	3	7	1	6	2	100	3.0	2.0	4.6	2.6	3.7	10	303		
October	2013	1	1	31	33	14	4	6	1	7	1	100	3.0	1.8	4.8	2.9	3.7	11	322		
November	2013	2	1	31	34	13	3	6	1	8	1	100	2.9	1.8	4.5	2.7	3.6	9	328		

REGION WEST

**TABLE 33
EXPECTED CHANGE IN PRICES DURING THE NEXT 5 YEARS
(Three Month Moving Averages)**

Date of Survey	Down	Same	PERCENT TO GO UP BY									Total	PERCENTILES					Variance	Cases
			1-2	3-4	5	6-9	10-14	15+	DK Up	DK,NA	Median		25th	75th	Rng	Mean			
December 2013	3	1	31	32	12	5	6	1	7	2	100	3.0	1.7	4.5	2.8	3.5	9	318	
January 2014	4	2	33	32	11	4	5	1	6	2	100	2.9	1.6	4.2	2.6	3.3	9	313	
February 2014	2	2	31	34	13	4	5	1	6	2	100	2.9	1.8	4.4	2.6	3.3	8	289	
March 2014	2	2	31	33	13	3	5	1	8	2	100	2.9	1.7	4.3	2.6	3.3	8	299	
April 2014	1	2	31	30	15	3	6	1	10	2	100	2.9	1.7	4.7	2.9	3.4	7	295	
May 2014	2	1	31	28	14	3	7	2	9	2	100	3.0	1.7	4.8	3.1	3.8	11	321	
June 2014	3	1	32	27	15	4	7	2	8	2	100	3.0	1.6	4.8	3.2	3.7	10	324	
July 2014	3	2	31	28	13	6	5	2	8	3	100	2.9	1.6	4.7	3.2	3.6	10	333	
August 2014	3	2	36	28	12	6	5	0	6	2	100	2.8	1.4	4.5	3.2	3.2	7	326	
September 2014	1	2	39	24	12	6	6	0	6	2	100	2.7	1.5	4.7	3.2	3.3	7	320	
October 2014	1	3	39	27	11	4	7	1	6	1	100	2.7	1.5	4.5	3.0	3.4	9	307	
November 2014	1	3	38	28	11	4	5	2	8	1	100	2.7	1.5	4.3	2.8	3.3	9	315	
December 2014	2	3	36	31	10	4	4	2	9	0	100	2.7	1.5	4.0	2.5	3.2	9	307	
January 2015	3	2	33	31	12	4	4	1	10	0	100	2.8	1.6	4.3	2.7	3.2	8	334	
February 2015	4	3	34	29	12	5	4	1	9	0	100	2.7	1.6	4.3	2.7	3.2	7	326	
March 2015	3	3	33	31	12	4	4	1	7	1	100	2.7	1.7	4.1	2.4	3.2	7	315	
April 2015	3	3	37	31	10	4	4	1	7	1	100	2.6	1.6	3.8	2.2	3.0	7	314	
May 2015	3	2	36	31	11	5	6	1	5	1	100	2.8	1.5	4.1	2.5	3.2	8	316	
June 2015	3	2	35	30	11	5	6	1	7	0	100	2.8	1.5	4.2	2.7	3.3	9	336	
July 2015	3	1	31	30	14	5	6	1	8	1	100	2.9	1.6	4.7	3.1	3.5	9	325	
August 2015	2	2	30	31	14	3	5	1	11	1	100	2.9	1.7	4.6	2.9	3.5	9	351	
September 2015	2	2	29	31	16	2	5	1	11	1	100	2.9	1.6	4.6	2.9	3.4	7	360	
October 2015	2	4	33	32	12	3	4	1	8	0	100	2.8	1.5	4.3	2.7	3.2	7	380	
November 2015	2	3	37	31	12	4	3	1	8	1	100	2.6	1.5	4.0	2.5	3.0	6	359	
December 2015	2	2	39	30	11	4	2	1	7	2	100	2.6	1.3	3.9	2.6	2.9	6	349	
January 2016	2	1	39	30	12	4	1	0	9	2	100	2.6	1.3	3.9	2.6	2.9	5	313	
February 2016	2	2	37	32	11	5	3	0	7	2	100	2.7	1.4	4.1	2.8	3.0	6	329	
March 2016	2	1	38	32	12	4	3	0	7	1	100	2.7	1.4	4.0	2.6	3.0	6	365	
April 2016	3	2	40	31	11	3	4	0	5	1	100	2.6	1.4	3.9	2.5	2.9	6	411	
May 2016	3	2	44	30	11	2	3	1	5	1	100	2.4	1.2	3.6	2.3	2.7	6	412	
June 2016	3	2	45	28	10	2	3	1	4	1	100	2.3	1.2	3.5	2.3	2.7	6	380	
July 2016	2	1	45	27	10	3	3	2	4	2	100	2.4	1.2	3.6	2.4	2.9	7	353	
August 2016	3	2	41	26	12	2	3	1	7	2	100	2.5	1.3	4.0	2.7	3.0	7	340	
September 2016	3	3	39	27	12	2	4	1	7	1	100	2.5	1.4	3.9	2.5	3.0	8	360	
October 2016	3	4	40	26	11	3	5	0	7	1	100	2.4	1.4	3.9	2.5	2.9	7	389	
November 2016	3	3	42	28	10	4	4	0	5	1	100	2.4	1.4	3.5	2.1	2.8	6	421	
December 2016	3	4	41	26	11	4	5	0	4	2	100	2.5	1.3	3.9	2.6	2.9	7	427	
January 2017	5	4	37	27	14	3	3	0	5	2	100	2.6	1.3	4.0	2.7	2.8	8	430	
February 2017	5	4	34	29	13	4	4	1	7	1	100	2.7	1.3	4.2	3.0	2.9	9	435	
March 2017	5	3	34	29	11	4	4	1	9	0	100	2.7	1.4	4.1	2.8	3.0	9	450	
April 2017	5	2	37	27	9	4	4	1	10	1	100	2.5	1.3	3.9	2.6	3.0	9	445	
May 2017	4	3	39	25	12	3	4	1	8	1	100	2.5	1.3	4.1	2.7	3.0	9	435	
June 2017	5	3	38	26	13	3	4	1	6	2	100	2.5	1.3	4.0	2.8	2.9	8	434	
July 2017	4	3	34	30	14	3	3	0	6	2	100	2.7	1.4	4.1	2.7	3.0	7	456	
August 2017	5	2	36	31	11	3	4	1	6	2	100	2.7	1.4	3.9	2.5	3.0	7	462	
September 2017	3	2	37	31	10	4	3	2	7	1	100	2.6	1.4	3.7	2.3	3.1	8	464	
October 2017	3	2	42	28	11	3	3	2	5	1	100	2.5	1.3	3.7	2.3	3.1	8	442	
November 2017	2	2	40	33	9	3	2	2	6	1	100	2.5	1.4	3.5	2.0	2.9	6	429	
December 2017	3	2	42	33	9	3	2	0	5	1	100	2.5	1.5	3.4	1.9	2.7	4	417	

REGION WEST

TABLE 33
EXPECTED CHANGE IN PRICES DURING THE NEXT 5 YEARS
(Three Month Moving Averages)

Date of Survey	Year	Down	Same	PERCENT TO GO UP BY								DK Up	DK,NA	Total	PERCENTILES					Variance	Cases
				1-2	3-4	5	6-9	10-14	15+	Median	25th				75th	Rng	Mean				
January	2018	3	2	40	35	9	3	1	0	6	1	100	2.5	1.5	3.3	1.8	2.7	4	418		
February	2018	2	2	41	32	10	3	1	1	6	2	100	2.5	1.4	3.4	2.0	2.7	6	434		
March	2018	2	2	42	31	10	3	1	1	6	2	100	2.5	1.3	3.4	2.1	2.7	6	436		
April	2018	2	2	40	30	10	3	3	0	7	3	100	2.5	1.3	3.5	2.2	2.8	6	432		
May	2018	2	2	41	28	10	3	4	0	7	2	100	2.5	1.3	3.6	2.3	2.9	6	422		
June	2018	2	3	36	28	10	3	4	1	10	2	100	2.6	1.4	3.8	2.5	3.1	8	416		
July	2018	3	3	40	24	11	3	3	1	10	1	100	2.4	1.3	3.8	2.6	2.9	8	409		
August	2018	4	2	36	24	13	4	3	2	12	1	100	2.6	1.4	4.2	2.8	3.1	8	412		
September	2018	4	3	36	26	14	3	3	1	9	1	100	2.6	1.5	4.2	2.7	3.0	7	422		
October	2018	4	3	35	29	12	4	4	1	7	1	100	2.7	1.6	4.3	2.6	3.1	8	417		
November	2018	3	3	36	32	10	3	4	1	7	1	100	2.7	1.6	3.8	2.2	3.0	6	420		
December	2018	4	3	38	32	8	3	3	1	7	1	100	2.6	1.4	3.6	2.1	2.8	6	411		
January	2019	4	2	38	35	8	3	2	1	6	1	100	2.6	1.5	3.5	2.0	2.8	5	417		
February	2019	4	1	40	34	9	3	3	0	5	1	100	2.6	1.4	3.6	2.2	2.8	5	411		
March	2019	3	1	40	34	10	2	3	1	4	2	100	2.6	1.5	3.7	2.1	2.8	5	424		
April	2019	3	1	41	32	9	2	4	1	5	3	100	2.5	1.4	3.6	2.0	2.8	6	437		
May	2019	3	1	37	34	11	2	3	0	6	3	100	2.7	1.5	3.7	2.1	2.9	5	450		
June	2019	3	1	40	33	11	1	4	0	6	2	100	2.6	1.5	3.6	2.1	2.9	5	449		
July	2019	3	2	35	33	11	3	3	1	6	2	100	2.7	1.5	4.0	2.4	3.1	7	449		
August	2019	4	2	36	32	9	4	4	1	6	2	100	2.7	1.5	3.8	2.3	3.0	8	443		
September	2019	6	2	33	33	10	4	4	1	6	2	100	2.7	1.5	4.0	2.5	3.0	9	427		
October	2019	6	3	37	30	9	3	5	0	5	1	100	2.5	1.3	3.6	2.4	2.8	8	424		
November	2019	5	3	40	28	10	3	5	1	4	1	100	2.5	1.3	3.8	2.5	2.8	8	445		
December	2019	4	3	43	28	9	3	6	0	4	2	100	2.4	1.3	3.6	2.3	2.8	7	466		
January	2020	3	3	41	30	10	3	5	1	4	2	100	2.5	1.3	3.7	2.3	2.8	8	463		
February	2020	3	3	38	31	10	3	4	1	5	2	100	2.6	1.4	3.8	2.4	3.0	8	440		
March	2020	3	4	36	31	11	3	3	1	7	2	100	2.6	1.4	3.8	2.4	2.9	8	437		
April	2020	3	5	37	29	11	4	3	1	7	1	100	2.6	1.4	3.8	2.4	3.0	7	436		
May	2020	4	5	35	31	9	4	3	1	7	0	100	2.6	1.4	3.6	2.1	2.9	8	450		
June	2020	6	5	33	30	8	4	3	1	9	1	100	2.6	1.5	3.6	2.1	2.9	9	439		
July	2020	7	3	32	29	10	3	3	1	11	1	100	2.6	1.5	3.8	2.3	2.8	9	431		
August	2020	6	2	33	29	13	4	3	1	9	1	100	2.6	1.5	4.1	2.6	2.8	7	419		
September	2020	5	3	33	28	16	4	4	0	7	1	100	2.7	1.6	4.6	3.0	3.0	7	419		
October	2020	4	4	34	29	13	4	4	1	5	1	100	2.7	1.5	4.3	2.8	3.1	7	451		
November	2020	3	5	36	25	14	2	5	0	8	2	100	2.6	1.4	4.2	2.8	3.0	7	455		
December	2020	3	3	34	29	12	2	4	1	9	2	100	2.6	1.4	4.1	2.6	3.0	7	460		
January	2021	3	2	32	27	15	3	4	1	12	1	100	2.8	1.7	4.5	2.8	3.2	7	448		
February	2021	3	2	32	28	12	4	4	2	12	0	100	2.8	1.6	4.4	2.8	3.2	8	450		
March	2021	3	3	32	27	11	5	5	2	13	1	100	2.7	1.7	4.5	2.8	3.3	9	442		
April	2021	3	3	33	29	12	4	4	2	10	1	100	2.8	1.6	4.4	2.9	3.3	9	456		
May	2021	4	3	28	29	14	4	4	2	11	1	100	2.9	1.6	4.6	3.0	3.3	9	464		
June	2021	5	3	27	28	16	4	5	1	9	2	100	3.0	1.6	4.8	3.2	3.4	9	465		
July	2021	5	2	26	24	16	6	5	2	11	3	100	3.1	1.7	5.0	3.2	3.7	11	437		
August	2021	4	1	29	22	15	7	6	3	9	4	100	3.0	1.8	5.1	3.3	3.9	14	414		
September	2021	5	2	29	21	15	7	6	3	11	2	100	3.0	1.8	5.1	3.3	4.0	14	432		
October	2021	6	3	27	23	14	5	9	3	8	3	100	3.0	1.6	5.1	3.5	3.9	16	442		
November	2021	6	4	25	24	14	5	9	2	9	2	100	3.0	1.6	5.2	3.6	3.9	15	451		
December	2021	7	3	24	25	12	6	10	2	8	3	100	3.0	1.5	5.2	3.7	3.9	16	424		
January	2022	8	3	23	25	11	6	9	2	9	3	100	3.0	1.6	5.2	3.6	3.8	15	410		
February	2022	10	3	24	25	11	6	7	2	8	4	100	2.9	1.4	4.9	3.5	3.4	15	394		

REGION WEST

**TABLE 33
EXPECTED CHANGE IN PRICES DURING THE NEXT 5 YEARS
(Three Month Moving Averages)**

Date of Survey	Down	Same	PERCENT TO GO UP BY									Total	PERCENTILES						Cases
			1-2	3-4	5	6-9	10-14	15+	DK Up	DK,NA	Median		25th	75th	Rng	Mean	Variance		
March 2022	8	5	23	24	14	6	6	2	9	4	100	3.0	1.5	4.8	3.3	3.4	15	415	
April 2022	10	5	20	22	18	6	5	4	7	3	100	3.2	1.5	5.0	3.6	3.9	26	431	
May 2022	9	6	17	21	20	8	7	5	5	3	100	3.5	1.6	5.3	3.8	4.4	31	430	
June 2022	14	5	15	21	18	7	6	7	4	3	100	3.4	1.1	5.3	4.1	4.3	37	418	
July 2022	14	6	17	22	17	7	5	6	3	4	100	3.2	1.0	5.2	4.2	4.0	39	407	
August 2022	15	7	17	25	13	5	4	6	3	4	100	2.9	0.8	4.8	4.0	3.7	41	403	
September 2022	13	8	18	24	13	5	6	5	3	4	100	2.9	0.9	4.9	4.0	3.8	38	401	
October 2022	13	7	18	25	12	5	8	5	4	4	100	2.9	1.0	4.9	3.9	3.8	35	418	
November 2022	14	7	16	24	13	7	8	4	4	3	100	3.1	1.1	5.3	4.2	3.9	32	431	
December 2022	13	6	17	27	12	8	6	4	5	2	100	3.1	1.2	5.1	4.0	4.1	49	433	
January 2023	12	8	19	28	11	7	5	5	4	1	100	3.0	1.1	5.0	3.9	4.1	48	423	
February 2023	10	8	21	28	11	5	5	5	5	2	100	2.9	1.3	4.8	3.6	4.4	69	416	
March 2023	10	7	22	26	13	5	4	6	4	3	100	2.9	1.3	4.9	3.6	4.2	55	426	
April 2023	9	5	23	24	15	6	4	6	3	4	100	3.0	1.4	5.0	3.6	4.5	66	445	
May 2023	9	5	23	24	16	6	4	7	4	4	100	3.1	1.4	5.1	3.7	4.4	51	458	
June 2023	9	6	19	28	15	5	4	6	4	3	100	3.2	1.4	5.0	3.6	4.4	48	449	
July 2023	9	5	18	30	14	5	5	5	5	4	100	3.2	1.5	5.0	3.5	4.1	34	410	
August 2023	8	5	19	31	14	5	6	5	3	3	100	3.2	1.5	5.0	3.5	4.2	38	397	
September 2023	8	5	21	31	13	5	5	4	4	3	100	3.0	1.4	4.8	3.4	3.9	35	419	
October 2023	11	6	19	30	14	5	5	4	4	3	100	3.0	1.1	4.8	3.7	3.9	41	420	
November 2023	11	7	17	31	14	5	6	3	4	3	100	3.0	1.2	4.8	3.5	3.8	42	444	
December 2023	13	7	18	29	13	5	6	3	3	3	100	2.9	1.1	4.9	3.8	3.8	48	422	
January 2024	10	5	23	31	12	5	6	3	3	2	100	2.9	1.4	4.7	3.4	3.6	35	422	
February 2024	10	5	23	29	13	4	5	4	3	3	100	2.9	1.4	4.7	3.4	3.6	34	391	
March 2024	8	3	24	33	14	3	6	4	3	2	100	3.0	1.7	4.8	3.0	4.0	37	414	
April 2024	9	3	22	31	12	4	7	6	3	2	100	3.0	1.8	5.1	3.3	4.6	53	461	
May 2024	9	4	21	31	9	6	8	6	4	2	100	3.0	1.7	5.3	3.6	4.7	54	570	