

EDUCATION HIGH SCHOOL OR LESS

TABLE 42

SELECTED REASONS FOR OPINIONS ABOUT BUYING CONDITIONS FOR HOUSES (Three Month Moving Averages)

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.

		GOOD TIME TO BUY						BAD TIME TO BUY				
		Prices Low; Good Buys	Prices Won't Come Down	Interest Rate Low	Borrow in Advance Rising Rates	Times Good Prosperity	Good Investment	Prices High	Interest Rates High; Credit Tight	Can't Afford To Buy	Uncertain Future	Bad Investment
<u>Date of Survey</u>		<u>Available</u>	<u>Down</u>	<u>Low</u>	<u>Rising Rates</u>	<u>Prosperity</u>	<u>Investment</u>	<u>High</u>	<u>Credit Tight</u>	<u>To Buy</u>	<u>Future</u>	<u>Investment</u>
June	1980	4	10	5	2	0	5	30	70	7	5	0
July	1980	4	11	9	3	0	4	30	65	8	6	0
August	1980	6	11	13	4	1	6	29	56	10	5	0
September	1980	6	13	12	7	1	7	29	51	12	4	0
October	1980	5	13	11	8	1	7	29	50	12	3	0
November	1980	4	15	7	8	0	6	29	56	11	4	0
December	1980	3	14	4	6	0	6	29	64	10	4	0
January	1981	2	13	2	5	0	5	31	72	9	4	0
February	1981	3	10	2	4	0	5	31	75	10	5	0
March	1981	3	8	2	3	0	5	33	74	10	6	0
April	1981	3	8	2	3	0	6	33	71	11	6	0
May	1981	2	8	3	3	1	5	31	71	10	5	0
June	1981	2	9	2	3	0	5	30	72	12	4	0
July	1981	3	9	2	3	0	5	29	74	11	3	0
August	1981	4	8	1	3	0	5	29	74	12	3	0
September	1981	4	8	2	3	0	5	29	77	11	4	0
October	1981	5	8	1	3	1	4	28	78	12	4	0
November	1981	4	8	1	2	1	3	28	82	12	4	0
December	1981	6	7	2	1	1	3	28	80	15	5	0
January	1982	6	6	4	2	0	4	29	78	18	6	0
February	1982	8	4	4	3	1	4	28	77	19	7	0
March	1982	8	5	3	3	0	4	26	76	19	7	0
April	1982	9	4	3	3	0	4	25	77	18	8	0
May	1982	10	5	3	2	0	4	25	75	19	8	0
June	1982	10	3	4	2	1	4	27	75	19	8	0
July	1982	9	4	3	2	1	3	25	78	19	8	0
August	1982	7	4	2	2	1	3	25	78	19	9	1
September	1982	8	5	6	2	0	3	24	73	21	7	0
October	1982	9	5	11	3	0	2	24	65	21	7	0
November	1982	11	5	18	3	0	2	21	57	23	7	0
December	1982	12	5	22	4	1	3	18	51	20	10	0
January	1983	12	5	25	4	1	3	18	46	19	11	0
February	1983	14	5	26	4	1	3	19	43	16	12	0
March	1983	15	6	27	4	1	2	20	40	18	10	0
April	1983	17	6	32	5	2	3	17	35	15	9	0
May	1983	18	7	39	6	3	3	15	29	15	7	0
June	1983	17	6	42	7	3	5	15	28	12	7	0
July	1983	15	7	39	7	4	5	18	30	13	6	0
August	1983	11	7	34	8	3	6	19	32	12	7	0
September	1983	13	8	30	8	3	5	20	32	12	7	1
October	1983	14	9	29	8	2	6	19	31	13	7	1
November	1983	14	9	27	9	2	5	18	31	14	7	0
December	1983	14	8	24	9	2	6	17	31	14	7	0

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SELECTED REASONS FOR OPINIONS ABOUT BUYING CONDITIONS FOR HOUSES
(Three Month Moving Averages)

Date of Survey		GOOD TIME TO BUY						BAD TIME TO BUY				
		Prices Low;	Prices	Interest	Borrow in	Times	Good	Prices	Interest	Can't	Uncertain	Bad
		Good Buys	Won't Come	Rate	Advance	Good						
Available	Down	Low	Rising Rates	Prosperity	Investment	High	Credit Tight	To Buy	Future	Investment		
January	1984	12	9	25	9	3	6	16	30	12	7	0
February	1984	12	8	27	8	4	6	17	27	11	6	0
March	1984	12	9	30	9	5	6	17	26	11	5	0
April	1984	12	9	29	13	5	5	15	24	10	4	0
May	1984	10	10	26	16	4	5	13	25	9	5	0
June	1984	9	10	23	15	4	6	14	27	9	4	0
July	1984	9	10	21	14	3	6	14	32	8	5	0
August	1984	10	9	19	13	3	5	16	37	9	5	0
September	1984	10	9	18	12	3	4	15	38	11	5	0
October	1984	11	9	19	10	2	3	17	37	11	4	0
November	1984	10	9	23	10	3	5	16	33	11	5	0
December	1984	11	9	26	7	3	4	15	32	11	5	0
January	1985	11	8	30	6	4	5	15	31	11	6	0
February	1985	12	8	29	5	4	6	17	30	12	4	0
March	1985	11	9	32	8	4	7	18	27	9	4	0
April	1985	11	9	28	11	4	6	18	25	10	4	0
May	1985	13	10	28	10	4	6	17	23	11	5	0
June	1985	13	9	32	8	4	6	16	22	12	5	0
July	1985	16	8	38	5	4	6	15	20	11	6	0
August	1985	17	7	44	4	4	6	14	18	9	5	0
September	1985	19	7	45	4	4	6	14	16	8	5	0
October	1985	18	8	43	5	3	6	16	16	8	4	0
November	1985	17	8	40	6	4	4	15	17	9	4	0
December	1985	17	9	38	7	4	4	15	18	8	4	0
January	1986	18	8	40	6	4	5	12	17	9	3	0
February	1986	19	8	45	5	5	5	13	15	8	3	0
March	1986	19	7	54	4	5	5	10	11	9	3	0
April	1986	18	7	62	4	5	3	9	8	8	2	0
May	1986	17	4	68	4	5	2	7	6	7	2	0
June	1986	17	4	70	4	5	2	7	6	7	2	0
July	1986	16	3	67	5	5	3	8	7	8	2	0
August	1986	16	4	66	6	5	4	8	8	9	2	1
September	1986	17	5	65	6	5	4	9	7	9	2	1
October	1986	18	5	66	5	3	4	9	6	9	2	0
November	1986	21	6	63	5	3	5	9	6	9	3	0
December	1986	20	5	61	5	2	5	8	6	8	4	0
January	1987	20	5	59	5	2	6	7	7	8	4	0
February	1987	18	6	59	5	1	5	7	8	9	3	0
March	1987	17	6	58	4	3	4	8	9	10	2	0
April	1987	17	7	55	5	4	5	9	8	9	3	0
May	1987	18	7	53	8	4	5	10	8	9	3	0
June	1987	19	8	46	12	3	4	11	10	8	4	0
July	1987	19	8	44	12	3	4	12	13	7	2	0
August	1987	19	9	39	11	3	4	14	13	7	3	0
September	1987	17	11	37	11	4	6	15	12	6	3	1
October	1987	16	10	32	14	4	5	16	13	8	4	0
November	1987	13	10	30	14	5	5	14	17	8	7	1
December	1987	14	8	30	14	5	5	13	18	10	8	1

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SELECTED REASONS FOR OPINIONS ABOUT BUYING CONDITIONS FOR HOUSES
(Three Month Moving Averages)

Date of Survey		GOOD TIME TO BUY						BAD TIME TO BUY				
		Prices Low; Good Buys Available	Prices Won't Come Down	Interest Rate Low	Borrow in Advance Rising Rates	Times Good Prosperity	Good Investment	Prices High	Interest Rates High; Credit Tight	Can't Afford To Buy	Uncertain Future	Bad Investment
January	1988	16	7	33	11	4	6	12	17	10	9	1
February	1988	18	6	34	10	4	5	13	15	11	6	1
March	1988	19	6	34	8	4	4	15	15	13	6	0
April	1988	18	7	34	8	5	4	15	13	12	6	0
May	1988	17	9	35	10	5	5	13	12	12	4	0
June	1988	15	11	35	12	6	5	11	11	8	3	0
July	1988	15	11	32	11	7	5	12	11	7	3	0
August	1988	16	11	29	13	6	5	12	12	5	3	0
September	1988	17	12	22	14	6	5	13	16	6	3	0
October	1988	17	12	21	16	4	7	14	17	7	2	0
November	1988	17	14	23	15	4	7	15	16	8	2	0
December	1988	14	12	24	17	4	8	15	15	7	3	0
January	1989	14	13	22	17	4	6	13	15	7	4	0
February	1989	14	11	19	17	5	5	13	15	7	4	0
March	1989	15	11	19	15	4	5	15	18	8	3	0
April	1989	13	13	17	16	4	5	17	21	10	4	0
May	1989	13	14	16	15	4	6	16	25	10	4	0
June	1989	13	15	16	14	4	6	15	26	9	3	0
July	1989	15	11	19	11	5	6	17	24	7	2	0
August	1989	14	10	21	8	4	5	19	21	8	2	0
September	1989	16	10	27	7	5	5	18	18	8	3	0
October	1989	19	10	29	6	4	5	17	17	10	2	1
November	1989	19	10	27	6	4	6	15	17	9	2	0
December	1989	17	10	23	6	4	6	15	19	9	3	1
January	1990	16	12	22	5	3	7	15	19	8	4	0
February	1990	15	11	22	5	3	6	17	19	9	4	1
March	1990	17	11	22	5	4	5	18	18	9	4	1
April	1990	18	11	22	6	5	6	17	19	9	3	1
May	1990	21	13	20	6	5	7	17	18	8	3	0
June	1990	21	12	19	7	4	8	17	18	8	4	0
July	1990	21	12	18	7	2	7	17	21	6	3	0
August	1990	20	12	19	7	2	5	19	22	8	5	1
September	1990	19	13	16	9	1	5	19	22	9	4	1
October	1990	20	11	12	8	1	5	20	22	11	9	1
November	1990	22	10	10	7	1	7	19	23	11	11	0
December	1990	26	7	12	5	1	5	17	21	13	13	0
January	1991	29	5	18	2	1	4	15	20	14	12	0
February	1991	30	4	24	2	1	2	12	17	15	13	0
March	1991	33	5	29	2	2	3	11	14	15	12	1
April	1991	34	5	33	2	2	2	11	12	17	9	1
May	1991	36	6	35	2	3	3	11	11	18	5	2
June	1991	32	7	36	2	2	4	11	12	18	5	1
July	1991	32	8	34	2	1	5	12	13	16	5	1
August	1991	30	9	32	2	2	5	12	14	15	6	1
September	1991	32	7	32	3	4	6	12	11	15	6	1
October	1991	30	7	35	3	3	7	10	10	16	7	1
November	1991	32	6	37	2	3	5	9	10	18	8	1
December	1991	29	6	40	1	2	4	11	10	18	11	1

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		GOOD TIME TO BUY						BAD TIME TO BUY				
		Prices Low;	Prices	Interest	Borrow in	Times		Interest		Can't		
		Good Buys	Won't Come	Rate	Advance	Good	Good	Prices	Rates High;	Afford	Uncertain	Bad
Date of Survey		Available	Down	Low	Rising Rates	Prosperity	Investment	High	Credit Tight	To Buy	Future	Investment
January	1992	31	5	46	1	2	4	10	8	16	11	0
February	1992	27	4	53	3	1	6	8	5	14	11	0
March	1992	27	3	55	3	0	5	6	5	14	10	1
April	1992	25	5	55	2	1	6	6	6	14	10	1
May	1992	26	6	52	2	2	6	6	7	15	9	1
June	1992	28	6	53	2	3	7	6	5	13	7	0
July	1992	27	4	53	2	2	6	9	7	14	7	0
August	1992	27	3	56	2	3	4	11	7	13	7	0
September	1992	25	2	57	2	2	3	11	8	14	8	0
October	1992	26	3	54	3	3	3	9	6	13	8	1
November	1992	26	3	52	4	3	3	8	6	14	8	0
December	1992	26	4	53	4	5	4	7	5	14	9	0
January	1993	28	5	54	6	5	4	6	4	13	8	0
February	1993	26	5	54	6	5	4	6	5	12	7	1
March	1993	26	5	59	7	5	5	5	5	10	6	1
April	1993	24	5	60	5	6	5	7	6	10	7	0
May	1993	26	5	61	4	6	4	7	5	10	7	0
June	1993	25	7	56	4	6	4	9	6	12	7	1
July	1993	24	7	58	4	6	4	7	6	11	6	1
August	1993	21	7	61	5	7	3	7	6	13	6	0
September	1993	20	6	63	5	7	3	5	7	13	7	0
October	1993	20	5	65	4	7	3	6	7	13	6	0
November	1993	19	4	64	3	7	3	7	6	12	6	0
December	1993	18	3	67	4	8	4	6	5	10	5	0
January	1994	18	3	67	4	9	4	6	3	9	4	0
February	1994	18	4	71	6	9	4	5	4	8	3	0
March	1994	18	5	65	11	11	4	5	4	7	2	1
April	1994	17	5	63	14	11	4	6	5	8	2	0
May	1994	17	4	53	18	9	5	7	5	8	3	0
June	1994	14	4	52	18	7	5	7	8	8	3	0
July	1994	13	6	48	19	7	5	8	9	9	2	0
August	1994	15	7	46	19	8	4	7	12	10	1	0
September	1994	17	8	43	20	8	4	8	12	10	2	0
October	1994	17	9	43	19	9	3	8	11	9	3	0
November	1994	13	8	41	20	10	3	9	11	9	5	0
December	1994	11	7	35	21	9	5	8	16	9	4	0
January	1995	11	8	29	24	7	4	9	19	9	4	0
February	1995	12	9	27	23	7	4	9	19	9	3	0
March	1995	13	9	29	20	7	5	9	18	10	3	0
April	1995	13	9	28	17	9	5	9	19	10	3	1
May	1995	13	9	30	15	10	7	9	19	11	3	1
June	1995	14	8	30	12	10	6	11	17	11	3	1
July	1995	14	7	38	9	8	7	10	13	10	3	0
August	1995	15	6	42	7	9	7	10	10	9	2	0
September	1995	17	7	45	7	9	7	10	8	9	2	0
October	1995	19	7	40	7	9	5	10	8	12	3	0
November	1995	19	8	40	6	9	5	10	9	13	3	0
December	1995	19	9	40	5	8	5	10	8	14	3	0

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SELECTED REASONS FOR OPINIONS ABOUT BUYING CONDITIONS FOR HOUSES
(Three Month Moving Averages)

Date of Survey	GOOD TIME TO BUY						BAD TIME TO BUY					
	Prices Low; Good Buys	Prices Won't Come	Interest Rate	Borrow in Advance	Times Good	Good	Prices	Interest Rates High; Credit Tight	Can't Afford	Uncertain Future	Bad Investment	
	Available	Down	Low	Rising Rates	Prosperity	Investment	High		To Buy			
January 1996	16	8	43	5	7	6	11	8	12	5	0	
February 1996	17	8	46	6	6	7	9	7	12	5	0	
March 1996	17	8	47	4	6	6	10	7	11	4	0	
April 1996	17	7	46	6	7	5	10	8	11	2	0	
May 1996	17	8	44	8	7	5	12	9	10	3	0	
June 1996	15	9	42	9	8	5	11	10	10	3	0	
July 1996	15	10	44	8	11	5	10	9	9	2	0	
August 1996	14	9	43	8	12	6	9	10	9	2	0	
September 1996	15	8	39	9	11	6	10	10	10	2	1	
October 1996	16	8	36	10	7	8	11	9	10	3	1	
November 1996	16	8	34	8	7	8	11	7	12	3	0	
December 1996	16	8	37	8	8	7	10	8	11	3	0	
January 1997	15	9	37	6	10	7	8	7	11	3	0	
February 1997	15	10	38	8	12	8	8	8	10	2	0	
March 1997	13	12	37	8	13	9	9	6	10	2	0	
April 1997	13	12	32	11	13	9	10	8	10	1	0	
May 1997	12	12	32	10	12	7	10	9	9	1	0	
June 1997	16	10	31	12	12	7	9	10	8	1	0	
July 1997	17	10	36	9	12	6	10	8	6	0	0	
August 1997	17	9	36	8	12	5	8	6	4	0	0	
September 1997	16	10	39	6	11	6	7	5	3	1	0	
October 1997	15	10	39	5	11	6	6	5	5	2	0	
November 1997	14	10	39	4	12	6	8	5	5	2	0	
December 1997	13	9	37	3	10	7	9	5	6	2	0	
January 1998	12	9	41	3	8	7	8	6	5	2	0	
February 1998	12	8	45	3	8	7	6	5	6	1	1	
March 1998	13	8	52	3	8	6	5	4	4	0	1	
April 1998	14	6	52	3	9	6	5	3	4	0	1	
May 1998	13	6	53	3	10	4	6	3	3	1	0	
June 1998	12	5	51	3	12	3	7	2	3	2	0	
July 1998	10	6	51	2	13	3	9	4	3	2	0	
August 1998	9	7	46	3	14	5	9	4	4	2	0	
September 1998	9	8	44	3	12	5	9	4	5	1	0	
October 1998	10	7	51	3	11	5	7	3	5	1	0	
November 1998	11	5	59	2	9	4	6	3	5	1	0	
December 1998	11	4	66	2	10	5	4	3	4	1	0	
January 1999	9	4	62	2	9	6	5	3	4	1	0	
February 1999	9	5	62	2	10	6	5	3	3	2	0	
March 1999	8	5	57	2	12	5	8	5	4	2	0	
April 1999	11	5	60	2	12	5	9	4	3	3	0	
May 1999	12	7	56	3	12	4	10	4	4	2	0	
June 1999	13	8	52	4	11	5	9	3	5	2	0	
July 1999	11	7	50	5	13	4	9	4	4	1	0	
August 1999	8	6	47	7	13	4	9	7	4	1	0	
September 1999	7	6	45	7	12	3	9	9	4	2	0	
October 1999	8	7	39	6	11	6	8	10	5	2	0	
November 1999	10	8	39	7	11	7	9	9	5	2	1	
December 1999	9	8	36	6	11	8	10	8	5	2	1	

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(Three Month Moving Averages)

Date of Survey		GOOD TIME TO BUY						BAD TIME TO BUY				
		Prices Low;	Prices	Interest	Borrow in	Times	Good	Interest		Can't	Uncertain	Bad
		Good Buys	Won't Come	Rate	Advance	Good		Prices	Rates High;	Afford		
Available	Down	Low	Rising Rates	Prosperity	Investment	High	Credit Tight	To Buy	Future	Investment		
January	2000	8	9	35	8	13	6	9	9	4	2	0
February	2000	7	10	32	9	13	6	9	9	3	1	0
March	2000	8	10	31	11	14	6	8	12	3	1	0
April	2000	9	12	29	13	13	6	8	11	4	0	0
May	2000	9	10	25	13	13	5	10	14	4	1	0
June	2000	7	10	22	12	11	5	12	14	5	2	0
July	2000	7	9	22	10	10	6	15	16	3	2	0
August	2000	8	9	24	9	10	7	15	14	3	1	0
September	2000	9	9	27	9	11	8	15	11	4	1	0
October	2000	8	8	26	10	10	7	16	9	6	1	0
November	2000	7	9	26	10	10	7	14	9	7	2	0
December	2000	7	7	25	8	10	6	12	10	6	2	0
January	2001	8	7	28	7	11	5	9	10	5	2	1
February	2001	7	7	34	5	10	4	9	10	7	2	1
March	2001	7	7	41	3	8	3	7	9	8	2	1
April	2001	7	5	47	2	6	3	9	9	8	3	0
May	2001	8	5	49	2	5	3	8	9	9	3	0
June	2001	7	5	53	3	3	3	9	7	9	3	0
July	2001	8	6	52	3	5	3	9	6	9	2	0
August	2001	10	5	55	3	8	4	10	5	8	1	0
September	2001	12	5	49	3	8	5	10	3	9	5	0
October	2001	12	3	53	2	6	4	7	2	9	8	0
November	2001	15	2	53	1	2	4	5	2	9	12	0
December	2001	15	1	61	1	1	4	4	2	8	9	0
January	2002	14	1	61	1	2	4	5	2	9	9	0
February	2002	12	3	62	1	3	5	5	3	11	6	0
March	2002	12	4	60	2	3	4	5	3	12	6	1
April	2002	13	5	57	3	3	4	6	4	13	5	1
May	2002	11	5	57	4	4	4	7	4	11	4	0
June	2002	10	6	53	4	4	5	7	5	10	4	0
July	2002	10	5	54	3	4	6	8	5	10	2	0
August	2002	10	5	55	4	4	6	8	5	11	2	0
September	2002	11	3	58	3	4	5	8	4	10	2	0
October	2002	10	3	59	2	3	6	7	3	9	4	0
November	2002	11	2	56	2	3	7	9	4	10	5	0
December	2002	12	2	58	3	2	7	8	5	9	6	0
January	2003	11	3	58	3	3	8	7	5	11	5	0
February	2003	11	4	61	4	3	7	5	4	9	6	0
March	2003	9	3	59	3	3	5	7	5	11	6	0
April	2003	11	3	60	3	2	3	7	5	10	6	0
May	2003	12	3	63	2	3	4	7	4	10	5	0
June	2003	12	4	66	1	3	6	8	3	9	3	0
July	2003	12	4	67	1	3	7	8	2	8	3	0
August	2003	11	4	67	3	4	5	8	3	9	3	0
September	2003	10	5	63	6	4	4	8	5	8	3	0
October	2003	10	5	62	7	3	4	8	6	9	4	0
November	2003	10	5	60	5	2	5	8	5	9	3	0
December	2003	12	4	60	5	3	5	9	5	10	3	0

EDUCATION HIGH SCHOOL OR LESS

TABLE 42

SELECTED REASONS FOR OPINIONS ABOUT BUYING CONDITIONS FOR HOUSES
(Three Month Moving Averages)

Date of Survey		GOOD TIME TO BUY						BAD TIME TO BUY				
		Prices Low; Good Buys	Prices Won't Come	Interest Rate	Borrow in Advance	Times Good	Good	Prices	Interest Rates High; Credit Tight	Can't Afford	Uncertain Future	Bad Investment
		Available	Down	Low	Rising Rates	Prosperity	Investment	High		To Buy		
January	2004	11	4	59	5	4	6	9	4	9	2	0
February	2004	11	4	56	6	5	6	12	6	11	3	0
March	2004	8	5	56	4	4	5	12	5	11	4	0
April	2004	7	5	55	4	4	6	11	6	12	5	0
May	2004	6	6	53	8	3	6	10	6	11	4	0
June	2004	7	6	53	11	4	7	11	6	9	3	0
July	2004	7	6	51	11	4	7	12	8	9	2	0
August	2004	8	6	54	9	4	6	12	8	10	2	0
September	2004	8	6	52	10	5	6	12	8	10	1	1
October	2004	8	5	55	11	4	5	12	7	10	2	1
November	2004	7	7	53	11	6	6	13	7	8	3	1
December	2004	8	8	48	9	6	8	13	5	7	3	0
January	2005	8	9	45	10	8	8	11	6	7	3	0
February	2005	9	8	45	9	7	7	12	6	8	2	0
March	2005	7	10	46	10	6	5	14	7	8	2	0
April	2005	7	11	44	11	5	5	15	7	9	2	0
May	2005	7	13	42	13	6	6	13	7	8	2	0
June	2005	8	12	42	13	6	7	12	6	8	2	0
July	2005	7	12	40	11	7	8	13	6	7	1	0
August	2005	8	13	39	8	6	8	15	6	9	2	0
September	2005	7	12	38	7	6	8	19	6	10	2	0
October	2005	7	12	35	8	4	8	23	7	12	2	0
November	2005	8	11	33	10	3	8	23	9	14	3	1
December	2005	7	9	31	13	4	7	22	11	14	3	0
January	2006	8	10	29	13	6	8	20	12	15	2	0
February	2006	8	10	26	12	6	7	22	12	14	2	0
March	2006	11	10	24	9	5	8	25	11	13	2	0
April	2006	11	9	24	8	5	7	24	11	12	4	1
May	2006	12	7	23	7	5	8	25	13	12	3	1
June	2006	11	8	22	9	6	7	23	16	13	3	0
July	2006	12	8	19	9	6	7	26	16	14	3	0
August	2006	14	8	17	11	6	8	23	17	16	2	0
September	2006	17	7	16	10	5	7	23	18	16	3	1
October	2006	23	7	18	9	4	7	21	17	16	3	1
November	2006	28	5	21	6	4	6	21	15	15	4	1
December	2006	32	5	22	4	4	6	20	14	16	4	0
January	2007	30	6	23	4	3	5	17	13	16	4	1
February	2007	27	7	21	6	5	5	17	13	16	3	0
March	2007	24	8	22	6	5	5	16	11	15	2	1
April	2007	26	6	21	6	5	5	16	14	18	2	0
May	2007	27	6	21	6	3	4	17	15	17	1	1
June	2007	31	4	23	5	4	5	17	15	18	1	0
July	2007	30	6	22	5	4	4	19	14	19	1	0
August	2007	30	4	21	6	3	5	17	17	21	3	1
September	2007	29	4	16	5	2	4	17	23	22	3	1
October	2007	31	2	14	5	2	4	15	26	22	4	1
November	2007	33	3	13	3	1	4	17	23	23	4	0
December	2007	36	2	14	2	1	4	15	19	24	3	0

EDUCATION HIGH SCHOOL OR LESS

TABLE 42

SELECTED REASONS FOR OPINIONS ABOUT BUYING CONDITIONS FOR HOUSES
(Three Month Moving Averages)

Date of Survey	GOOD TIME TO BUY							BAD TIME TO BUY				
	Prices Low; Good Buys	Prices Won't Come	Interest Rate	Borrow in Advance	Times Good	Good	Good	Interest Rates High; Credit Tight	Can't Afford	Uncertain Future	Bad Investment	
	Available	Down	Low	Rising Rates	Prosperity	Investment	High	To Buy	Future	Investment		
January 2008	37	2	16	1	1	2	15	18	25	3	1	
February 2008	38	1	19	2	1	2	11	17	25	3	1	
March 2008	37	1	19	1	1	3	12	20	26	3	1	
April 2008	37	0	21	1	0	3	11	19	26	3	2	
May 2008	37	1	19	0	0	3	10	20	30	4	2	
June 2008	40	2	21	1	0	2	9	16	29	5	2	
July 2008	42	2	18	1	1	2	12	15	31	5	1	
August 2008	46	2	19	0	1	2	10	13	30	6	1	
September 2008	46	2	17	0	1	2	8	14	31	6	1	
October 2008	46	1	17	1	1	2	6	19	28	8	1	
November 2008	47	1	17	1	2	3	7	22	25	7	2	
December 2008	48	1	16	1	2	2	7	24	24	8	2	
January 2009	46	1	19	0	2	2	6	19	26	9	1	
February 2009	48	1	23	0	1	2	4	16	26	10	1	
March 2009	50	1	24	0	0	1	4	15	27	10	1	
April 2009	55	1	26	0	0	2	4	13	24	8	1	
May 2009	57	1	25	0	1	2	4	12	24	8	0	
June 2009	59	1	32	0	1	2	3	8	21	7	0	
July 2009	57	2	30	0	1	1	3	9	21	8	0	
August 2009	54	2	30	0	1	1	3	8	22	9	0	
September 2009	52	2	25	0	1	1	3	9	23	9	1	
October 2009	52	2	25	0	2	2	4	9	22	9	1	
November 2009	51	2	28	0	1	2	3	11	21	8	1	
December 2009	51	2	29	0	1	3	5	13	20	8	0	
January 2010	51	3	28	0	1	2	4	10	22	7	0	
February 2010	51	3	28	0	1	2	4	10	24	6	1	
March 2010	51	3	27	0	1	2	2	9	22	7	2	
April 2010	52	2	28	1	2	2	3	10	21	7	1	
May 2010	54	2	26	1	2	2	5	9	19	6	2	
June 2010	51	2	28	1	3	2	5	7	22	5	1	
July 2010	50	2	30	0	3	2	5	7	22	7	1	
August 2010	49	2	32	1	2	2	4	7	23	8	1	
September 2010	48	3	35	1	2	1	4	8	24	9	0	
October 2010	48	2	34	1	2	2	4	7	23	9	0	
November 2010	48	3	35	1	2	2	4	10	23	8	1	
December 2010	49	3	31	0	1	3	5	13	24	6	1	
January 2011	52	3	32	0	0	3	5	12	25	4	2	
February 2011	53	3	28	1	0	2	5	10	27	4	1	
March 2011	52	3	28	0	1	1	5	10	25	6	1	
April 2011	52	3	28	1	2	1	5	11	26	7	0	
May 2011	49	3	29	1	2	1	6	13	24	7	1	
June 2011	51	2	27	1	2	1	6	12	24	7	2	
July 2011	48	2	27	1	0	2	5	12	27	6	2	
August 2011	50	1	27	0	0	2	6	13	29	6	1	
September 2011	50	1	27	1	0	3	6	12	29	6	1	
October 2011	51	2	28	1	0	2	6	15	28	7	2	
November 2011	50	2	30	1	1	2	5	14	27	7	2	
December 2011	49	1	33	0	1	3	4	14	27	6	2	

EDUCATION HIGH SCHOOL OR LESS

TABLE 42

SELECTED REASONS FOR OPINIONS ABOUT BUYING CONDITIONS FOR HOUSES
(Three Month Moving Averages)

Date of Survey		GOOD TIME TO BUY						BAD TIME TO BUY				
		Prices Low;	Prices	Interest	Borrow in	Times	Good	Interest		Can't	Uncertain	Bad
		Good Buys	Won't Come	Rate	Advance	Good		Prices	Rates High;	Afford		
Available	Down	Low	Rising Rates	Prosperity	Investment	High	Credit Tight	To Buy	Future	Investment		
January	2012	49	1	31	1	2	2	5	12	25	7	1
February	2012	50	1	30	0	1	2	4	12	24	7	2
March	2012	48	1	30	0	2	2	5	11	23	8	1
April	2012	45	1	33	0	2	2	5	13	22	7	2
May	2012	45	1	36	0	3	3	5	11	21	7	1
June	2012	48	2	39	1	3	3	6	10	19	6	1
July	2012	49	2	38	1	2	4	6	9	19	7	1
August	2012	50	2	38	0	2	3	6	10	18	8	1
September	2012	49	3	38	0	5	3	5	12	16	8	1
October	2012	48	4	39	1	6	3	4	13	18	8	0
November	2012	47	4	37	1	5	3	4	11	20	8	1
December	2012	45	4	37	1	5	4	4	9	21	7	1
January	2013	46	4	39	1	7	4	4	7	19	7	1
February	2013	43	5	39	2	7	3	5	9	21	5	0
March	2013	45	6	39	1	5	3	6	9	22	5	1
April	2013	43	6	41	2	5	3	8	9	19	5	1
May	2013	40	7	41	1	8	3	7	7	16	5	2
June	2013	35	9	41	4	10	3	7	7	14	5	1
July	2013	35	9	37	7	10	2	6	8	17	3	1
August	2013	35	9	36	7	9	2	9	9	16	4	1
September	2013	33	6	35	6	7	4	9	10	19	4	1
October	2013	30	7	34	5	7	6	10	10	18	4	1
November	2013	32	4	35	5	7	6	8	10	22	4	1
December	2013	36	4	35	5	7	4	8	10	21	6	1
January	2014	38	3	34	6	7	3	9	11	23	5	0
February	2014	36	4	34	6	7	3	9	11	22	6	1
March	2014	35	5	32	6	7	3	10	10	23	6	1
April	2014	33	4	34	5	8	4	9	7	21	7	2
May	2014	35	5	31	4	7	4	10	9	21	7	1
June	2014	32	6	33	4	8	4	9	8	18	6	2
July	2014	33	7	33	4	8	5	10	9	18	4	2
August	2014	32	6	36	3	9	7	8	8	17	3	2
September	2014	30	6	35	2	11	6	9	10	21	4	1
October	2014	32	7	32	2	12	6	9	9	20	5	1
November	2014	30	9	32	2	13	6	8	8	17	7	1
December	2014	35	9	33	3	14	8	6	7	11	7	1
January	2015	34	9	42	3	15	6	6	5	10	5	1
February	2015	36	8	41	3	13	6	7	5	12	5	1
March	2015	32	7	41	3	12	5	9	6	15	5	1
April	2015	29	8	34	4	12	5	10	8	15	5	1
May	2015	27	7	35	3	13	5	10	8	15	4	0
June	2015	27	7	32	4	14	5	9	7	15	4	0
July	2015	30	7	31	4	12	5	7	6	17	5	1
August	2015	28	8	31	5	12	5	7	6	16	5	1
September	2015	28	10	31	7	11	7	8	6	15	6	1
October	2015	23	10	32	7	13	7	10	8	15	6	1
November	2015	24	9	32	6	14	5	12	10	16	6	2
December	2015	24	7	34	5	13	5	13	10	16	4	1

EDUCATION HIGH SCHOOL OR LESS

TABLE 42

SELECTED REASONS FOR OPINIONS ABOUT BUYING CONDITIONS FOR HOUSES
(Three Month Moving Averages)

Date of Survey		GOOD TIME TO BUY						BAD TIME TO BUY				
		Prices Low; Good Buys	Prices Won't Come	Interest Rate	Borrow in Advance	Times Good	Good	Prices	Interest Rates High; Credit Tight	Can't Afford	Uncertain Future	Bad Investment
		Available	Down	Low	Rising Rates	Prosperity	Investment	High		To Buy		
January	2016	27	6	38	5	14	6	12	9	16	4	1
February	2016	28	6	42	7	13	6	10	8	14	3	0
March	2016	26	7	42	8	13	8	9	7	12	4	0
April	2016	25	9	38	7	12	7	10	7	10	7	0
May	2016	26	12	31	6	12	6	12	6	11	8	0
June	2016	28	10	29	5	13	6	12	5	13	8	1
July	2016	27	9	32	5	14	5	13	5	14	7	1
August	2016	25	7	39	4	14	6	11	5	14	6	1
September	2016	22	8	41	4	15	6	11	4	12	6	1
October	2016	21	7	38	4	12	8	10	4	13	6	1
November	2016	18	7	32	5	11	9	11	6	15	6	1
December	2016	19	5	29	6	11	7	14	8	17	7	1
January	2017	19	8	27	9	12	8	14	8	16	6	1
February	2017	23	9	29	10	12	8	13	7	13	5	1
March	2017	20	11	27	11	12	8	12	7	13	4	0
April	2017	18	11	27	9	13	9	14	6	12	5	0
May	2017	15	11	23	9	15	9	15	6	13	7	0
June	2017	15	11	26	6	15	10	15	6	12	7	0
July	2017	15	13	27	7	14	7	13	6	13	7	0
August	2017	16	15	30	6	13	8	16	7	14	5	0
September	2017	17	14	27	6	14	8	18	9	16	4	0
October	2017	16	12	28	5	14	8	17	9	15	4	0
November	2017	16	10	26	5	16	7	15	9	14	5	0
December	2017	17	12	30	5	16	5	14	7	13	5	0
January	2018	20	11	27	5	17	4	16	8	14	7	1
February	2018	18	11	27	6	17	4	17	10	12	5	1
March	2018	15	10	23	9	17	6	14	10	11	6	1
April	2018	13	10	24	12	17	7	14	11	10	4	1
May	2018	12	10	22	11	16	7	18	10	9	5	1
June	2018	16	13	23	11	17	7	20	11	9	3	1
July	2018	16	13	21	9	18	9	21	12	9	2	0
August	2018	18	12	20	9	18	10	19	12	9	3	0
September	2018	15	10	20	9	21	11	19	11	10	4	0
October	2018	14	10	19	12	22	10	16	8	10	4	1
November	2018	16	9	19	14	22	9	15	7	12	2	1
December	2018	17	10	17	12	19	9	16	7	10	3	1
January	2019	18	9	18	9	18	9	20	8	13	3	0
February	2019	16	9	21	7	18	9	21	9	12	4	0
March	2019	18	7	25	7	18	8	17	9	14	3	0
April	2019	18	7	27	6	21	9	18	9	12	2	1
May	2019	16	8	26	5	19	9	16	10	14	3	1
June	2019	13	9	24	3	23	12	17	10	13	3	1
July	2019	15	9	25	3	21	9	16	9	12	5	1
August	2019	13	6	26	2	22	11	17	10	9	6	2
September	2019	13	4	25	3	23	11	18	9	8	7	2
October	2019	11	8	26	3	23	12	18	8	7	6	1
November	2019	12	9	30	3	24	11	20	6	8	5	1
December	2019	13	8	32	2	22	9	19	7	7	5	1

EDUCATION HIGH SCHOOL OR LESS

TABLE 42

SELECTED REASONS FOR OPINIONS ABOUT BUYING CONDITIONS FOR HOUSES
(Three Month Moving Averages)

Date of Survey		GOOD TIME TO BUY						BAD TIME TO BUY				
		Prices Low;	Prices	Interest	Borrow in	Times	Good	Prices	Interest	Can't	Uncertain	Bad
		Good Buys	Won't Come	Rate	Advance	Good						
Available	Down	Low	Rising Rates	Prosperity	Investment	High	Credit Tight	To Buy	Future	Investment		
January	2020	16	5	32	2	24	9	19	8	7	4	1
February	2020	17	5	27	2	26	8	19	9	8	4	0
March	2020	19	6	29	1	23	9	18	8	11	4	1
April	2020	18	4	26	1	15	7	17	9	19	10	1
May	2020	23	3	27	0	8	7	12	9	26	12	1
June	2020	24	2	27	1	6	5	10	9	31	16	1
July	2020	28	2	31	1	8	5	10	7	29	13	1
August	2020	22	2	34	2	7	5	12	5	26	14	1
September	2020	19	2	36	1	7	7	13	3	25	11	0
October	2020	18	2	38	1	6	8	13	4	24	9	0
November	2020	20	2	39	0	9	9	12	4	21	7	0
December	2020	19	3	39	1	9	6	15	4	23	6	0
January	2021	15	4	37	1	10	7	16	4	24	8	0
February	2021	14	5	35	2	8	5	21	7	24	9	0
March	2021	15	5	32	3	8	5	20	7	21	10	0
April	2021	16	7	29	4	6	2	25	7	21	9	0
May	2021	14	9	25	4	8	3	30	6	21	6	0
June	2021	11	9	21	3	9	3	41	6	20	4	0
July	2021	9	8	17	2	10	5	46	7	18	4	1
August	2021	9	6	17	1	6	5	52	9	17	6	1
September	2021	8	6	16	1	6	5	53	10	15	8	1
October	2021	8	4	18	1	6	6	52	11	15	8	1
November	2021	5	4	16	1	7	5	54	12	16	8	1
December	2021	5	5	18	1	7	5	57	12	15	6	2
January	2022	5	7	15	0	8	6	58	11	14	6	2
February	2022	7	8	16	4	8	6	55	11	13	6	2
March	2022	6	7	13	5	7	8	54	12	13	9	1
April	2022	5	8	15	6	4	7	55	14	16	8	1
May	2022	4	8	10	3	5	7	60	16	14	7	2
June	2022	3	8	8	3	4	5	60	24	15	4	2
July	2022	3	7	5	3	5	4	63	33	14	5	2
August	2022	3	6	5	4	4	5	59	39	16	5	1
September	2022	3	4	5	4	4	6	57	36	19	3	1
October	2022	4	4	5	4	3	5	54	39	19	3	1
November	2022	5	5	3	4	2	4	52	41	21	4	2
December	2022	6	4	3	3	2	5	50	49	19	7	1
January	2023	6	4	2	3	1	5	50	50	20	6	2
February	2023	7	6	3	3	2	5	48	47	20	7	1
March	2023	6	7	3	3	4	3	47	46	23	5	0
April	2023	7	7	4	2	5	4	45	44	24	5	0
May	2023	6	7	3	2	5	5	47	45	23	4	2
June	2023	6	6	2	3	3	5	49	43	22	5	2
July	2023	6	6	2	2	3	5	50	43	21	5	2
August	2023	6	6	2	2	3	4	49	46	20	5	1
September	2023	5	7	3	2	3	4	48	46	18	4	1
October	2023	3	8	2	2	3	4	50	49	18	4	1
November	2023	2	8	1	2	2	4	51	54	19	3	1
December	2023	2	7	1	2	1	5	53	58	18	3	1

EDUCATION HIGH SCHOOL OR LESS

TABLE 42

**SELECTED REASONS FOR OPINIONS ABOUT BUYING CONDITIONS FOR HOUSES
(Three Month Moving Averages)**

		GOOD TIME TO BUY						BAD TIME TO BUY				
		Prices Low; Good Buys Available	Prices Won't Come Down	Interest Rate Low	Borrow in Advance Rising Rates	Times Good Prosperity	Good Investment	Prices High	Interest Rates High; Credit Tight	Can't Afford To Buy	Uncertain Future	Bad Investment
January	2024	3	6	2	3	1	5	50	54	16	3	0
February	2024	4	5	5	3	3	4	50	51	14	2	1
March	2024	4	6	6	2	4	4	50	47	17	3	0
April	2024	5	5	6	1	4	4	55	50	17	2	1
May	2024	4	4	3	1	3	4	57	52	18	3	0
June	2024	4	2	2	1	2	4	57	54	18	3	0
July	2024	3	1	1	0	1	2	54	52	15	4	0
August	2024	3	1	2	0	0	1	45	51	14	4	0
September	2024	4	2	2	0	0	0	40	47	11	3	0
October	2024	3	3	6	1	0	1	36	47	13	2	0