

EDUCATION SOME COLLEGE

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				
<u>Date of Survey</u>		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
		<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	5	11	5	3	0	8	30	79	5	2	1
July	1980	9	11	14	7	0	7	29	66	5	4	1
August	1980	12	15	21	10	0	7	28	52	5	5	1
September	1980	11	17	22	13	0	9	30	44	6	4	2
October	1980	7	21	16	12	0	9	26	50	6	3	1
November	1980	4	20	9	12	0	9	27	62	5	2	1
December	1980	4	15	5	9	0	9	23	71	5	3	0
January	1981	4	12	3	6	0	11	24	76	5	3	1
February	1981	5	11	3	5	0	15	25	76	6	3	1
March	1981	4	13	3	4	0	14	27	75	6	3	1
April	1981	6	16	3	6	0	11	26	70	7	3	1
May	1981	7	15	3	6	0	7	28	69	6	3	1
June	1981	7	13	2	5	0	7	28	70	7	2	2
July	1981	5	10	2	5	0	7	32	73	7	2	1
August	1981	4	11	2	5	0	6	26	76	7	1	1
September	1981	5	10	4	6	0	5	27	76	9	1	1
October	1981	7	11	4	6	1	4	24	77	9	2	1
November	1981	8	8	4	4	1	5	27	79	10	3	1
December	1981	11	8	4	3	1	5	26	83	9	4	0
January	1982	14	7	5	2	0	6	23	83	12	4	0
February	1982	14	7	7	3	1	7	22	77	12	5	0
March	1982	15	6	5	2	0	7	22	77	12	6	0
April	1982	14	5	4	2	1	6	24	78	11	7	0
May	1982	18	4	5	2	1	6	24	75	13	7	0
June	1982	17	4	5	3	1	7	23	70	14	7	0
July	1982	17	4	5	4	0	7	21	72	15	7	0
August	1982	17	5	5	4	0	6	20	75	14	7	0
September	1982	15	6	10	4	0	5	22	75	13	7	0
October	1982	17	6	15	4	0	4	24	70	11	5	0
November	1982	16	6	21	4	1	5	22	60	11	6	0
December	1982	22	5	24	3	1	5	19	47	11	6	0
January	1983	24	6	30	3	1	6	15	40	10	7	0
February	1983	28	5	39	4	1	6	14	37	8	7	0
March	1983	29	7	44	4	1	5	12	39	8	7	0
April	1983	29	7	51	6	2	6	12	31	6	7	0
May	1983	27	7	51	7	2	5	12	28	6	5	0
June	1983	27	8	52	10	3	6	12	22	4	3	0
July	1983	25	7	52	11	4	7	12	22	4	3	0
August	1983	24	9	47	13	5	8	11	22	5	3	1
September	1983	23	8	44	12	4	8	10	24	5	3	1
October	1983	25	9	36	13	4	9	11	27	5	4	1
November	1983	25	10	36	11	3	7	16	27	4	3	0
December	1983	23	9	35	10	3	8	16	26	3	4	1
January	1984	20	11	38	10	2	8	15	23	4	3	1
February	1984	23	9	41	10	5	8	11	19	4	3	1
March	1984	21	9	44	12	5	9	11	17	4	2	0

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(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
April	1984	21	8	40	19	5	8	11	17	3	1	0
May	1984	18	9	33	22	2	6	13	23	4	3	0
June	1984	18	9	22	24	2	6	13	29	5	4	0
July	1984	18	10	22	19	2	6	11	35	6	4	0
August	1984	16	10	23	14	3	7	12	40	5	3	0
September	1984	16	11	28	11	3	7	14	41	4	2	0
October	1984	15	8	28	10	3	7	18	41	3	2	0
November	1984	16	7	30	11	2	7	17	38	4	2	0
December	1984	17	7	33	10	2	6	14	37	4	2	0
January	1985	16	6	40	10	3	7	10	33	4	3	0
February	1985	18	6	45	7	3	6	11	25	6	3	0
March	1985	18	5	46	7	4	5	11	22	7	2	0
April	1985	21	7	43	9	4	5	13	20	7	1	0
May	1985	20	6	42	10	6	7	13	22	6	3	0
June	1985	21	7	47	10	6	7	13	19	5	4	0
July	1985	21	6	54	6	7	6	11	17	4	4	0
August	1985	25	5	56	4	5	5	11	15	4	2	0
September	1985	27	5	57	3	4	4	10	16	4	2	0
October	1985	29	4	57	3	3	5	10	16	4	3	1
November	1985	28	5	59	6	4	6	8	15	4	3	1
December	1985	25	7	56	6	5	6	10	15	4	3	1
January	1986	24	9	53	7	5	5	10	18	6	2	0
February	1986	26	7	58	5	6	4	10	15	6	2	0
March	1986	30	6	68	4	4	5	7	10	7	2	0
April	1986	30	4	77	3	5	4	6	5	4	2	0
May	1986	28	4	80	4	3	4	5	3	3	2	0
June	1986	25	3	82	4	4	3	6	2	2	2	0
July	1986	24	4	79	6	4	3	6	3	2	1	0
August	1986	26	4	79	6	4	4	8	4	1	1	1
September	1986	31	4	79	6	4	4	10	5	2	0	1
October	1986	30	4	78	6	4	6	10	5	3	0	1
November	1986	31	6	76	6	3	6	8	5	5	1	0
December	1986	26	6	75	7	3	6	6	5	5	1	0
January	1987	28	7	74	5	2	4	7	6	5	1	0
February	1987	27	6	76	5	2	4	7	6	4	2	0
March	1987	26	8	74	4	3	3	9	6	4	1	0
April	1987	25	9	75	5	2	6	6	5	2	2	0
May	1987	24	11	65	10	3	7	7	6	1	1	0
June	1987	26	9	58	15	2	8	4	7	1	2	0
July	1987	25	9	49	17	4	8	6	10	1	1	0
August	1987	26	6	49	16	3	8	7	11	2	1	0
September	1987	25	9	44	15	3	7	9	13	2	1	0
October	1987	25	9	44	19	2	7	9	12	3	3	0
November	1987	24	8	40	19	2	7	9	15	2	8	1
December	1987	22	6	43	17	2	10	8	14	2	10	0
January	1988	24	6	39	13	2	10	10	13	5	10	0
February	1988	25	6	43	10	2	9	10	13	5	5	0
March	1988	28	6	42	10	3	6	10	14	5	3	0
April	1988	25	7	45	7	3	6	9	14	4	3	0
May	1988	21	10	41	9	3	6	9	13	5	5	1
June	1988	19	11	32	12	3	7	10	13	5	5	2

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(Three Month Moving Averages)

Date of Survey		GOOD TIME TO BUY						BAD TIME TO BUY				
		Prices Low; Good Buys	Prices Won't Come Down	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	Future	Investment
July	1988	19	12	31	14	4	8	13	13	4	3	2
August	1988	20	12	29	15	5	10	13	12	4	3	1
September	1988	20	15	30	17	5	12	12	12	2	2	0
October	1988	20	14	26	19	5	11	11	14	3	4	0
November	1988	19	14	28	17	4	12	14	15	3	3	0
December	1988	18	15	26	16	2	10	15	20	3	5	0
January	1989	19	14	28	14	3	11	16	20	3	5	0
February	1989	20	15	23	17	3	8	15	18	4	7	0
March	1989	19	12	22	20	4	7	15	20	5	5	0
April	1989	21	11	18	24	4	6	15	24	5	4	0
May	1989	22	9	17	22	4	8	12	27	3	3	1
June	1989	25	8	22	17	4	10	11	25	4	3	1
July	1989	24	10	26	13	4	10	10	17	4	2	1
August	1989	25	11	32	10	3	9	13	13	3	2	1
September	1989	26	10	36	8	4	9	15	9	3	2	1
October	1989	27	9	35	8	5	8	16	10	2	2	1
November	1989	25	9	34	9	5	8	15	9	6	2	0
December	1989	26	11	31	10	3	6	14	10	6	3	0
January	1990	29	10	33	9	1	8	13	11	6	3	1
February	1990	30	10	31	10	1	8	14	16	5	2	1
March	1990	32	10	30	10	2	8	14	17	5	2	2
April	1990	31	14	26	10	3	9	14	17	5	1	2
May	1990	33	17	21	8	4	8	12	14	4	2	2
June	1990	30	19	23	6	3	9	10	15	3	2	2
July	1990	31	16	24	8	3	7	8	15	3	2	1
August	1990	31	14	27	11	1	6	11	18	2	3	1
September	1990	33	11	21	11	1	5	16	21	3	4	1
October	1990	37	8	17	9	1	3	19	25	6	6	1
November	1990	36	8	13	5	2	4	18	25	8	10	1
December	1990	39	8	15	4	2	3	16	25	9	13	2
January	1991	38	9	23	4	1	5	14	20	8	11	2
February	1991	44	6	30	4	1	6	11	16	7	9	2
March	1991	49	6	37	3	1	6	8	10	8	7	1
April	1991	47	5	42	2	1	6	9	8	10	8	1
May	1991	49	4	45	2	1	6	9	6	10	5	0
June	1991	50	4	45	2	1	8	10	6	8	5	0
July	1991	53	7	43	3	1	10	8	6	5	3	0
August	1991	52	7	43	2	1	10	10	6	8	4	0
September	1991	50	7	48	3	1	9	8	6	8	4	1
October	1991	50	5	46	2	1	7	7	7	9	3	2
November	1991	51	4	46	3	1	5	5	9	8	3	2
December	1991	50	3	46	2	1	5	5	9	10	4	2
January	1992	44	1	57	2	1	4	6	8	11	6	1
February	1992	42	1	69	1	1	6	5	6	9	5	0
March	1992	43	1	72	2	0	6	4	4	9	7	0
April	1992	47	2	72	1	0	5	5	5	8	6	0
May	1992	45	2	68	2	0	4	5	6	11	7	0
June	1992	41	4	69	2	0	4	7	5	8	7	0
July	1992	41	3	67	4	1	5	6	4	6	8	0
August	1992	43	4	65	4	0	4	5	3	7	9	0
September	1992	43	5	66	3	1	3	5	4	9	8	0

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Date of Survey		GOOD TIME TO BUY						BAD TIME TO BUY				
		Prices Low; Good Buys	Prices Won't Come Down	Interest Rate	Borrow in Advance	Times 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	
October	1992	37	4	66	2	1	4	5	4	12	8	0
November	1992	34	5	64	3	2	4	8	3	10	6	1
December	1992	32	6	62	5	2	4	9	3	8	7	1
January	1993	36	8	57	7	4	3	7	4	5	7	1
February	1993	34	7	57	8	4	3	6	4	4	8	1
March	1993	33	8	62	7	3	4	3	4	5	6	1
April	1993	28	8	71	7	3	5	4	4	6	4	0
May	1993	29	9	76	7	3	6	5	4	6	3	0
June	1993	30	9	76	7	3	6	6	5	4	3	1
July	1993	35	6	75	4	2	7	7	4	4	4	2
August	1993	34	5	75	4	3	6	7	3	5	4	2
September	1993	33	4	78	4	4	4	7	2	6	4	1
October	1993	30	4	79	5	5	2	6	2	5	4	1
November	1993	32	4	81	4	5	3	4	2	5	5	0
December	1993	32	5	76	6	4	5	5	2	6	5	0
January	1994	29	5	77	5	7	7	4	1	5	5	0
February	1994	25	7	74	8	9	6	4	1	3	4	0
March	1994	22	7	75	9	9	6	3	2	3	3	0
April	1994	21	6	73	15	8	6	3	3	3	2	0
May	1994	20	5	69	18	5	7	5	5	4	1	1
June	1994	18	5	60	23	6	6	6	6	4	2	0
July	1994	19	7	54	24	7	5	6	7	4	3	0
August	1994	19	7	49	26	8	6	5	8	3	2	0
September	1994	24	7	50	25	6	7	6	8	4	2	0
October	1994	23	9	49	25	6	8	5	8	4	1	0
November	1994	22	9	46	22	6	6	7	8	5	1	1
December	1994	19	10	38	22	7	5	9	12	3	2	1
January	1995	18	11	35	24	7	4	9	16	4	2	1
February	1995	17	12	32	28	6	4	7	18	5	2	1
March	1995	17	11	35	25	6	6	5	18	7	1	1
April	1995	18	9	35	21	5	6	6	16	7	2	1
May	1995	19	9	39	17	7	7	7	14	8	2	0
June	1995	18	10	40	15	6	6	7	16	7	3	1
July	1995	18	7	50	11	7	7	7	15	9	2	1
August	1995	18	6	53	8	7	6	6	15	7	3	1
September	1995	21	6	57	8	8	6	5	9	7	2	1
October	1995	24	7	50	9	6	5	5	9	7	1	0
November	1995	24	6	49	9	6	6	6	8	10	2	0
December	1995	25	5	45	8	7	7	8	10	11	4	0
January	1996	25	8	48	7	7	7	6	7	10	4	0
February	1996	26	7	52	5	7	6	5	5	8	5	1
March	1996	25	5	56	5	7	4	5	5	8	3	1
April	1996	24	5	55	8	8	6	5	5	8	2	1
May	1996	22	7	50	11	9	7	8	10	6	1	0
June	1996	21	9	47	11	8	6	9	11	5	2	0
July	1996	21	9	44	12	8	6	12	13	4	1	0
August	1996	20	11	44	11	7	7	11	8	5	2	1
September	1996	21	10	48	9	5	7	10	7	3	2	0
October	1996	22	8	52	9	5	7	8	6	5	2	0
November	1996	24	6	54	10	7	7	6	7	5	1	0
December	1996	22	8	51	12	8	8	4	5	5	0	1

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Date of Survey	GOOD TIME TO BUY							BAD TIME TO BUY				
	Prices Low; Good Buys	Prices Won't Come Down	Interest Rate	Borrow in Advance	Times Good	Good Investment		Interest Rates High; Credit Tight	Can't Afford To Buy	Uncertain Future	Bad Investment	
	Available	Down	Low	Rising Rates	Prosperity	Investment	High	Credit Tight	To Buy	Future	Investment	
January 1997	21	8	49	11	8	8	4	5	3	1	1	
February 1997	22	9	49	8	9	8	5	6	2	1	0	
March 1997	21	7	51	7	10	9	6	5	3	2	0	
April 1997	18	8	48	7	11	10	10	10	3	1	0	
May 1997	18	8	42	10	10	11	10	10	4	1	0	
June 1997	19	11	33	13	9	10	11	11	4	0	0	
July 1997	20	10	37	12	10	9	8	7	5	0	0	
August 1997	20	10	43	10	11	7	6	5	5	0	0	
September 1997	18	8	51	6	12	7	7	3	4	0	0	
October 1997	19	8	53	4	9	7	5	2	2	1	1	
November 1997	19	6	53	3	9	6	7	4	2	1	1	
December 1997	20	6	50	3	8	7	7	5	4	1	1	
January 1998	16	5	53	2	10	6	6	5	4	0	0	
February 1998	12	5	56	2	10	6	5	4	4	1	0	
March 1998	12	3	63	1	11	7	4	3	2	1	0	
April 1998	14	3	64	2	11	7	5	2	1	1	0	
May 1998	18	4	65	2	11	7	4	1	1	0	1	
June 1998	20	5	62	3	12	5	5	2	2	0	1	
July 1998	19	6	61	3	12	5	6	2	2	0	1	
August 1998	17	6	63	3	11	5	6	3	2	0	0	
September 1998	16	5	66	3	10	6	5	1	2	1	0	
October 1998	17	4	69	2	10	4	5	2	1	1	0	
November 1998	16	4	73	1	9	5	5	1	2	1	0	
December 1998	14	3	77	1	10	4	5	1	2	1	0	
January 1999	15	3	75	1	11	4	6	1	1	2	0	
February 1999	15	4	76	3	11	4	6	1	1	2	0	
March 1999	17	6	73	3	11	4	7	1	1	1	0	
April 1999	17	8	70	5	9	4	7	0	1	1	0	
May 1999	16	7	67	4	8	7	7	1	2	0	0	
June 1999	14	7	67	6	9	6	6	3	1	0	0	
July 1999	13	5	63	6	12	6	6	3	1	0	0	
August 1999	15	5	57	8	13	4	7	6	2	2	0	
September 1999	13	6	47	11	13	6	7	8	2	2	0	
October 1999	11	7	44	12	11	7	10	11	3	2	0	
November 1999	12	10	46	11	9	8	10	9	2	1	0	
December 1999	12	8	48	11	10	6	9	11	2	1	0	
January 2000	15	6	47	9	9	5	8	12	3	2	0	
February 2000	14	6	43	11	13	5	7	13	3	3	0	
March 2000	16	10	38	15	14	3	6	12	2	3	0	
April 2000	15	11	35	17	16	3	7	11	2	3	0	
May 2000	15	10	33	16	15	5	9	12	2	2	0	
June 2000	13	7	31	14	15	6	12	14	1	2	0	
July 2000	10	8	31	13	13	6	15	17	2	1	0	
August 2000	9	8	31	11	13	5	14	20	3	1	0	
September 2000	11	9	30	8	13	7	14	19	4	0	1	
October 2000	12	11	29	7	14	8	14	15	3	1	1	
November 2000	12	12	34	8	14	10	13	11	2	0	1	
December 2000	10	10	38	10	13	9	13	9	3	1	0	
January 2001	11	8	47	9	14	8	10	8	3	1	0	
February 2001	11	7	49	8	12	5	10	7	4	2	1	

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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
		March 2001	12	7	55	5	10	5	11	7	4	3
April 2001	11	7	57	3	6	5	10	7	5	3	0	
May 2001	10	6	58	3	5	5	9	8	6	2	0	
June 2001	9	6	59	3	4	6	8	6	6	1	0	
July 2001	14	6	60	3	5	5	10	5	5	1	0	
August 2001	16	4	58	3	6	6	11	3	6	2	0	
September 2001	17	4	59	2	6	4	12	4	6	3	0	
October 2001	17	3	64	2	4	4	7	2	7	5	0	
November 2001	16	3	69	1	2	5	4	4	5	7	0	
December 2001	21	2	73	1	0	4	2	3	5	8	0	
January 2002	24	2	72	1	0	4	3	3	7	6	0	
February 2002	27	3	68	2	1	4	4	2	7	4	0	
March 2002	23	5	65	4	3	6	4	3	7	3	0	
April 2002	20	5	62	6	4	9	5	4	5	3	0	
May 2002	18	6	61	6	4	9	5	3	4	4	0	
June 2002	17	5	60	5	4	9	8	2	5	4	0	
July 2002	16	6	58	2	3	9	8	3	7	6	0	
August 2002	14	4	64	2	4	10	8	2	7	5	0	
September 2002	15	5	66	1	3	10	6	3	6	4	0	
October 2002	16	3	68	0	5	8	7	2	5	4	0	
November 2002	17	4	68	1	5	8	8	3	3	4	0	
December 2002	16	4	72	1	4	8	8	2	2	5	0	
January 2003	16	5	73	1	4	9	8	1	2	4	0	
February 2003	15	4	72	2	4	8	7	1	2	4	0	
March 2003	15	2	71	2	4	10	6	1	4	5	0	
April 2003	14	2	71	3	4	8	6	2	5	6	0	
May 2003	16	3	72	2	4	8	6	2	5	6	0	
June 2003	17	5	74	2	4	6	7	2	3	5	0	
July 2003	16	5	76	1	3	6	9	2	3	4	0	
August 2003	14	5	76	4	2	7	11	2	4	2	0	
September 2003	15	3	72	6	3	6	10	3	6	3	0	
October 2003	15	3	68	7	4	4	8	4	8	3	0	
November 2003	15	4	68	6	6	5	5	4	6	3	0	
December 2003	13	5	72	4	5	6	6	3	5	2	0	
January 2004	14	5	70	4	6	8	7	2	5	1	0	
February 2004	15	4	70	4	5	9	7	3	4	2	0	
March 2004	12	5	68	4	5	8	8	4	5	2	0	
April 2004	10	5	70	7	3	8	8	4	6	3	0	
May 2004	8	5	68	11	3	8	8	4	5	3	0	
June 2004	10	6	65	16	3	10	8	3	4	3	0	
July 2004	11	7	62	17	3	11	9	4	3	3	0	
August 2004	12	9	60	16	3	9	10	6	4	3	0	
September 2004	12	9	61	13	6	10	10	6	4	2	1	
October 2004	12	8	63	10	5	9	10	7	4	2	0	
November 2004	12	8	64	10	5	9	10	5	3	3	0	
December 2004	12	10	61	11	4	9	12	5	3	2	0	
January 2005	13	12	60	12	4	9	11	5	3	2	0	
February 2005	11	12	54	11	6	12	14	5	5	2	0	
March 2005	11	10	55	11	5	11	14	5	6	2	0	
April 2005	12	11	50	12	6	13	16	5	5	2	0	
May 2005	12	12	50	15	5	12	17	5	3	2	0	

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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 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
June	2005	12	12	47	13	6	13	21	6	4	2	0
July	2005	9	11	49	10	5	12	20	7	4	2	0
August	2005	12	11	48	7	4	13	20	8	4	2	0
September	2005	12	11	44	9	2	13	20	7	4	2	0
October	2005	12	11	39	11	3	11	24	8	7	2	1
November	2005	10	10	37	12	2	8	28	9	10	3	1
December	2005	10	10	40	12	4	8	27	12	11	3	1
January	2006	11	10	39	13	4	7	27	13	9	3	1
February	2006	12	11	37	13	5	9	24	11	8	2	1
March	2006	13	9	34	15	3	10	23	9	8	2	1
April	2006	16	8	33	14	4	10	22	7	8	2	1
May	2006	15	6	33	15	4	9	23	10	8	3	1
June	2006	15	8	31	16	4	8	23	14	10	4	1
July	2006	15	9	26	16	3	7	22	17	11	4	1
August	2006	17	10	21	15	2	8	21	16	10	4	1
September	2006	22	8	18	9	3	7	22	20	11	3	1
October	2006	27	6	21	5	3	7	25	18	11	2	1
November	2006	35	4	26	4	3	7	22	16	13	1	1
December	2006	37	3	31	5	2	9	18	10	10	1	2
January	2007	39	4	32	6	4	8	14	11	8	2	1
February	2007	36	5	32	6	4	8	14	11	8	2	2
March	2007	35	6	31	5	5	6	15	11	10	3	1
April	2007	39	5	29	4	3	8	15	9	11	3	1
May	2007	43	5	27	3	3	8	17	10	12	2	0
June	2007	44	5	24	4	2	9	20	11	12	2	1
July	2007	41	6	25	4	1	7	20	12	12	2	1
August	2007	43	4	24	3	1	5	18	15	13	3	1
September	2007	46	3	23	2	2	5	14	17	14	3	1
October	2007	50	2	20	1	2	5	10	20	14	3	1
November	2007	52	2	19	2	2	5	12	20	14	3	2
December	2007	53	3	18	3	1	4	12	21	15	2	1
January	2008	53	2	17	2	0	3	11	21	17	2	2
February	2008	54	2	22	2	0	2	9	19	17	2	1
March	2008	55	2	24	1	0	3	8	17	17	3	1
April	2008	56	2	29	0	0	2	9	14	17	4	1
May	2008	59	2	26	1	0	2	10	13	17	5	1
June	2008	60	1	26	0	0	2	8	13	18	6	1
July	2008	61	2	25	1	0	2	7	12	18	6	1
August	2008	63	2	23	1	1	3	7	11	15	5	1
September	2008	65	2	23	1	1	3	7	10	14	6	1
October	2008	62	2	18	1	0	3	7	14	12	8	1
November	2008	64	1	19	0	0	4	5	15	13	8	1
December	2008	63	1	22	0	0	3	5	16	13	8	1
January	2009	65	1	33	1	0	3	5	14	13	7	1
February	2009	65	1	39	1	0	2	6	15	12	8	1
March	2009	66	1	39	1	0	2	6	15	11	9	1
April	2009	66	1	37	0	0	3	6	13	13	9	0
May	2009	69	1	39	0	1	3	4	11	12	8	0
June	2009	68	1	39	1	1	3	3	9	12	7	1
July	2009	67	2	39	0	1	4	2	9	11	7	1
August	2009	67	1	37	0	1	3	2	9	11	9	1

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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 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
		Available	Down	Low	Rising Rates	Prosperity	Investment	High	Credit Tight	To Buy	Future	Investment
September	2009	68	2	35	0	1	4	4	8	11	7	1
October	2009	68	2	34	0	1	5	4	6	9	7	1
November	2009	62	3	33	1	0	5	4	8	10	7	1
December	2009	63	3	35	1	1	4	2	9	12	7	1
January	2010	61	3	34	0	1	2	3	10	14	7	2
February	2010	65	2	35	0	1	2	4	9	12	6	2
March	2010	67	3	36	1	0	2	5	7	9	7	1
April	2010	70	4	34	1	1	2	4	7	8	6	1
May	2010	67	3	32	1	1	2	4	7	12	9	1
June	2010	66	3	34	1	2	3	4	8	12	7	1
July	2010	63	2	40	2	1	4	5	7	11	10	1
August	2010	65	1	45	1	1	4	3	8	9	7	0
September	2010	64	1	41	1	0	4	3	7	13	9	1
October	2010	65	1	38	1	1	3	3	9	15	8	1
November	2010	62	2	38	1	1	3	3	10	14	8	1
December	2010	63	2	42	0	1	2	5	10	10	8	1
January	2011	62	2	44	1	1	1	6	8	10	8	1
February	2011	64	1	43	1	2	2	5	7	11	9	1
March	2011	65	1	40	1	2	2	3	8	12	7	1
April	2011	65	1	39	0	2	3	3	9	12	8	2
May	2011	65	1	39	1	1	3	4	10	12	7	2
June	2011	62	1	39	1	1	2	5	10	13	7	2
July	2011	64	1	37	1	1	2	4	10	15	8	1
August	2011	63	1	39	2	2	2	4	10	15	8	1
September	2011	62	1	38	2	1	3	4	10	14	8	2
October	2011	59	1	41	2	1	4	3	11	13	7	2
November	2011	58	1	41	2	1	5	3	10	14	7	4
December	2011	59	1	43	1	1	4	4	10	14	8	3
January	2012	63	2	44	1	1	4	4	9	11	7	4
February	2012	62	2	48	1	1	4	3	8	10	7	3
March	2012	64	2	51	1	1	3	3	8	10	6	2
April	2012	63	2	48	1	1	2	3	8	12	7	1
May	2012	65	1	46	1	2	3	4	8	13	7	1
June	2012	63	2	46	1	2	3	5	8	12	7	2
July	2012	63	2	47	1	3	3	5	7	10	6	2
August	2012	63	3	48	1	3	2	6	9	11	5	2
September	2012	62	4	47	1	3	4	4	9	12	5	0
October	2012	62	4	48	1	3	3	4	10	12	4	0
November	2012	58	4	47	1	4	5	4	10	12	4	1
December	2012	57	4	46	1	5	4	5	10	13	6	2
January	2013	53	4	46	1	7	5	4	9	13	7	2
February	2013	52	5	45	1	7	4	5	11	14	7	1
March	2013	49	6	47	2	8	3	4	9	14	6	1
April	2013	47	9	47	4	7	4	4	9	13	6	1
May	2013	46	9	47	4	7	4	4	6	11	5	3
June	2013	45	8	49	3	6	5	4	5	10	5	3
July	2013	44	9	48	4	8	4	4	4	9	3	3
August	2013	44	10	49	7	7	4	4	5	9	4	1
September	2013	44	9	44	10	6	5	5	6	11	4	1
October	2013	44	6	44	10	5	4	6	9	14	5	1
November	2013	41	4	39	8	7	4	6	10	20	5	0

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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 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
December	2013	42	6	42	6	8	4	5	9	16	6	0
January	2014	41	9	46	5	8	5	5	8	12	5	0
February	2014	42	11	48	5	7	5	4	6	7	6	1
March	2014	39	9	47	6	6	5	5	6	10	6	2
April	2014	36	9	42	6	6	6	7	5	13	6	2
May	2014	34	10	41	6	8	8	8	7	12	4	1
June	2014	35	12	40	5	9	8	9	8	11	4	2
July	2014	39	11	37	4	12	8	7	10	12	2	2
August	2014	41	9	39	4	12	7	6	8	11	4	3
September	2014	40	9	39	4	11	7	6	7	12	4	2
October	2014	41	10	41	5	10	8	6	6	11	4	2
November	2014	40	12	39	6	9	9	8	5	13	4	1
December	2014	38	12	44	6	10	8	7	5	11	4	1
January	2015	35	10	50	7	9	8	7	5	12	4	1
February	2015	33	11	54	5	11	6	5	6	9	5	1
March	2015	32	8	49	6	10	7	7	6	11	6	2
April	2015	32	9	46	5	12	8	8	6	9	6	1
May	2015	35	10	42	6	11	10	8	5	8	4	1
June	2015	34	11	44	6	12	10	8	5	6	3	2
July	2015	34	11	43	5	10	8	9	6	7	4	1
August	2015	32	10	45	4	11	7	10	6	8	6	1
September	2015	32	9	43	5	11	7	9	8	10	6	1
October	2015	33	9	42	6	13	6	8	7	11	5	1
November	2015	31	9	42	7	13	7	8	7	10	3	1
December	2015	32	10	42	7	12	9	8	6	10	3	1
January	2016	30	9	42	8	10	10	8	6	10	3	2
February	2016	31	8	39	7	9	8	11	7	10	5	1
March	2016	29	8	42	6	9	7	12	6	9	5	1
April	2016	27	10	41	5	11	9	11	6	7	7	1
May	2016	26	11	40	7	12	8	12	5	8	6	1
June	2016	26	12	39	7	13	8	11	6	8	5	1
July	2016	28	10	40	7	13	6	12	6	9	5	2
August	2016	27	9	43	6	11	8	11	6	7	5	2
September	2016	27	9	44	6	11	7	12	6	7	7	2
October	2016	25	9	41	7	10	7	12	7	6	7	1
November	2016	27	10	39	6	12	7	12	8	7	6	0
December	2016	26	9	36	9	12	9	10	7	8	5	0
January	2017	24	10	36	12	12	9	10	6	7	5	1
February	2017	22	12	33	16	13	8	11	6	7	5	1
March	2017	20	14	32	17	16	7	12	7	6	5	1
April	2017	20	15	32	16	16	8	12	8	6	5	1
May	2017	18	16	34	15	15	10	12	9	5	4	1
June	2017	19	15	32	13	14	10	13	8	5	4	1
July	2017	19	14	32	13	15	9	18	8	5	2	1
August	2017	21	12	29	11	17	8	21	7	6	3	1
September	2017	19	13	32	12	15	7	21	7	6	3	2
October	2017	19	13	34	10	16	9	17	7	7	5	1
November	2017	17	14	36	10	16	11	14	7	6	5	1
December	2017	20	12	34	7	19	11	14	6	7	5	0
January	2018	18	12	30	7	21	11	16	6	6	5	0

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	Good	Interest		Can't	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		
February	2018	19	11	28	8	20	10	18	6	7	4	1
March	2018	15	11	27	12	18	10	19	7	6	4	1
April	2018	16	13	27	14	16	8	19	9	6	4	0
May	2018	15	16	28	15	15	8	17	9	7	4	0
June	2018	16	16	30	13	17	8	19	9	7	3	1
July	2018	14	14	30	12	19	10	19	8	7	3	1
August	2018	14	11	27	9	20	11	23	9	6	3	1
September	2018	14	12	26	10	20	12	22	10	6	3	1
October	2018	14	12	24	10	21	11	24	10	6	3	1
November	2018	14	12	24	13	23	9	23	11	6	2	1
December	2018	13	11	25	14	20	9	22	12	7	1	1
January	2019	13	11	25	13	17	11	20	12	8	2	1
February	2019	14	10	26	11	15	13	18	10	7	5	1
March	2019	16	10	27	9	17	13	20	10	5	6	1
April	2019	18	10	27	7	18	12	24	9	5	6	2
May	2019	16	11	28	5	19	12	27	9	5	4	2
June	2019	16	11	27	5	18	13	25	9	7	3	1
July	2019	15	11	32	5	18	12	25	9	6	3	1
August	2019	17	8	33	4	19	12	25	8	6	4	1
September	2019	17	6	36	4	17	10	26	7	6	6	1
October	2019	17	5	33	3	17	9	28	7	5	8	1
November	2019	17	6	33	4	17	8	26	7	6	8	1
December	2019	16	8	32	3	18	11	26	7	7	6	1
January	2020	16	9	36	4	18	11	22	7	9	6	0
February	2020	14	9	39	4	19	12	23	5	8	5	0
March	2020	15	9	40	3	18	10	21	3	6	7	0
April	2020	17	6	37	2	14	9	20	2	9	11	1
May	2020	25	4	34	0	8	7	16	3	13	16	1
June	2020	28	3	36	1	5	4	14	5	16	18	1
July	2020	29	4	42	1	6	3	12	5	15	16	0
August	2020	26	4	45	1	7	6	12	5	13	13	0
September	2020	27	3	41	1	7	7	13	4	14	12	1
October	2020	24	2	41	1	7	8	16	4	13	11	1
November	2020	21	3	39	1	8	6	17	4	13	12	1
December	2020	19	3	43	1	9	6	17	3	12	10	0
January	2021	18	4	39	1	10	6	16	4	13	12	0
February	2021	18	4	40	2	8	6	18	5	13	11	0
March	2021	19	4	38	3	8	5	20	6	12	12	1
April	2021	20	4	38	4	9	5	27	6	10	8	1
May	2021	17	4	36	4	9	4	37	6	10	6	1
June	2021	13	5	33	4	9	3	46	8	9	4	0
July	2021	9	6	26	3	7	3	56	9	10	5	0
August	2021	8	6	23	1	8	4	58	9	10	6	0
September	2021	5	6	21	1	8	5	60	8	12	9	0
October	2021	4	6	22	2	7	6	58	8	13	8	1
November	2021	5	7	21	3	6	6	61	8	13	6	1
December	2021	5	6	20	3	5	6	62	9	11	4	1
January	2022	6	10	18	4	5	8	61	9	11	3	1
February	2022	5	9	18	7	4	8	60	10	13	4	1
March	2022	5	10	15	9	2	8	59	11	12	5	2
April	2022	4	8	13	10	3	6	61	15	12	6	3

TABLE 42
SELECTED REASONS FOR OPINIONS ABOUT BUYING CONDITIONS FOR HOUSES
(Three Month Moving Averages)

<u>Date of Survey</u>		<u>GOOD TIME TO BUY</u>						<u>BAD TIME TO BUY</u>				
		<u>Prices Low;</u> <u>Good Buys</u> <u>Available</u>	<u>Prices</u> <u>Won't Come</u> <u>Down</u>	<u>Interest</u> <u>Rate</u> <u>Low</u>	<u>Borrow in</u> <u>Advance</u> <u>Rising Rates</u>	<u>Times</u> <u>Good</u> <u>Prosperity</u>	<u>Good</u> <u>Investment</u>	<u>Prices</u> <u>High</u>	<u>Interest</u> <u>Rates High;</u> <u>Credit Tight</u>	<u>Can't</u> <u>Afford</u> <u>To Buy</u>	<u>Uncertain</u> <u>Future</u>	<u>Bad</u> <u>Investment</u>
May	2022	3	9	8	7	3	6	64	21	12	5	3
June	2022	3	8	5	7	4	6	70	27	11	4	2
July	2022	3	8	4	6	3	7	66	34	11	5	1
August	2022	4	7	6	7	2	7	62	41	11	5	1
September	2022	5	8	5	7	2	8	59	42	13	5	1
October	2022	5	7	5	7	2	8	60	46	10	5	1
November	2022	5	5	4	5	2	8	60	51	9	5	2
December	2022	5	4	3	5	2	7	59	59	9	5	1
January	2023	4	3	2	4	2	7	56	60	12	4	1
February	2023	5	4	4	4	2	8	53	55	13	3	0