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				
Date of Survey		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	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

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

		GOOD TIME TO BUY						BAD TIME TO BUY				
Date of Survey		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	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
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

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

		GOOD TIME TO BUY						BAD TIME TO BUY				
Date of Survey		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	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
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

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

		GOOD TIME TO BUY						BAD TIME TO BUY				
Date of Survey		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	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
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

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

		GOOD TIME TO BUY						BAD TIME TO BUY				
Date of Survey		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	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
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

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

		GOOD TIME TO BUY						BAD TIME TO BUY				
Date of Survey		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	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
March	2001	12	7	55	5	10	5	11	7	4	3	0
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

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

		GOOD TIME TO BUY						BAD TIME TO BUY				
Date of Survey		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	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
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

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

		GOOD TIME TO BUY						BAD TIME TO BUY				
Date of Survey		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	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
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

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

		GOOD TIME TO BUY						BAD TIME TO BUY				
Date of Survey		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	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
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

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

		GOOD TIME TO BUY						BAD TIME TO BUY				
Date of Survey		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	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
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

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

		GOOD TIME TO BUY						BAD TIME TO BUY				
Date of Survey		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	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
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	59	51	9	5	2
December	2022	5	4	3	5	2	7	59	59	8	5	1
January	2023	4	3	2	4	2	7	56	60	11	4	1
February	2023	5	4	4	4	2	8	53	55	13	3	0
March	2023	5	4	4	3	2	9	51	54	14	3	1
April	2023	7	4	5	3	3	8	50	51	14	3	2
May	2023	6	6	3	2	4	7	48	55	16	4	2
June	2023	6	6	4	3	3	7	48	56	16	4	1
July	2023	4	6	3	2	3	6	52	57	15	3	1
August	2023	5	6	3	3	4	7	54	54	13	3	1
September	2023	4	5	2	3	4	6	56	56	11	3	1
October	2023	5	4	2	4	3	5	54	57	11	3	1
November	2023	4	4	2	4	2	4	53	59	11	4	1
December	2023	4	6	3	3	1	4	52	59	12	3	1

EDUCATION SOME COLLEGE
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
January	2024	5	5	4	2	1	6	51	60	11	3	1
February	2024	5	6	5	2	2	6	52	59	12	3	1
March	2024	5	6	5	2	3	7	50	57	14	4	1
April	2024	4	8	4	3	3	6	51	55	14	5	1
May	2024	4	6	2	1	3	6	54	56	15	3	1
June	2024	3	4	2	1	2	4	56	60	14	3	0
July	2024	2	3	2	1	1	3	56	63	13	2	0
August	2024	2	2	3	1	1	3	55	66	12	2	0
September	2024	2	2	3	1	0	3	52	63	10	2	0
October	2024	3	1	5	1	0	2	52	58	12	3	0
November	2024	4	1	5	1	1	2	49	52	14	3	0
December	2024	3	2	5	1	1	2	48	48	15	2	0
January	2025	3	3	4	1	1	3	43	48	12	4	0
February	2025	2	4	4	2	1	3	42	48	11	6	0
March	2025	2	4	3	2	1	3	42	45	9	7	1
April	2025	2	4	3	1	1	3	42	43	11	11	1
May	2025	2	3	3	1	1	4	42	40	10	12	1
June	2025	3	3	3	1	1	4	40	41	10	11	0
July	2025	5	3	2	1	0	3	42	42	10	8	0
August	2025	7	3	3	1	0	2	42	45	11	7	0
September	2025	7	2	4	1	0	1	42	43	13	8	0
October	2025	6	3	5	1	1	2	40	41	13	9	0
November	2025	4	2	5	1	1	2	41	37	14	9	0
December	2025	4	2	5	1	1	3	39	38	13	10	0
January	2026	4	1	7	1	0	2	41	39	15	9	0
February	2026	5	1	8	1	0	2	41	38	14	10	0
March	2026	5	2	8	1	0	1	42	35	15	9	0
April	2026	6	2	6	1	0	2	42	35	13	11	0
May	2026	6	2	5	1	1	1	43	34	14	11	0
June	2026	5	3	3	1	1	2	45	39	14	11	0
July	2026	5	4	2	1	2	3	45	40	16	7	0
August	2026	5	3	3	1	2	4	43	42	17	5	0