INCOME MIDDLE THIRD
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?"

				PERCENT TO GO UP BY									PERCENTILES						
Date of Survey		Down	Same	1-2	3-4	5	6-9	10-14	15+	DK Up	DK,NA	Total	Median	25th	75th	Rng	Mean	Variance	Cases
March	1981	8	14	3.0	6.0	11.0	13.0	20.0	12.0	11	2	100	7.5	4.0	11.1	7.1	8.3	81	513
September	1981	10	13	3.0	8.0	13.0	14.0	21.0	10.0	6	2	100	6.4	2.9	10.2	7.3	7.7	97	412
March	1982	9	11	6	10	16	17	16	9	3	2	100	5.4	2.8	9.8	7.0	6.4	49	814
September	1982	9	8	6	9	20	14	16	11	5	2	100	5.3	2.6	9.9	7.2	7.0	79	645
March	1983	8	9	9	14	20	12	15	9	3	1	100	4.9	1.9	8.9	7.0	6.0	66	723
September	1983	6	4	11	17	18	13	15	9	5	2	100	5.0	2.7	9.4	6.7	6.5	57	752
March	1984	4	4	13	17	22	12	14	7	4	3	100	4.9	2.7	8.0	5.4	6.5	68	726
September	1984	3	3	13	19	19	15	14	8	4	3	100	5.0	2.8	9.0	6.2	6.5	44	706
March	1985	4	3	15	20	21	10	12	8	4	3	100	4.7	2.6	7.7	5.1	6.3	58	588
September	1985	4	4	18	20	21	11	9	7	3	3	100	4.4	2.2	6.6	4.4	5.8	61	692
June	1990	3	2	21	20	23	11	9	6	3	1	100	4.5	2.4	6.2	3.9	5.6	44	447
July	1990	3	2	22	17	24	10	9	8	4	1	100	4.5	2.3	6.5	4.3	5.8	47	425
August	1990	3	1	21	18	22	10	12	8	4	1	100	4.7	2.4	7.0	4.6	5.9	37	435
September	1990	2	2	21	18	21	11	11	7	4	2	100	4.7	2.4	7.0	4.6	5.7	33	450
October	1990	4	2	19	20	22	12	11	6	3	2	100	4.6	2.4	6.7	4.3	5.6	40	466
November	1990	3	3	18	21	22	13	10	5	3	2	100	4.6	2.5	6.7	4.2	5.4	44	467
December	1990	4	2	17	23	22	12	10	5	4	1	100	4.4	2.5	6.6	4.1	5.6	58	451
January	1991	4	3	17	24	20	11	11	5	4	1	100	4.4	2.5	6.5	4.0	5.3	43	479
February	1991	4	4	14	24	22	7	12	6	6	1	100	4.4	2.6	6.6	4.0	5.5	47	473
March	1991	4	4	15	24	23	7	10	6	5	2	100	4.5	2.6	6.2	3.6	5.3	35	483
April	1991	5	2	15	25	23	8	10	7	4	1	100	4.4	2.6	6.4	3.7	5.5	44	461
May	1991	4	2	18	25	21	10	10	5	3	1	100	4.3	2.5	6.2	3.8	5.3	38	464
June	1991	5	2	20	23	20	11	10	5	3	1	100	4.1	2.2	6.2	4.0	5.4	49	451
July	1991	4	4	22	21	21	10	9	5	3	1	100	4.1	1.9	5.8	4.0	5.3	45	453
August	1991	4	3	23	22	24	8	8	4	3	1	100	3.8	1.8	5.4	3.5	5.0	45	453
September	1991	5	3	22	23	25	6	7	5	2	3	100	3.6	1.9	5.4	3.5	4.8	45	456
October	1991	5	3	22	24	24	7	6	4	3	3	100	3.4	2.0	5.3	3.4	4.6	45	438
November	1991	4	4	21	24	21	7	6	5	4	3	100	3.5	2.0	5.5	3.5	4.9	48	429
December	1991	3	5	23	22	21	9	7	5	5	1	100	3.6	1.9	5.5	3.6	4.8	35	437
January	1992	4	4	21	24	19	7	7	8	5	2	100	3.6	2.0	5.5	3.5	5.5	53	444
February	1992	5	4	21	26	20	6	6	7	4	2	100	3.4	1.9	5.3	3.4	5.0	51	457
March	1992	6	5	18	27	18	4	7	7	5	3	100	3.4	2.1	5.3	3.2	5.2	59	451
April	1992	5	5	19	25	22	5	8	4	6	2	100	3.8	2.1	5.2	3.2	4.5	38	463
May	1992	4	3	19	23	22	6	10	5	7	1	100	4.1	2.3	5.6	3.3	4.8	36	445
June	1992	4	2	21	23	22	7	10	3	7	1	100	4.0	2.2	5.5	3.4	4.6	26	459
July	1992	5	4	21	23	20	7	9	5	4	2	100	3.7	1.9	5.5	3.6	4.8	36	446
August	1992	5	4	21	24	21	7	8	4	4	2	100	3.5	1.9	5.3	3.4	4.7	43	434
September	1992	5	5	20	23	21	7	8	5	4	2	100	3.6	1.9	5.3	3.4	4.9	45	427
October	1992	4	3	19	25	22	7	9	4	5	1	100	3.8	2.3	5.3	3.1	4.8	33	429
November	1992	4	3	19	22	21	8	11	5	6	2	100	4.2	2.3	6.0	3.7	5.1	40	443
December	1992	4	2	19	24	20	8	8	6	6	2	100	4.0	2.3	6.0	3.7	5.5	65	446
January	1993	6	3	20	21	18	9	8	7	5	2	100	4.0	2.0	6.2	4.3	5.9	81	474

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(Three Month Moving Averages)

				PERCENT TO GO UP BY									PERCENTILES						
Date of Survey		Down	Same	1-2	3-4	5	6-9	10-14	15+	DK Up	DK,NA	Total	Median	25th	75th	Rng	Mean	Variance	Cases
February	1993	6	4	20	23	18	9	6	8	4	1	100	3.7	1.9	6.0	4.2	6.3	97	470
March	1993	6	4	19	22	20	10	7	8	3	1	100	4.0	2.0	6.2	4.2	6.0	74	473
April	1993	6	5	19	24	19	9	6	7	5	2	100	3.7	2.0	5.8	3.8	5.3	58	452
May	1993	5	3	22	27	17	8	7	4	4	3	100	3.6	2.0	5.3	3.4	4.4	29	469
June	1993	5	3	24	29	15	6	8	4	4	3	100	3.3	1.8	5.1	3.3	4.2	25	461
July	1993	4	1	23	28	16	7	8	6	3	3	100	3.7	2.0	5.6	3.6	5.0	39	468
August	1993	4	2	20	26	20	8	8	6	4	3	100	3.9	2.2	5.7	3.5	5.0	34	467
September	1993	3	2	22	23	20	10	7	5	4	3	100	3.9	2.2	5.8	3.6	5.0	34	468
October	1993	3	3	22	25	20	10	7	4	5	2	100	3.6	2.1	5.5	3.4	4.4	19	460
November	1993	4	2	22	28	19	10	6	3	5	1	100	3.3	2.1	5.4	3.3	4.2	21	472
December	1993	6	2	18	31	18	9	5	3	7	1	100	3.3	2.2	5.3	3.1	4.3	31	467
January	1994	4	2	19	34	16	7	5	5	7	1	100	3.3	2.3	5.1	2.8	4.8	49	460
February	1994	4	2	20	36	15	7	5	5	6	1	100	3.2	2.3	5.0	2.7	4.6	45	459
March	1994	2	2	20	35	17	7	6	5	4	2	100	3.3	2.4	5.1	2.7	4.8	43	447
April	1994	1	2	22	34	18	7	7	3	4	2	100	3.3	2.4	5.1	2.7	4.6	30	456
May	1994	2	2	22	32	20	6	7	4	3	2	100	3.4	2.3	5.2	2.9	4.8	41	434
June	1994	2	3	27	30	18	4	7	3	3	3	100	3.2	2.0	5.2	3.2	4.4	37	445
July	1994	3	3	26	28	19	4	6	3	3	4	100	3.2	1.8	5.2	3.4	4.3	37	455
August	1994	2	3	27	26	18	4	7	5	5	4	100	3.2	1.9	5.1	3.3	4.6	40	483
September	1994	2	1	25	29	18	5	7	5	5	3	100	3.3	2.0	5.2	3.1	4.8	40	521
October	1994	2	2	24	29	21	4	7	4	5	1	100	3.4	2.2	5.2	2.9	4.8	33	533
November	1994	2	2	23	28	21	6	7	3	6	1	100	3.6	2.2	5.2	3.0	4.4	20	502
December	1994	3	2	24	27	23	6	6	3	5	1	100	3.5	2.1	5.1	3.0	4.1	17	459
January	1995	2	3	24	28	21	6	5	4	6	2	100	3.4	2.1	5.1	3.0	4.2	19	445
February	1995	3	2	25	31	21	5	4	3	4	2	100	3.2	2.1	4.9	2.9	3.9	17	442
March	1995	4	1	25	31	20	5	5	3	5	2	100	3.2	2.1	4.9	2.9	3.9	15	449
April	1995	4	1	28	27	21	5	6	2	3	2	100	3.3	2.0	5.0	3.0	4.0	19	429
May	1995	3	2	31	24	21	5	7	2	4	1	100	3.2	1.8	5.0	3.2	4.0	22	446
June	1995	2	2	29	26	21	5	6	3	5	1	100	3.2	2.0	5.0	3.1	4.2	23	461
July	1995	2	2	28	30	18	3	6	3	6	1	100	3.1	1.9	5.0	3.1	4.1	27	485
August	1995	3	2	27	34	16	3	6	4	4	1	100	3.1	1.9	4.9	3.0	4.1	25	478
September	1995	2	2	29	32	17	3	6	3	5	1	100	3.0	1.8	4.9	3.1	4.0	24	475
October	1995	3	2	29	30	19	3	5	2	5	2	100	3.1	1.8	4.9	3.1	3.7	13	484
November	1995	2	1	32	26	20	4	4	2	7	2	100	3.1	1.8	5.0	3.2	3.9	16	482
December	1995	3	1	31	27	20	4	4	2	6	2	100	3.1	1.9	4.9	3.1	3.7	13	461
January	1996	2	2	31	26	19	5	5	2	7	1	100	3.2	2.0	5.0	3.0	4.0	19	445
February	1996	2	2	27	31	19	4	5	2	6	2	100	3.3	2.0	4.9	2.9	4.0	20	463
March	1996	2	2	26	28	21	4	6	2	7	2	100	3.3	2.0	5.0	3.0	4.1	21	477
April	1996	2	2	29	30	19	3	4	3	6	1	100	3.1	1.8	4.8	2.9	3.9	20	451
May	1996	2	2	31	26	20	4	5	3	7	1	100	3.1	1.8	4.9	3.1	4.1	26	453
June	1996	3	2	31	29	17	3	4	3	6	1	100	3.0	1.7	4.8	3.1	4.1	30	434
July	1996	3	2	27	30	18	3	6	3	6	1	100	3.1	1.8	4.9	3.1	4.2	26	454
August	1996	3	1	27	31	18	4	5	4	5	2	100	3.1	1.9	4.9	3.0	4.2	26	434
September	1996	2	2	26	30	18	5	7	3	5	1	100	3.2	2.0	5.0	3.0	4.4	28	441
October	1996	2	1	30	29	17	5	6	4	4	1	100	3.1	1.9	4.9	3.1	4.3	35	450
November	1996	2	3	28	30	18	4	7	2	5	1	100	3.1	1.9	4.9	3.0	4.1	29	454
December	1996	3	2	31	30	19	3	5	3	4	2	100	3.0	1.7	4.8	3.0	4.1	38	468
January	1997	2	2	28	30	20	3	5	3	6	2	100	3.1	1.9	4.9	3.0	4.2	32	458
February	1997	2	1	30	29	18	4	5	2	7	2	100	3.1	1.9	4.9	3.1	4.1	28	447
March	1997	2	2	25	31	17	5	6	2	8	2	100	3.1	2.1	5.0	2.9	4.0	13	437

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				PERCENT TO GO UP BY									PERCENTILES						
Date of Survey		Down	Same	1-2	3-4	5	6-9	10-14	15+	DK Up	DK,NA	Total	Median	25th	75th	Rng	Mean	Variance	Cases
April	1997	2	2	28	28	17	6	6	1	7	2	100	3.0	1.9	5.1	3.2	3.7	9	429
May	1997	2	3	28	28	17	6	6	2	7	1	100	3.1	1.9	5.1	3.2	3.8	12	440
June	1997	2	2	32	29	16	6	5	2	6	1	100	3.0	1.7	4.7	3.1	3.7	14	439
July	1997	1	2	30	33	15	4	3	3	8	2	100	3.0	1.8	4.5	2.7	3.7	15	453
August	1997	2	2	31	33	15	2	4	2	8	1	100	2.9	1.7	4.4	2.7	3.5	12	461
September	1997	2	2	29	30	19	3	4	2	8	1	100	3.0	1.8	4.8	3.0	3.5	10	457
October	1997	3	2	27	30	20	4	5	2	6	1	100	3.1	1.9	4.9	3.0	3.7	11	443
November	1997	2	2	26	29	21	5	5	2	7	1	100	3.1	1.9	5.0	3.0	3.7	10	429
December	1997	2	2	29	27	19	4	6	3	7	2	100	3.1	1.9	5.0	3.1	3.9	14	418
January	1998	2	3	29	23	19	5	6	2	7	4	100	3.0	1.7	5.0	3.3	3.8	14	406
February	1998	2	3	31	26	16	4	6	1	7	3	100	2.9	1.7	4.7	3.1	3.6	11	411
March	1998	2	3	34	28	12	4	4	1	8	3	100	2.8	1.5	4.2	2.7	3.3	8	428
April	1998	2	3	39	27	10	3	4	1	11	2	100	2.5	1.4	3.9	2.5	3.0	6	451
May	1998	2	3	36	25	13	3	4	1	13	2	100	2.6	1.4	4.1	2.7	3.1	7	449
June	1998	2	2	32	24	16	3	5	0	13	2	100	2.8	1.4	4.6	3.2	3.2	7	454
July	1998	2	1	32	25	16	4	5	0	12	2	100	2.8	1.5	4.7	3.2	3.4	7	441
August	1998	2	1	36	24	15	4	5	0	10	3	100	2.7	1.5	4.7	3.2	3.3	7	458
September	1998	1	3	36	25	14	4	4	1	9	4	100	2.7	1.5	4.5	3.1	3.2	7	467
October	1998	1	3	33	28	14	3	3	1	9	4	100	2.8	1.5	4.2	2.7	3.2	7	458
November	1998	2	3	32	32	11	4	4	1	10	2	100	2.8	1.5	3.8	2.3	3.1	7	455
December	1998	2	2	33	31	13	4	4	0	8	2	100	2.8	1.4	3.9	2.5	3.1	6	434
January	1999	3	3	31	31	16	4	4	1	7	2	100	3.0	1.6	4.4	2.8	3.3	7	439
February	1999	2	3	31	29	19	4	3	0	7	2	100	3.0	1.6	4.8	3.1	3.3	6	436
March	1999	2	3	34	27	17	3	4	0	8	2	100	2.8	1.6	4.5	3.0	3.2	6	480
April	1999	2	2	35	28	14	3	4	0	9	2	100	2.7	1.5	4.3	2.9	3.0	6	507
May	1999	3	2	34	30	13	2	4	0	10	2	100	2.7	1.6	4.2	2.6	3.0	6	519
June	1999	1	2	33	31	13	3	5	0	10	2	100	2.8	1.7	4.4	2.6	3.3	6	506
July	1999	1	2	35	28	15	3	5	1	9	2	100	2.8	1.7	4.5	2.8	3.3	6	490
August	1999	1	2	36	28	14	4	6	1	7	2	100	2.8	1.7	4.7	2.9	3.4	7	477
September	1999	1	2	37	26	15	4	5	1	7	2	100	2.8	1.6	4.6	3.0	3.3	7	465
October	1999	1	2	36	27	15	3	6	1	7	2	100	2.8	1.6	4.6	3.0	3.3	7	479
November	1999	1	2	34	27	15	3	5	1	10	2	100	2.8	1.6	4.6	3.0	3.3	6	475
December	1999	3	2	32	32	14	4	4	1	9	1	100	2.8	1.7	4.3	2.7	3.2	6	468
January	2000	4	1	31	33	13	4	4	1	11	0	100	2.8	1.7	4.3	2.6	3.1	7	483
February	2000	4	1	31	32	14	3	4	0	10	0	100	2.9	1.6	4.3	2.7	3.2	7	481
March	2000	3	2	27	30	16	4	5	1	10	1	100	3.0	1.8	4.7	2.9	3.5	8	480
April	2000	2	3	27	31	17	4	5	1	9	1	100	3.0	1.7	4.8	3.0	3.6	9	474
May	2000	2	3	26	31	17	5	5	1	7	2	100	3.1	1.8	4.8	3.0	3.6	9	476
June	2000	2	1	34	30	14	4	7	1	6	1	100	2.9	1.6	4.6	3.0	3.5	9	467
July	2000	3	1	36	28	13	4	7	1	5	1	100	2.8	1.5	4.5	3.0	3.4	10	445
August	2000	4	1	37	29	12	3	7	1	6	0	100	2.7	1.4	4.4	3.0	3.4	11	436
September	2000	4	3	30	32	13	5	6	1	7	1	100	2.9	1.6	4.6	2.9	3.4	10	454
October	2000	3	3	29	31	14	5	6	1	7	2	100	3.0	1.7	4.7	3.0	3.6	11	461
November	2000	2	3	31	30	14	6	6	1	7	2	100	3.0	1.8	4.8	3.0	3.6	9	453
December	2000	2	2	32	29	16	4	6	1	7	2	100	3.0	1.7	4.8	3.1	3.5	10	439
January	2001	2	2	31	31	16	3	6	1	7	2	100	3.0	1.8	4.7	2.9	3.5	9	444
February	2001	2	2	28	29	17	3	5	1	10	2	100	3.0	1.9	4.8	3.0	3.5	9	461
March	2001	1	3	27	27	17	4	5	2	11	3	100	3.0	1.9	4.9	3.0	3.7	9	475
April	2001	2	4	25	27	19	5	5	2	9	3	100	3.1	1.9	5.0	3.1	3.8	10	471
May	2001	3	3	25	29	18	4	6	2	7	4	100	3.1	1.8	4.9	3.1	3.7	11	470

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Date of Survey		Down	Same	1-2	3-4	5	6-9	10-14	15+	DK Up	DK,NA	Total	Median	25th	75th	Rng	Mean	Variance	Cases
June	2001	3	4	27	32	15	3	7	1	6	3	100	3.0	1.8	4.7	2.9	3.5	10	449
July	2001	2	3	28	33	13	4	6	1	8	2	100	2.9	1.8	4.6	2.7	3.5	8	452
August	2001	2	3	29	32	13	4	6	0	10	1	100	2.9	1.8	4.5	2.7	3.4	8	468
September	2001	2	2	28	31	14	3	6	1	11	2	100	3.0	1.8	4.7	2.9	3.5	9	496
October	2001	3	4	29	28	13	3	6	1	12	2	100	2.9	1.6	4.5	2.9	3.4	10	504
November	2001	3	4	28	29	13	3	6	1	11	2	100	2.9	1.7	4.5	2.8	3.3	9	501
December	2001	3	5	24	27	16	4	6	1	12	2	100	3.1	1.7	4.6	2.9	3.4	9	482
January	2002	3	5	25	28	15	3	5	1	12	4	100	3.1	1.7	4.4	2.7	3.4	9	481
February	2002	3	4	26	27	13	4	5	0	14	4	100	3.0	1.5	4.3	2.8	3.3	9	478
March	2002	2	3	31	25	11	4	4	1	15	4	100	2.7	1.4	4.2	2.8	3.1	7	484
April	2002	2	3	30	26	13	4	4	1	14	4	100	2.8	1.5	4.6	3.1	3.3	9	477
May	2002	1	3	31	27	14	3	4	1	12	4	100	2.8	1.7	4.6	3.0	3.4	9	480
June	2002	1	2	30	30	13	3	5	1	11	3	100	2.9	1.8	4.5	2.8	3.5	9	474
July	2002	1	2	32	28	12	3	5	1	12	3	100	2.8	1.8	4.5	2.8	3.4	8	474
August	2002	2	2	32	27	11	4	6	1	13	2	100	2.8	1.7	4.5	2.8	3.3	8	456
September	2002	3	3	33	27	11	3	5	1	12	2	100	2.7	1.6	4.3	2.7	3.2	9	450
October	2002	3	3	33	27	10	4	6	1	11	2	100	2.7	1.6	4.2	2.6	3.2	9	454
November	2002	3	4	31	28	11	3	5	1	11	3	100	2.8	1.7	4.3	2.7	3.2	8	465
December	2002	3	3	31	27	13	4	5	1	11	3	100	2.8	1.7	4.5	2.9	3.3	8	489
January	2003	2	2	30	29	14	3	4	1	11	4	100	2.9	1.8	4.3	2.6	3.2	7	493
February	2003	2	2	32	28	13	2	4	1	11	4	100	2.8	1.6	4.2	2.7	3.2	8	504
March	2003	4	2	28	29	12	4	5	1	11	3	100	2.9	1.7	4.4	2.7	3.2	9	495
April	2003	6	3	27	28	13	4	5	1	10	3	100	2.9	1.5	4.7	3.1	3.2	10	498
May	2003	6	3	26	28	15	5	4	0	9	2	100	2.9	1.6	4.7	3.0	3.1	8	474
June	2003	4	4	30	26	16	3	3	0	9	4	100	2.8	1.5	4.5	3.0	3.0	7	476
July	2003	4	5	32	24	17	3	4	1	8	3	100	2.7	1.5	4.7	3.2	3.0	8	459
August	2003	4	4	32	25	15	2	5	1	9	3	100	2.7	1.4	4.6	3.3	3.1	9	470
September	2003	3	4	33	25	15	2	5	1	8	2	100	2.7	1.4	4.6	3.2	3.2	9	470
October	2003	3	4	32	28	12	3	6	0	9	3	100	2.8	1.4	4.4	3.0	3.2	8	469
November	2003	2	4	33	31	13	3	4	0	7	2	100	2.8	1.5	4.3	2.8	3.1	6	456
December	2003	2	4	31	33	12	3	4	0	8	2	100	2.9	1.4	4.3	2.9	3.1	7	453
January	2004	1	4	33	32	15	4	3	1	7	1	100	2.8	1.5	4.4	2.8	3.1	6	465
February	2004	2	3	33	29	15	4	5	1	8	2	100	2.8	1.5	4.5	3.0	3.3	7	480
March	2004	2	3	31	29	15	4	5	1	10	1	100	2.9	1.7	4.6	2.9	3.4	7	485
April	2004	2	2	31	29	15	4	5	1	11	1	100	2.9	1.7	4.7	3.0	3.5	7	478
May	2004	2	2	29	32	13	4	4	1	12	1	100	2.9	1.8	4.5	2.7	3.4	7	476
June	2004	1	2	32	32	13	4	4	1	10	1	100	2.9	1.8	4.3	2.5	3.3	7	485
July	2004	2	3	31	34	11	4	3	1	10	1	100	2.8	1.7	3.9	2.2	3.1	7	500
August	2004	2	3	33	33	11	4	3	1	8	1	100	2.8	1.6	3.9	2.4	3.0	7	491
September	2004	3	3	34	30	12	4	4	1	9	1	100	2.7	1.5	4.2	2.7	3.0	7	469
October	2004	3	2	35	28	12	4	4	1	9	2	100	2.7	1.5	4.1	2.7	3.0	7	492
November	2004	4	3	34	30	12	3	4	1	9	2	100	2.7	1.5	4.0	2.5	3.0	7	510
December	2004	2	2	33	33	11	3	4	0	9	2	100	2.8	1.6	3.8	2.2	3.0	6	517
January	2005	3	2	34	32	12	3	4	0	8	1	100	2.8	1.6	4.1	2.6	3.1	7	488
February	2005	2	2	35	31	13	4	5	0	8	1	100	2.8	1.7	4.3	2.7	3.2	6	487
March	2005	4	3	35	27	14	4	6	0	7	0	100	2.8	1.6	4.6	3.0	3.2	7	491
April	2005	3	2	32	30	15	4	6	0	8	0	100	2.9	1.7	4.6	2.9	3.3	6	503
May	2005	3	2	33	28	16	4	6	0	8	0	100	2.9	1.7	4.7	3.0	3.4	7	528
June	2005	2	1	34	29	16	4	5	0	8	0	100	2.9	1.7	4.6	3.0	3.4	7	532
July	2005	2	2	35	26	17	4	5	0	9	0	100	2.8	1.6	4.7	3.2	3.4	7	531

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

				PERCENT TO GO UP BY									PERCENTILES						
Date of Survey		Down	Same	1-2	3-4	5	6-9	10-14	15+	DK Up	DK,NA	Total	Median	25th	75th	Rng	Mean	Variance	Cases
August	2005	3	3	34	27	17	4	4	1	7	1	100	2.8	1.5	4.7	3.2	3.2	8	492
September	2005	3	3	31	28	15	4	5	1	8	1	100	2.9	1.6	4.7	3.1	3.3	9	493
October	2005	3	3	30	28	15	5	6	2	6	2	100	3.0	1.7	4.9	3.2	3.6	10	488
November	2005	3	3	28	29	16	5	6	1	7	2	100	3.0	1.7	4.9	3.1	3.5	9	517
December	2005	4	3	30	29	17	3	5	2	5	2	100	2.9	1.6	4.8	3.2	3.4	10	534
January	2006	6	3	30	32	16	2	4	1	5	1	100	2.8	1.4	4.2	2.8	2.9	9	514
February	2006	5	3	31	33	14	2	4	1	5	1	100	2.8	1.5	4.1	2.7	3.0	9	477
March	2006	4	2	30	34	13	4	5	1	6	1	100	2.9	1.6	4.2	2.6	3.2	9	447
April	2006	4	2	29	31	14	5	5	2	7	1	100	3.0	1.6	4.7	3.1	3.5	10	451
May	2006	4	2	29	27	17	5	6	2	6	1	100	3.0	1.6	4.9	3.3	3.7	11	455
June	2006	4	3	30	26	17	4	6	2	6	1	100	2.9	1.5	4.9	3.3	3.6	11	469
July	2006	3	4	32	29	16	3	6	1	5	1	100	2.9	1.6	4.7	3.1	3.4	9	458
August	2006	3	4	27	32	17	2	6	1	8	0	100	3.0	1.8	4.6	2.8	3.4	8	464
September	2006	3	3	25	32	19	3	5	0	8	1	100	3.1	1.8	4.7	2.9	3.5	7	460
October	2006	3	2	24	34	20	3	5	0	8	1	100	3.2	1.9	4.6	2.7	3.5	6	481
November	2006	3	3	27	33	17	3	4	0	7	2	100	3.0	1.7	4.5	2.8	3.3	6	478
December	2006	2	3	30	33	16	2	4	0	7	2	100	2.9	1.7	4.4	2.8	3.2	6	470
January	2007	2	2	28	32	16	2	7	1	7	2	100	3.0	1.8	4.7	3.0	3.5	8	464
February	2007	2	2	28	32	14	3	8	0	8	2	100	3.0	1.8	4.7	2.9	3.6	8	491
March	2007	3	2	26	34	14	3	8	1	8	2	100	3.1	2.0	4.8	2.8	3.7	8	496
April	2007	3	2	29	33	15	3	6	0	8	1	100	3.0	1.9	4.6	2.8	3.5	7	478
May	2007	3	2	29	32	15	4	6	1	8	0	100	3.0	1.8	4.7	2.9	3.4	7	463
June	2007	3	2	31	30	14	5	5	1	10	0	100	2.9	1.8	4.7	2.9	3.4	8	450
July	2007	3	2	29	29	15	5	6	1	10	1	100	3.0	1.8	4.8	3.0	3.5	9	478
August	2007	2	1	29	28	15	6	5	1	11	1	100	3.0	1.9	4.9	3.0	3.6	9	477
September	2007	2	2	30	31	14	6	5	1	9	1	100	3.0	1.8	4.6	2.8	3.6	8	495
October	2007	1	3	32	34	11	5	4	1	8	1	100	2.9	1.7	4.2	2.5	3.3	7	471
November	2007	2	4	33	35	10	3	6	1	6	1	100	2.8	1.6	4.1	2.5	3.3	8	483
December	2007	2	3	31	33	13	2	6	1	7	1	100	2.9	1.6	4.4	2.7	3.3	8	479
January	2008	3	3	27	32	16	3	6	1	7	1	100	3.0	1.8	4.8	2.9	3.5	9	480
February	2008	5	2	26	28	18	4	6	1	9	2	100	3.1	1.8	4.9	3.1	3.5	8	465
March	2008	5	2	25	29	17	4	7	1	8	1	100	3.1	1.8	4.9	3.1	3.6	10	479
April	2008	6	2	24	27	18	5	9	1	7	1	100	3.2	1.8	5.0	3.2	3.7	11	493
May	2008	6	4	19	28	18	5	8	3	7	1	100	3.4	2.0	5.1	3.1	4.0	13	500
June	2008	7	4	17	26	18	7	10	2	7	2	100	3.5	2.0	5.3	3.3	4.0	14	482
July	2008	8	5	17	24	16	7	10	2	9	2	100	3.5	1.8	5.3	3.5	3.9	15	492
August	2008	8	4	20	25	16	6	9	1	9	2	100	3.3	1.6	5.2	3.5	3.6	13	504
September	2008	7	5	21	26	17	5	8	1	9	1	100	3.1	1.5	5.0	3.5	3.5	11	527
October	2008	6	5	23	27	17	5	6	1	8	2	100	3.0	1.6	4.9	3.3	3.3	10	524
November	2008	7	6	24	25	18	4	6	0	8	1	100	2.9	1.4	4.8	3.4	3.1	10	512
December	2008	8	9	26	26	15	3	4	1	7	1	100	2.7	1.1	4.3	3.2	2.7	11	506
January	2009	8	10	26	26	14	3	5	1	6	1	100	2.7	1.0	4.3	3.3	2.8	11	484
February	2009	8	9	24	29	13	3	6	2	5	2	100	2.7	1.2	4.3	3.2	3.0	14	461
March	2009	8	7	22	27	14	3	7	3	6	3	100	2.9	1.3	4.8	3.6	3.2	16	437
April	2009	10	6	23	25	15	3	6	3	7	2	100	2.8	1.3	4.8	3.6	3.2	17	448
May	2009	9	7	26	22	14	3	7	2	8	1	100	2.8	1.1	4.9	3.7	3.1	14	459
June	2009	7	6	27	24	14	5	6	2	8	0	100	2.8	1.4	4.9	3.5	3.3	13	471
July	2009	6	6	28	24	14	5	6	2	9	0	100	2.8	1.5	4.9	3.3	3.4	13	474
August	2009	6	5	28	27	14	4	6	2	8	1	100	2.9	1.6	4.8	3.1	3.3	12	493
September	2009	6	4	29	26	14	3	6	2	8	1	100	2.8	1.6	4.7	3.1	3.3	12	484

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

				PERCENT TO GO UP BY									PERCENTILES						
Date of Survey		Down	Same	1-2	3-4	5	6-9	10-14	15+	DK Up	DK,NA	Total	Median	25th	75th	Rng	Mean	Variance	Cases
October	2009	6	5	29	27	16	3	6	1	7	1	100	2.8	1.5	4.7	3.1	3.0	11	486
November	2009	5	5	28	29	17	4	5	0	6	1	100	2.9	1.6	4.7	3.1	3.0	10	480
December	2009	6	6	28	28	17	3	5	0	7	0	100	2.8	1.4	4.5	3.1	2.8	10	502
January	2010	5	6	28	29	15	3	5	0	8	1	100	2.8	1.4	4.4	2.9	2.9	9	514
February	2010	6	5	32	26	13	2	7	0	8	1	100	2.6	1.2	4.4	3.1	2.9	10	519
March	2010	4	4	34	28	11	2	7	1	7	1	100	2.6	1.4	4.2	2.8	3.1	9	517
April	2010	5	3	35	28	10	2	7	1	7	2	100	2.6	1.4	4.1	2.7	3.1	10	506
May	2010	4	4	32	31	12	2	6	1	6	2	100	2.7	1.5	4.1	2.6	3.1	10	484
June	2010	4	3	30	32	14	3	7	1	6	1	100	2.9	1.6	4.4	2.8	3.2	9	478
July	2010	4	3	29	30	17	2	6	0	7	1	100	2.9	1.6	4.7	3.1	3.2	8	468
August	2010	4	3	32	27	15	3	6	0	7	1	100	2.8	1.6	4.7	3.1	3.1	8	488
September	2010	3	4	31	29	16	3	5	1	7	2	100	2.8	1.6	4.7	3.0	3.2	8	478
October	2010	5	4	29	30	15	4	6	1	6	1	100	2.8	1.7	4.7	3.0	3.2	9	511
November	2010	5	4	29	30	16	3	5	1	6	0	100	2.9	1.6	4.7	3.0	3.2	9	496
December	2010	5	3	32	29	15	3	6	1	6	0	100	2.8	1.6	4.6	3.0	3.2	9	500
January	2011	3	2	33	28	17	3	5	2	6	1	100	2.9	1.7	4.7	2.9	3.4	8	468
February	2011	3	2	30	27	18	3	7	1	6	2	100	3.0	1.8	4.8	3.0	3.6	9	487
March	2011	5	2	26	28	19	5	7	1	7	2	100	3.1	1.8	4.9	3.1	3.6	9	492
April	2011	7	2	24	27	19	5	8	1	7	1	100	3.1	1.7	5.0	3.2	3.6	10	500
May	2011	6	3	25	27	18	5	7	1	6	2	100	3.0	1.7	4.9	3.2	3.5	10	483
June	2011	5	3	27	25	18	4	8	1	6	2	100	3.0	1.7	4.9	3.2	3.5	10	489
July	2011	3	4	30	26	16	4	8	1	6	2	100	2.9	1.7	4.9	3.2	3.5	10	488
August	2011	4	3	29	28	15	5	8	1	6	1	100	3.0	1.6	4.9	3.3	3.5	10	485
September	2011	4	4	29	30	13	4	8	1	6	1	100	2.9	1.6	4.7	3.2	3.5	10	482
October	2011	5	4	31	31	12	4	5	1	5	1	100	2.8	1.5	4.2	2.8	3.2	9	491
November	2011	4	4	35	31	12	2	5	1	5	2	100	2.7	1.5	4.0	2.4	3.0	7	501
December	2011	5	3	35	31	12	2	4	1	5	2	100	2.7	1.6	3.9	2.3	2.9	7	488
January	2012	3	3	36	31	12	3	4	0	6	2	100	2.7	1.6	4.1	2.4	3.1	6	472
February	2012	3	3	33	31	12	3	5	0	6	2	100	2.7	1.6	4.1	2.5	3.1	7	477
March	2012	2	3	33	32	13	4	4	1	6	2	100	2.8	1.5	4.2	2.7	3.2	7	475
April	2012	4	4	32	32	11	3	6	1	6	2	100	2.8	1.4	4.1	2.7	3.2	8	485
May	2012	4	4	34	31	11	4	5	1	4	2	100	2.7	1.3	4.1	2.8	3.1	9	471
June	2012	4	4	33	31	12	3	5	1	4	2	100	2.7	1.4	4.1	2.7	3.0	8	467
July	2012	4	3	32	29	14	3	5	0	6	3	100	2.7	1.5	4.3	2.9	3.0	7	468
August	2012	5	4	29	30	15	3	5	1	7	3	100	2.8	1.5	4.5	3.0	3.1	8	473
September	2012	7	3	29	28	13	3	5	1	8	3	100	2.8	1.4	4.5	3.1	3.1	11	486
October	2012	7	3	30	29	12	3	6	2	6	2	100	2.7	1.4	4.3	2.9	3.1	13	499
November	2012	7	2	29	29	12	4	7	2	6	1	100	2.9	1.6	4.5	3.0	3.4	13	483
December	2012	4	2	31	28	13	6	7	1	7	2	100	2.9	1.6	4.6	3.0	3.4	10	482
January	2013	3	3	30	27	14	6	7	1	8	1	100	3.0	1.6	4.9	3.3	3.5	9	471
February	2013	2	4	31	26	13	5	7	1	10	1	100	2.9	1.5	4.9	3.3	3.5	10	475
March	2013	3	4	31	27	14	4	8	1	9	0	100	2.8	1.6	4.8	3.2	3.5	10	476
April	2013	3	3	34	27	14	3	7	2	7	1	100	2.8	1.5	4.7	3.2	3.6	12	467
May	2013	2	3	34	28	14	4	7	2	6	1	100	2.8	1.6	4.7	3.2	3.6	12	478
June	2013	2	2	34	26	14	6	8	2	6	1	100	2.9	1.6	4.9	3.3	3.8	12	477
July	2013	2	2	32	29	14	5	8	1	6	1	100	2.9	1.6	4.5	3.0	3.6	9	485
August	2013	3	2	32	29	15	5	6	1	5	2	100	2.9	1.4	4.4	3.0	3.4	9	482
September	2013	3	2	33	31	13	4	6	1	5	1	100	2.8	1.4	4.3	2.9	3.3	10	461
October	2013	3	2	32	30	15	4	7	2	5	1	100	2.9	1.5	4.7	3.2	3.5	11	468
November	2013	3	1	33	30	15	5	7	2	4	1	100	3.0	1.7	4.8	3.1	3.6	10	472

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

				PERCENT TO GO UP BY									PERCENTILES						
Date of Survey		Down	Same	1-2	3-4	5	6-9	10-14	15+	DK Up	DK,NA	Total	Median	25th	75th	Rng	Mean	Variance	Cases
December	2013	2	1	35	30	14	5	7	1	4	1	100	2.9	1.6	4.7	3.1	3.6	10	482
January	2014	2	1	36	32	11	5	7	2	3	1	100	2.8	1.6	4.5	2.9	3.5	10	462
February	2014	1	1	36	32	12	5	6	2	3	1	100	2.8	1.6	4.5	2.9	3.5	10	467
March	2014	1	2	35	34	12	5	5	2	4	1	100	2.8	1.6	4.2	2.6	3.4	8	482
April	2014	1	1	36	29	16	5	4	1	6	1	100	2.9	1.7	4.5	2.7	3.4	6	496
May	2014	1	1	36	28	13	5	5	1	7	2	100	2.9	1.7	4.3	2.6	3.4	7	497
June	2014	2	1	34	31	13	5	5	1	7	2	100	2.9	1.7	4.4	2.7	3.4	7	491
July	2014	2	2	34	33	10	4	5	1	7	2	100	2.8	1.6	4.1	2.5	3.3	8	489
August	2014	3	2	33	34	11	4	4	1	6	1	100	2.8	1.5	4.1	2.6	3.1	8	491
September	2014	3	2	35	31	13	4	5	1	5	1	100	2.8	1.5	4.3	2.8	3.2	8	489
October	2014	4	1	34	32	14	5	5	1	4	1	100	2.9	1.6	4.4	2.9	3.2	8	483
November	2014	2	1	36	32	14	5	4	0	5	1	100	2.8	1.7	4.4	2.8	3.2	6	478
December	2014	3	1	36	32	13	5	3	1	6	1	100	2.8	1.6	4.3	2.7	3.2	7	490
January	2015	2	1	37	31	11	5	4	1	7	1	100	2.8	1.5	4.2	2.7	3.3	8	493
February	2015	4	1	34	32	11	5	4	1	7	1	100	2.8	1.5	4.3	2.8	3.3	9	498
March	2015	3	1	35	34	11	4	3	1	6	1	100	2.8	1.5	4.1	2.6	3.0	7	480
April	2015	3	1	36	33	12	4	3	0	6	1	100	2.8	1.5	4.0	2.5	3.0	6	484
May	2015	2	1	39	30	13	5	3	0	6	1	100	2.7	1.5	4.2	2.8	3.1	6	479
June	2015	3	1	39	28	12	6	3	0	7	1	100	2.7	1.4	4.2	2.8	3.1	6	485
July	2015	3	1	39	29	11	6	3	1	8	1	100	2.7	1.4	4.1	2.7	3.1	6	492
August	2015	3	1	37	32	11	3	4	1	8	1	100	2.7	1.5	4.0	2.5	3.1	6	510
September	2015	4	1	35	32	13	2	4	1	6	2	100	2.7	1.5	4.0	2.6	3.1	7	515
October	2015	4	2	37	33	12	2	4	1	4	1	100	2.7	1.4	4.0	2.6	3.1	7	509
November	2015	4	1	39	32	11	2	3	1	4	2	100	2.6	1.4	3.7	2.3	2.9	6	483
December	2015	3	2	43	30	9	3	3	1	4	2	100	2.5	1.3	3.6	2.2	2.8	6	483
January	2016	3	2	40	30	9	4	3	1	6	2	100	2.5	1.3	3.7	2.4	2.9	6	472
February	2016	4	3	39	29	10	4	3	1	5	1	100	2.5	1.3	3.9	2.7	3.0	8	481
March	2016	4	3	36	30	12	5	2	1	6	1	100	2.7	1.3	4.1	2.8	3.0	7	494
April	2016	3	2	39	30	13	3	3	1	5	1	100	2.6	1.3	4.0	2.7	2.9	6	512
May	2016	2	2	41	32	12	2	3	0	5	1	100	2.6	1.3	3.8	2.5	2.8	5	525
June	2016	3	1	44	30	11	3	3	0	5	1	100	2.5	1.3	3.6	2.4	2.8	5	518
July	2016	3	1	44	30	9	3	3	0	6	1	100	2.4	1.3	3.4	2.2	2.7	5	510
August	2016	2	1	45	29	9	3	3	0	6	1	100	2.4	1.4	3.4	2.1	2.7	5	506
September	2016	3	2	45	29	10	2	3	0	5	2	100	2.4	1.4	3.4	2.1	2.7	5	525
October	2016	4	3	45	26	10	2	2	0	5	2	100	2.2	1.2	3.3	2.1	2.6	6	541
November	2016	5	3	45	25	9	3	2	1	5	2	100	2.2	1.1	3.3	2.2	2.5	7	572
December	2016	5	3	45	26	8	2	3	1	5	2	100	2.2	1.1	3.3	2.2	2.5	7	577
January	2017	5	3	43	29	10	2	2	0	3	2	100	2.3	1.1	3.4	2.3	2.5	6	580
February	2017	5	3	42	31	9	2	2	0	4	1	100	2.3	1.1	3.4	2.3	2.4	6	571
March	2017	7	4	39	29	10	3	3	0	5	2	100	2.4	1.1	3.5	2.4	2.5	7	585
April	2017	7	3	40	28	9	3	2	1	6	1	100	2.3	1.2	3.5	2.4	2.6	8	607
May	2017	7	3	41	24	11	3	2	1	6	1	100	2.3	1.1	3.6	2.4	2.6	8	609
June	2017	4	2	45	26	11	3	2	1	5	1	100	2.3	1.2	3.4	2.3	2.7	7	577
July	2017	3	3	45	29	10	2	2	1	4	1	100	2.3	1.2	3.4	2.2	2.7	6	556
August	2017	2	3	43	33	8	2	3	0	4	1	100	2.4	1.3	3.4	2.2	2.7	5	535
September	2017	2	4	42	32	9	2	3	1	4	2	100	2.5	1.3	3.6	2.3	2.8	6	561
October	2017	3	4	43	29	9	2	3	1	3	2	100	2.4	1.2	3.5	2.3	2.7	6	587
November	2017	3	3	44	28	9	3	3	1	4	2	100	2.4	1.3	3.5	2.2	2.8	7	607
December	2017	4	2	43	28	10	3	3	1	5	1	100	2.4	1.4	3.7	2.3	2.8	6	610

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

		PERCENT TO GO UP BY											PERCENTILES						
Date of Survey		Down	Same	1-2	3-4	5	6-9	10-14	15+	DK Up	DK,NA	Total	Median	25th	75th	Rng	Mean	Variance	Cases
January	2018	5	2	43	28	10	3	2	1	5	1	100	2.4	1.4	3.7	2.3	2.7	7	600
February	2018	5	2	43	27	12	2	2	0	6	1	100	2.4	1.3	3.7	2.4	2.6	6	588
March	2018	4	3	43	28	11	2	2	0	6	1	100	2.4	1.3	3.7	2.4	2.6	6	578
April	2018	2	2	41	29	13	1	3	0	6	1	100	2.6	1.3	3.9	2.5	2.9	5	557
May	2018	2	2	43	29	11	2	4	0	6	1	100	2.5	1.3	3.9	2.5	2.9	6	569