INCOME TOP 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	7	12	3	6	14	18	20	8	8	3	100	6.9	4.5	10.2	5.6	7.3	52	995
September	1981	6	14	4	6	15	20	18	11	3	1	100	6.8	4.5	10.1	5.7	7.7	60	1036
March	1982	7	9	5	8	20	21	18	7	3	2	100	6.0	3.8	9.0	5.2	6.7	44	549
September	1982	5	7	8	14	17	22	14	8	4	3	100	5.3	2.9	9.0	6.1	6.3	44	751
March	1983	4	5	12	17	21	18	12	6	2	3	100	4.9	2.7	7.6	4.9	5.7	34	696
September	1983	2	2	12	20	25	16	10	6	5	1	100	4.9	3.1	7.0	4.0	6.0	39	622
March	1984	3	2	12	20	25	16	12	4	4	1	100	4.9	2.9	7.0	4.1	5.8	37	650
September	1984	2	4	12	24	21	19	10	5	3	0	100	4.8	2.9	7.0	4.1	5.8	36	713
March	1985	2	3	16	25	23	12	11	5	2	1	100	4.5	2.7	6.6	3.9	5.6	41	786
September	1985	2	3	13	24	24	12	10	5	3	3	100	4.7	2.8	6.4	3.6	5.6	39	721
June	1990	3	1	19	26	26	10	5	3	4	2	100	4.1	2.5	5.3	2.8	4.4	21	619
July	1990	4	1	19	27	25	9	5	3	4	2	100	4.0	2.5	5.2	2.8	4.3	21	637
August	1990	3	1	20	30	23	10	5	4	4	1	100	3.9	2.5	5.3	2.9	4.5	20	642
September	1990	2	1	21	29	20	11	6	4	4	1	100	3.9	2.4	5.4	3.0	4.7	25	640
October	1990	2	1	20	28	22	12	5	5	4	1	100	4.0	2.4	5.4	3.0	4.9	30	618
November	1990	2	2	21	25	25	11	6	5	3	1	100	4.2	2.4	5.4	2.9	5.2	41	585
December	1990	2	2	21	25	24	12	5	5	3	1	100	4.1	2.4	5.4	3.0	5.0	34	606
January	1991	2	3	19	24	26	12	7	5	3	1	100	4.4	2.5	5.5	2.9	5.1	29	610
February	1991	2	3	19	26	24	12	7	3	3	1	100	4.2	2.5	5.4	2.9	4.6	15	652
March	1991	1	3	17	28	25	13	6	2	3	1	100	4.3	2.6	5.4	2.8	4.6	12	642
April	1991	1	3	19	28	24	12	6	3	3	1	100	4.1	2.6	5.4	2.8	4.6	14	636
May	1991	1	2	22	26	24	12	6	3	2	1	100	4.1	2.4	5.4	3.0	4.6	15	623
June	1991	1	2	23	25	24	11	7	3	1	1	100	4.1	2.3	5.4	3.1	4.7	19	638
July	1991	1	3	22	27	23	11	7	3	1	2	100	3.9	2.3	5.3	3.0	4.6	20	643
August	1991	1	2	22	29	25	10	6	3	1	1	100	3.8	2.3	5.3	2.9	4.6	24	654
September	1991	2	2	21	31	27	7	4	2	2	1	100	3.7	2.4	5.1	2.7	4.3	21	642
October	1991	2	2	22	29	28	6	4	3	3	2	100	3.8	2.3	5.1	2.8	4.3	20	661
November	1991	2	3	22	28	25	6	5	3	3	2	100	3.8	2.3	5.2	2.9	4.4	17	667
December	1991	2	3	22	28	23	6	7	3	2	2	100	3.6	2.2	5.2	3.0	4.3	17	652
January	1992	3	3	21	32	20	8	7	3	2	2	100	3.6	2.2	5.2	2.9	4.2	15	639
February	1992	3	3	18	34	20	8	7	3	2	2	100	3.6	2.4	5.2	2.8	4.2	14	620
March	1992	3	4	18	33	19	9	7	3	2	2	100	3.6	2.4	5.2	2.8	4.3	16	635
April	1992	3	4	19	30	23	8	6	2	4	1	100	3.6	2.4	5.2	2.9	4.3	19	615
May	1992	2	4	21	28	24	7	6	1	5	1	100	3.5	2.2	5.1	2.9	4.2	18	626
June	1992	1	3	23	31	23	7	5	1	5	1	100	3.4	2.2	5.1	2.9	4.1	18	610
July	1992	2	2	24	30	22	8	6	2	4	1	100	3.5	2.2	5.1	2.9	4.2	15	629
August	1992	2	2	22	29	23	9	6	2	4	1	100	3.8	2.3	5.2	2.8	4.3	16	647
September	1992	2	3	20	30	24	9	6	2	3	1	100	3.9	2.4	5.2	2.8	4.3	14	645
October	1992	2	3	21	32	22	8	6	2	3	2	100	3.7	2.3	5.1	2.8	4.1	13	640
November	1992	3	2	23	33	20	7	5	3	2	2	100	3.4	2.2	5.0	2.8	4.2	22	622
December	1992	4	1	23	32	19	8	4	3	3	2	100	3.4	2.1	5.0	3.0	4.3	33	634
January	1993	3	2	23	31	21	9	3	3	3	2	100	3.4	2.1	5.1	3.0	4.3	32	615

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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
February	1993	3	2	21	32	21	9	3	3	3	2	100	3.4	2.2	5.1	2.9	4.3	33	633
March	1993	3	2	23	31	22	8	4	4	2	1	100	3.4	2.2	5.1	2.9	4.4	31	637
April	1993	2	2	22	32	22	8	4	4	3	1	100	3.5	2.3	5.1	2.8	4.6	32	652
May	1993	3	1	23	33	20	7	5	4	3	1	100	3.4	2.2	5.1	2.9	4.5	30	635
June	1993	3	1	21	32	20	9	5	2	4	2	100	3.5	2.3	5.2	2.9	4.2	22	622
July	1993	4	1	23	34	18	9	4	2	4	2	100	3.3	2.1	5.0	2.9	3.9	20	616
August	1993	3	1	24	33	19	9	3	1	4	2	100	3.3	2.1	5.0	2.8	3.7	9	609
September	1993	3	1	26	34	18	6	5	1	4	1	100	3.2	2.1	4.9	2.9	3.8	10	630
October	1993	2	1	25	34	19	7	6	2	3	1	100	3.3	2.2	5.0	2.8	3.9	11	633
November	1993	2	2	22	35	19	7	7	1	3	1	100	3.4	2.3	5.1	2.7	4.0	11	625
December	1993	3	3	20	35	19	8	6	1	4	1	100	3.4	2.3	5.1	2.8	3.9	13	618
January	1994	4	3	21	33	19	7	5	1	4	1	100	3.3	2.1	5.0	2.9	3.8	15	629
February	1994	5	2	25	33	18	6	3	2	4	1	100	3.2	1.8	4.8	3.0	3.7	20	612
March	1994	4	2	26	33	18	6	3	2	4	2	100	3.2	1.9	4.8	2.9	3.9	20	623
April	1994	3	1	27	35	18	6	4	2	4	1	100	3.2	2.1	4.9	2.8	4.1	22	624
May	1994	2	1	25	34	19	8	4	1	3	1	100	3.3	2.2	4.9	2.8	3.9	16	639
June	1994	3	1	22	34	19	9	5	2	4	2	100	3.4	2.3	5.1	2.8	4.1	15	619
July	1994	3	2	20	35	18	8	5	1	5	2	100	3.3	2.3	5.0	2.7	3.9	11	604
August	1994	2	2	20	36	17	8	6	2	6	3	100	3.3	2.4	5.0	2.6	4.1	14	585
September	1994	2	2	24	40	15	6	5	1	4	2	100	3.1	2.2	4.7	2.4	4.0	21	563
October	1994	2	1	26	37	16	5	5	2	4	1	100	3.2	2.1	4.7	2.6	4.3	29	545
November	1994	2	2	28	37	15	5	4	2	3	1	100	3.1	1.9	4.6	2.7	4.0	28	583
December	1994	2	2	28	32	19	6	4	2	5	1	100	3.2	1.9	4.9	3.0	4.0	26	606
January	1995	3	2	28	36	15	6	3	1	5	1	100	3.1	1.7	4.6	2.9	3.6	19	621
February	1995	3	2	26	39	15	5	3	1	5	1	100	3.1	1.8	4.5	2.7	3.6	18	623
March	1995	3	2	24	46	14	3	3	1	4	1	100	3.1	2.1	4.3	2.3	3.4	11	609
April	1995	2	2	24	44	16	4	3	1	4	1	100	3.1	2.2	4.5	2.2	3.5	8	620
May	1995	1	1	24	43	19	4	2	1	4	1	100	3.2	2.3	4.6	2.3	3.6	12	604
June	1995	1	1	26	39	20	4	2	1	4	1	100	3.2	2.2	4.7	2.5	3.7	12	602
July	1995	1	1	25	39	19	5	4	1	4	1	100	3.2	2.2	4.8	2.6	3.8	13	591
August	1995	2	2	27	38	18	4	4	1	4	1	100	3.1	2.1	4.7	2.6	3.5	8	596
September	1995	2	2	26	40	16	4	3	1	5	1	100	3.0	2.0	4.4	2.4	3.3	6	588
October	1995	2	2	27	43	15	2	3	0	4	1	100	3.0	2.0	4.2	2.2	3.1	5	579
November	1995	2	2	27	40	18	3	3	1	5	1	100	3.1	2.0	4.3	2.3	3.3	6	561
December	1995	2	1	28	38	18	3	4	1	4	2	100	3.1	2.0	4.5	2.5	3.5	7	568
January	1996	2	2	28	36	18	4	3	1	5	2	100	3.1	2.0	4.6	2.6	3.5	9	569
February	1996	3	1	27	39	15	4	4	1	4	2	100	3.1	2.1	4.5	2.4	3.6	12	575
March	1996	3	1	27	38	16	5	3	1	4	2	100	3.1	2.1	4.6	2.5	3.6	11	564
April	1996	2	1	27	39	17	5	4	1	4	1	100	3.1	2.0	4.6	2.5	3.6	10	580
May	1996	2	1	28	39	17	4	3	2	4	1	100	3.0	1.9	4.5	2.6	3.5	9	569
June	1996	2	2	31	38	15	3	3	2	4	0	100	2.9	1.7	4.3	2.5	3.3	9	591
July	1996	2	2	32	36	15	4	3	2	4	1	100	2.9	1.7	4.4	2.7	3.4	9	592
August	1996	2	3	30	37	16	4	3	2	2	1	100	3.0	1.9	4.5	2.6	3.4	9	604
September	1996	2	2	27	39	18	4	3	2	2	2	100	3.1	2.0	4.7	2.6	3.6	9	609
October	1996	2	2	27	40	18	4	3	1	2	1	100	3.1	2.1	4.6	2.6	3.5	9	592
November	1996	1	1	29	39	18	4	3	1	2	1	100	3.0	2.0	4.5	2.6	3.4	6	593
December	1996	1	1	30	38	17	4	3	1	3	1	100	3.0	2.0	4.5	2.6	3.4	6	592
January	1997	1	0	30	37	19	3	4	1	4	1	100	3.0	2.1	4.6	2.6	3.5	7	604
February	1997	1	1	30	39	17	4	3	1	4	1	100	3.0	2.0	4.4	2.4	3.4	7	618
March	1997	1	2	31	39	17	4	2	1	4	0	100	3.0	1.9	4.3	2.4	3.3	6	607

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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
April	1997	1	2	34	40	14	3	1	1	4	0	100	2.9	1.7	4.0	2.3	3.1	5	602
May	1997	1	1	35	39	15	4	2	0	2	0	100	2.9	1.7	4.1	2.4	3.1	5	583
June	1997	1	1	33	37	16	5	3	1	2	0	100	2.9	1.8	4.4	2.6	3.4	8	592
July	1997	1	1	33	34	18	5	4	1	3	1	100	3.0	1.8	4.7	2.9	3.5	8	582
August	1997	1	1	33	32	18	5	3	1	5	1	100	3.0	1.8	4.7	2.9	3.5	8	573
September	1997	1	1	32	35	16	4	2	0	7	1	100	2.9	1.8	4.4	2.7	3.2	5	547
October	1997	3	1	31	37	13	5	2	1	7	1	100	2.9	1.8	4.0	2.2	3.1	6	555
November	1997	4	0	28	39	14	5	1	1	6	1	100	3.0	2.0	4.1	2.2	3.2	7	563
December	1997	4	0	29	37	15	4	3	1	5	2	100	3.0	1.9	4.2	2.3	3.3	8	564
January	1998	3	1	30	36	16	4	3	1	5	2	100	3.0	1.9	4.3	2.5	3.3	7	559
February	1998	2	2	31	35	14	3	3	0	6	2	100	2.9	1.7	4.1	2.4	3.1	5	539
March	1998	2	2	32	34	12	4	3	0	8	2	100	2.8	1.7	3.9	2.3	3.1	5	549
April	1998	1	2	33	34	10	4	3	0	10	2	100	2.8	1.7	3.9	2.2	3.2	5	541
May	1998	2	2	35	33	10	4	3	0	9	2	100	2.7	1.6	3.8	2.2	3.1	5	554
June	1998	1	2	36	32	14	2	3	0	8	1	100	2.7	1.5	3.8	2.4	2.9	4	543
July	1998	2	2	36	34	13	4	2	0	7	1	100	2.7	1.5	4.0	2.5	2.9	4	553
August	1998	1	2	35	34	14	4	2	0	8	1	100	2.8	1.6	4.0	2.4	3.0	4	550
September	1998	2	2	34	35	11	5	1	0	8	2	100	2.8	1.7	3.8	2.1	3.0	4	546
October	1998	2	2	32	36	13	3	1	0	9	2	100	2.8	1.7	3.8	2.1	2.9	4	547
November	1998	3	2	33	35	12	3	1	0	8	2	100	2.7	1.6	3.8	2.2	2.8	4	539
December	1998	3	2	35	35	12	2	2	0	7	1	100	2.7	1.5	3.7	2.3	2.8	5	564
January	1999	3	1	38	34	10	2	2	0	6	2	100	2.6	1.5	3.6	2.1	2.8	5	572
February	1999	2	1	37	33	12	3	3	0	6	2	100	2.7	1.5	3.9	2.3	2.9	6	577
March	1999	2	2	36	33	12	3	3	0	8	2	100	2.7	1.5	3.9	2.3	2.9	5	540
April	1999	2	2	34	36	13	2	2	0	7	2	100	2.7	1.5	3.9	2.4	2.9	4	508
May	1999	2	2	33	40	12	1	2	0	6	1	100	2.8	1.6	3.8	2.2	2.9	4	512
June	1999	2	2	36	41	12	1	3	0	3	1	100	2.8	1.6	3.8	2.2	2.9	4	538
July	1999	2	1	37	39	13	2	3	0	3	0	100	2.8	1.6	3.9	2.3	3.0	5	557
August	1999	1	2	38	36	12	2	3	0	5	0	100	2.7	1.5	3.6	2.1	3.0	5	553
September	1999	2	1	36	37	13	3	3	0	5	0	100	2.8	1.6	3.9	2.2	3.1	5	555
October	1999	1	2	35	37	12	3	4	0	5	1	100	2.8	1.5	3.9	2.3	3.1	5	545
November	1999	1	1	35	38	14	2	4	0	4	1	100	2.8	1.6	4.2	2.5	3.2	5	540
December	1999	1	1	36	36	14	2	4	0	6	1	100	2.8	1.5	4.1	2.5	3.1	5	523
January	2000	1	1	35	37	16	2	3	0	5	0	100	2.8	1.6	4.0	2.4	3.0	4	528
February	2000	2	1	36	38	14	2	3	0	4	1	100	2.8	1.6	3.8	2.2	3.0	4	544
March	2000	2	1	35	40	12	2	3	0	4	1	100	2.8	1.8	3.8	2.0	3.0	5	549
April	2000	2	1	37	38	11	2	3	1	4	1	100	2.7	1.6	3.7	2.1	2.9	6	540
May	2000	1	2	34	42	11	3	2	1	3	1	100	2.8	1.7	3.8	2.1	3.0	5	529
June	2000	2	3	31	44	13	2	2	1	2	1	100	2.8	1.8	3.8	2.0	3.0	5	534
July	2000	3	3	30	44	12	3	2	1	3	0	100	2.9	1.9	3.9	2.0	3.0	5	524
August	2000	3	3	33	38	13	3	3	1	3	0	100	2.8	1.7	4.1	2.4	3.0	6	530
September	2000	2	4	35	35	13	3	2	1	5	0	100	2.7	1.7	4.0	2.3	3.0	6	507
October	2000	1	3	35	34	14	3	3	1	4	1	100	2.8	1.8	4.2	2.4	3.2	6	508
November	2000	1	2	33	36	14	3	3	1	5	2	100	2.9	1.8	4.2	2.3	3.3	7	502
December	2000	1	2	33	35	11	5	4	1	5	2	100	2.9	1.8	4.3	2.5	3.4	8	517
January	2001	2	3	32	35	11	5	4	1	6	1	100	2.9	1.7	4.3	2.6	3.3	8	516
February	2001	2	3	31	36	12	4	5	1	5	1	100	2.9	1.8	4.2	2.4	3.2	7	514
March	2001	3	3	29	37	15	3	4	1	4	1	100	3.0	1.9	4.4	2.5	3.3	7	506
April	2001	3	2	29	38	14	3	4	1	5	1	100	3.0	2.0	4.4	2.4	3.4	7	513
May	2001	3	1	27	40	14	3	4	1	5	1	100	3.1	2.0	4.4	2.4	3.5	7	518

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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	1	29	41	14	4	2	1	5	1	100	3.0	2.0	4.1	2.1	3.3	5	520
July	2001	2	2	28	42	13	3	1	1	7	1	100	2.9	1.8	3.9	2.1	3.1	5	511
August	2001	3	2	28	41	13	3	1	0	7	1	100	2.9	1.8	3.9	2.1	3.1	5	499
September	2001	3	4	28	40	12	3	1	0	6	3	100	2.9	1.6	3.9	2.3	3.0	5	477
October	2001	3	6	29	39	12	3	2	0	4	3	100	2.8	1.7	3.9	2.2	2.9	5	456
November	2001	2	8	32	36	10	2	3	0	5	3	100	2.7	1.5	3.7	2.2	2.8	5	443
December	2001	2	7	32	35	12	1	3	0	6	3	100	2.7	1.6	3.7	2.2	2.9	5	465
January	2002	2	5	34	34	12	1	3	0	6	3	100	2.7	1.6	3.7	2.2	2.9	5	483
February	2002	2	3	35	34	13	3	2	0	5	3	100	2.7	1.6	3.7	2.1	2.9	5	495
March	2002	3	3	35	35	10	3	3	0	6	2	100	2.7	1.6	3.6	2.0	2.9	5	498
April	2002	2	2	35	37	11	3	2	0	6	1	100	2.7	1.7	3.6	1.9	2.9	5	501
May	2002	2	1	31	40	11	3	3	0	7	1	100	2.8	1.8	3.8	1.9	3.1	5	488
June	2002	0	1	30	40	14	4	2	0	7	1	100	2.9	1.9	4.0	2.1	3.2	4	483
July	2002	2	1	30	39	13	4	4	0	6	1	100	2.9	1.9	4.0	2.1	3.1	5	489
August	2002	2	2	32	38	11	5	3	0	6	1	100	2.8	1.8	3.8	2.0	3.0	5	509
September	2002	4	2	35	37	8	3	3	0	6	1	100	2.6	1.6	3.5	2.0	2.8	6	532
October	2002	2	4	34	36	9	3	2	0	7	1	100	2.7	1.5	3.7	2.2	2.9	5	526
November	2002	2	5	37	34	10	1	2	0	8	1	100	2.6	1.5	3.6	2.1	2.7	5	520
December	2002	1	4	33	35	12	2	3	0	9	1	100	2.8	1.6	3.9	2.3	2.9	5	496
January	2003	2	4	34	36	10	2	4	0	7	1	100	2.7	1.6	3.7	2.1	2.8	5	503
February	2003	3	3	31	35	12	3	4	0	7	1	100	2.8	1.7	4.0	2.3	3.0	6	491
March	2003	4	3	35	36	12	2	3	0	5	1	100	2.7	1.7	3.7	2.0	2.9	5	501
April	2003	2	2	37	35	12	2	3	0	5	1	100	2.7	1.7	3.8	2.1	2.9	5	494
May	2003	1	3	39	36	11	1	2	0	5	1	100	2.6	1.6	3.5	1.9	2.8	5	524
June	2003	1	2	39	34	11	2	3	0	6	1	100	2.7	1.5	3.7	2.1	2.9	5	529
July	2003	1	2	41	32	11	2	3	0	6	1	100	2.6	1.5	3.6	2.1	2.8	5	534
August	2003	3	2	42	30	11	3	3	0	6	1	100	2.5	1.5	3.6	2.1	2.8	5	509
September	2003	3	3	43	31	11	2	2	0	3	1	100	2.5	1.5	3.4	2.0	2.6	4	487
October	2003	3	3	38	33	12	3	2	0	5	1	100	2.6	1.6	3.5	2.0	2.7	5	479
November	2003	2	3	37	34	13	2	3	0	6	2	100	2.7	1.6	3.6	2.1	2.9	5	505
December	2003	1	3	36	35	13	2	3	0	7	1	100	2.7	1.7	3.7	2.1	3.0	5	519
January	2004	1	3	37	36	11	1	4	1	5	2	100	2.7	1.7	3.8	2.1	3.1	5	532
February	2004	1	3	35	39	10	2	4	1	4	1	100	2.8	1.7	3.6	1.9	3.1	5	512
March	2004	2	3	34	39	11	3	4	1	4	1	100	2.8	1.7	3.7	2.0	3.1	6	512
April	2004	3	2	36	37	11	3	3	0	5	1	100	2.7	1.7	3.6	1.9	2.9	5	496
May	2004	2	2	37	36	11	2	2	0	5	2	100	2.7	1.6	3.6	2.0	2.8	5	504
June	2004	2	1	36	39	10	2	2	0	5	2	100	2.8	1.7	3.6	2.0	2.9	5	494
July	2004	2	1	34	41	10	2	3	1	5	1	100	2.8	1.7	3.6	2.0	3.0	5	512
August	2004	2	2	37	39	9	2	4	1	5	0	100	2.7	1.7	3.6	2.0	2.9	5	513
September	2004	2	2	38	41	7	2	4	0	4	0	100	2.7	1.6	3.3	1.8	2.8	5	525
October	2004	1	2	35	41	9	2	4	0	4	1	100	2.8	1.7	3.7	2.1	2.9	4	503
November	2004	1	1	32	43	9	3	4	0	5	1	100	2.8	1.8	3.8	2.0	3.1	5	501
December	2004	1	1	31	43	12	3	4	1	4	1	100	2.9	1.9	3.9	2.0	3.2	5	513
January	2005	1	0	37	40	11	4	3	1	4	0	100	2.8	1.7	3.7	2.0	3.0	5	526
February	2005	1	1	37	37	12	3	3	1	5	1	100	2.8	1.7	3.8	2.1	3.0	5	532
March	2005	1	1	37	36	12	3	3	1	6	1	100	2.7	1.6	3.8	2.1	3.0	5	524
April	2005	2	1	31	41	12	2	3	0	6	1	100	2.9	1.8	3.9	2.0	3.1	5	521
May	2005	2	1	33	39	12	3	3	1	5	1	100	2.8	1.8	3.9	2.1	3.0	5	513
June	2005	2	1	34	40	12	4	3	0	3	1	100	2.8	1.8	3.8	2.0	3.0	5	521
July	2005	2	2	38	37	11	4	3	0	4	1	100	2.7	1.6	3.6	1.9	2.9	4	525

INCOME TOP 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	2	1	38	36	11	3	3	1	5	1	100	2.7	1.6	3.6	2.0	3.0	5	545
September	2005	1	3	34	38	10	3	4	1	4	1	100	2.8	1.7	3.9	2.1	3.2	6	540
October	2005	1	3	30	38	13	4	4	1	5	1	100	2.9	1.8	4.3	2.4	3.4	7	547
November	2005	2	2	26	42	14	3	4	1	4	1	100	3.0	2.0	4.3	2.4	3.3	7	522
December	2005	2	1	27	41	16	2	3	1	5	1	100	3.0	2.0	4.3	2.3	3.2	7	507
January	2006	2	1	31	40	14	1	3	1	6	1	100	2.9	1.8	3.9	2.1	3.0	6	516
February	2006	2	1	32	40	14	2	3	0	5	1	100	2.8	1.7	3.8	2.1	3.0	5	533
March	2006	3	1	35	37	14	2	3	0	5	1	100	2.8	1.6	3.8	2.2	2.9	6	539
April	2006	3	1	29	40	16	3	2	0	4	2	100	2.9	2.0	4.1	2.2	3.1	6	529
May	2006	2	1	27	37	18	4	3	1	5	2	100	3.1	2.1	4.5	2.4	3.4	7	530
June	2006	2	1	27	39	16	5	3	1	4	2	100	3.1	2.2	4.6	2.4	3.5	7	535
July	2006	1	2	31	36	16	4	3	1	5	1	100	3.0	1.8	4.4	2.5	3.3	7	541
August	2006	1	2	33	41	13	3	2	0	5	0	100	2.9	1.7	4.0	2.2	3.0	5	531
September	2006	1	2	32	42	12	3	2	0	6	0	100	2.9	1.8	3.9	2.1	3.0	4	518
October	2006	1	2	31	43	11	4	4	0	4	0	100	3.0	1.9	4.0	2.2	3.2	6	505
November	2006	1	1	32	42	13	4	3	0	3	0	100	2.9	1.7	4.0	2.3	3.1	5	501
December	2006	3	1	30	42	13	4	4	1	2	1	100	3.0	1.8	4.1	2.4	3.2	7	502
January	2007	2	1	30	46	11	4	3	0	2	1	100	3.0	1.8	3.9	2.2	3.1	5	514
February	2007	2	1	32	46	10	3	2	0	3	1	100	2.9	1.9	3.7	1.9	3.1	5	506
March	2007	2	0	34	44	10	3	1	0	4	1	100	2.8	1.7	3.6	1.8	2.9	4	523
April	2007	2	1	34	42	12	2	2	1	3	1	100	2.8	1.7	3.7	2.0	3.0	4	538
May	2007	4	1	30	41	14	3	2	1	3	1	100	2.9	1.8	4.1	2.3	3.1	5	549
June	2007	3	2	31	40	13	4	3	1	3	1	100	2.9	1.8	4.1	2.2	3.2	6	551
July	2007	3	2	31	40	12	4	2	1	4	1	100	2.9	1.8	3.9	2.1	3.1	6	521
August	2007	3	2	34	42	9	3	1	1	4	1	100	2.7	1.7	3.5	1.8	2.9	5	523
September	2007	3	3	30	42	11	3	1	1	4	2	100	2.8	1.7	3.7	2.1	2.9	5	506
October	2007	3	3	33	41	11	2	2	0	4	1	100	2.8	1.7	3.7	2.0	2.9	5	525
November	2007	3	3	31	37	13	3	3	0	5	1	100	2.9	1.7	4.1	2.4	3.1	5	526
December	2007	3	3	31	38	13	3	4	0	5	1	100	2.9	1.8	4.1	2.3	3.2	5	526
January	2008	2	2	32	38	12	4	3	1	5	1	100	2.9	1.8	4.1	2.3	3.2	5	511
February	2008	2	2	32	40	12	3	2	1	5	1	100	2.8	1.8	3.9	2.1	3.1	5	517
March	2008	2	2	33	41	11	3	2	1	4	1	100	2.8	1.8	3.6	1.8	3.0	5	521
April	2008	4	3	28	40	13	5	3	0	3	0	100	2.9	1.8	4.1	2.2	3.2	6	536
May	2008	5	3	24	38	17	6	4	0	3	0	100	3.1	2.1	4.4	2.3	3.3	7	528
June	2008	5	3	20	35	18	7	6	1	5	1	100	3.3	2.1	4.9	2.8	3.6	9	537
July	2008	5	3	18	37	20	5	5	1	5	1	100	3.3	2.1	4.9	2.8	3.5	9	508
August	2008	6	4	19	37	17	4	6	1	5	1	100	3.2	1.9	4.8	2.9	3.5	9	502
September	2008	6	4	22	38	16	3	5	0	3	1	100	3.0	1.8	4.5	2.7	3.1	8	502
October	2008	6	5	22	37	15	4	6	0	4	1	100	3.0	1.9	4.5	2.6	3.1	8	518
November	2008	6	5	24	35	15	6	5	0	4	1	100	2.9	1.8	4.5	2.7	3.1	8	516
December	2008	5	5	25	35	15	6	4	0	4	1	100	2.9	1.8	4.5	2.7	3.1	7	506
January	2009	3	6	29	35	13	5	3	1	5	0	100	2.9	1.7	4.3	2.6	3.1	8	513
February	2009	3	5	28	35	14	5	3	1	6	0	100	2.9	1.7	4.4	2.7	3.2	8	545
March	2009	4	5	28	34	13	5	3	1	6	0	100	2.9	1.7	4.4	2.7	3.3	8	554
April	2009	4	4	28	34	14	7	4	0	5	0	100	3.0	1.8	4.6	2.8	3.3	6	554
May	2009	5	3	31	33	13	5	4	0	5	1	100	2.8	1.6	4.2	2.6	3.0	6	529
June	2009	5	2	30	36	13	4	4	0	4	1	100	2.9	1.7	4.3	2.5	3.1	6	534
July	2009	6	2	29	35	14	4	4	0	6	1	100	3.0	1.7	4.3	2.6	3.1	8	529
August	2009	3	3	29	34	13	5	5	0	5	1	100	3.0	1.8	4.5	2.7	3.3	8	527
September	2009	3	3	30	34	12	5	5	1	6	1	100	2.9	1.8	4.4	2.7	3.4	8	514

INCOME TOP 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	3	4	32	35	12	5	4	1	3	1	100	2.8	1.7	4.3	2.7	3.2	8	515
November	2009	3	3	33	35	14	4	3	1	3	0	100	2.8	1.6	4.2	2.7	3.1	7	523
December	2009	3	3	34	34	14	5	3	1	3	1	100	2.8	1.6	4.2	2.6	3.1	7	505
January	2010	2	3	33	35	14	5	3	1	4	1	100	2.8	1.7	4.1	2.5	3.1	6	488
February	2010	2	3	31	33	15	4	4	1	4	1	100	2.9	1.7	4.5	2.8	3.3	7	481
March	2010	2	4	33	33	15	3	4	0	4	2	100	2.8	1.6	4.3	2.7	3.2	7	478
April	2010	2	3	36	32	15	3	4	0	3	2	100	2.7	1.5	4.0	2.4	3.1	6	492
May	2010	2	3	37	34	12	4	3	0	3	1	100	2.7	1.6	3.6	2.0	3.0	5	506
June	2010	2	2	36	36	13	5	3	0	3	1	100	2.7	1.6	3.7	2.0	3.0	5	517
July	2010	2	3	35	35	13	5	3	0	3	0	100	2.8	1.6	4.0	2.3	3.0	5	514
August	2010	3	2	35	39	13	4	3	0	2	0	100	2.8	1.6	3.9	2.3	3.0	5	491
September	2010	2	2	39	34	12	3	3	0	4	0	100	2.6	1.5	3.7	2.3	2.9	5	492
October	2010	2	2	37	38	10	3	3	0	3	0	100	2.6	1.5	3.5	2.0	2.9	5	476
November	2010	2	3	39	34	10	4	3	1	5	0	100	2.6	1.5	3.6	2.1	2.9	5	495
December	2010	2	2	35	37	12	3	3	0	5	0	100	2.7	1.6	3.8	2.2	3.0	5	508
January	2011	2	3	36	35	13	2	3	0	5	1	100	2.7	1.6	3.8	2.1	2.9	5	527
February	2011	3	2	38	34	12	2	3	0	4	1	100	2.7	1.6	3.7	2.1	2.9	5	505
March	2011	3	2	36	35	13	3	5	0	3	1	100	2.8	1.6	3.9	2.3	3.0	5	487
April	2011	4	1	36	36	12	3	4	0	4	1	100	2.8	1.5	3.9	2.4	3.0	6	489
May	2011	4	1	33	35	12	4	5	1	4	1	100	2.8	1.6	4.1	2.5	3.1	6	499
June	2011	4	1	33	35	12	5	3	1	5	1	100	2.8	1.6	4.1	2.6	3.1	6	511
July	2011	3	2	32	35	13	5	2	0	4	2	100	2.8	1.6	4.1	2.4	3.0	5	481
August	2011	2	3	34	35	14	4	2	0	4	2	100	2.8	1.7	4.0	2.4	3.0	5	471
September	2011	2	4	36	34	13	3	4	0	3	1	100	2.8	1.7	4.0	2.4	3.1	6	464
October	2011	2	3	38	34	13	2	4	0	3	1	100	2.7	1.6	4.1	2.5	3.1	6	477
November	2011	2	3	36	36	14	3	3	0	2	1	100	2.8	1.6	4.2	2.5	3.0	5	468
December	2011	2	3	37	37	11	3	3	0	3	1	100	2.7	1.5	3.8	2.2	2.9	5	481
January	2012	3	2	37	35	10	5	3	0	3	1	100	2.7	1.5	3.8	2.2	3.0	5	491
February	2012	3	2	36	34	11	4	4	0	5	1	100	2.7	1.6	3.9	2.3	3.1	6	499
March	2012	2	2	32	35	14	5	3	1	6	1	100	2.9	1.8	4.3	2.5	3.3	6	496
April	2012	3	1	27	36	16	5	3	2	6	1	100	3.0	2.0	4.6	2.6	3.5	8	494
May	2012	3	2	29	36	15	4	3	1	4	2	100	2.9	1.9	4.5	2.6	3.3	7	513
June	2012	4	2	32	34	14	4	4	1	3	2	100	2.8	1.7	4.3	2.6	3.1	7	500
July	2012	4	2	38	31	14	2	4	0	4	1	100	2.6	1.5	4.1	2.5	2.9	5	506
August	2012	4	2	36	30	14	4	3	0	6	1	100	2.7	1.4	4.1	2.7	2.9	5	502
September	2012	3	2	35	34	12	3	1	1	6	2	100	2.7	1.5	3.9	2.4	2.9	5	497
October	2012	2	3	35	36	12	3	1	1	6	2	100	2.8	1.5	3.8	2.3	2.9	5	484
November	2012	3	2	37	37	8	3	2	1	5	2	100	2.7	1.6	3.5	1.9	2.8	6	476
December	2012	3	2	37	35	10	3	3	0	6	1	100	2.7	1.4	3.5	2.0	2.7	6	483
January	2013	4	2	36	36	9	4	3	0	5	1	100	2.7	1.5	3.6	2.1	2.9	7	486
February	2013	2	1	36	34	12	4	3	1	5	1	100	2.8	1.4	4.0	2.6	3.1	7	501
March	2013	2	1	36	35	12	4	4	1	3	1	100	2.8	1.5	4.1	2.6	3.2	7	500
April	2013	1	1	36	34	15	5	3	1	3	1	100	2.8	1.6	4.3	2.7	3.2	7	513
May	2013	1	2	36	37	13	4	3	1	3	1	100	2.8	1.7	4.1	2.4	3.2	6	499
June	2013	0	2	40	35	12	4	2	1	3	1	100	2.7	1.6	4.0	2.4	3.1	5	500
July	2013	0	1	42	37	8	3	3	1	4	1	100	2.6	1.5	3.6	2.1	3.0	5	500
August	2013	0	1	44	34	10	4	3	0	3	1	100	2.6	1.4	3.8	2.3	3.0	5	506
September	2013	1	1	40	35	11	4	3	1	2	2	100	2.7	1.5	3.9	2.4	3.1	5	534
October	2013	1	1	38	35	11	5	3	1	2	2	100	2.8	1.5	4.0	2.5	3.1	6	530
November	2013	2	2	36	38	9	4	3	1	2	2	100	2.8	1.5	3.7	2.2	3.0	7	532

INCOME TOP 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	2	38	36	10	2	3	2	2	2	100	2.7	1.4	3.6	2.2	2.9	7	520
January	2014	2	2	38	39	10	2	2	1	2	2	100	2.7	1.4	3.5	2.1	2.8	6	525
February	2014	2	2	39	38	10	2	2	1	3	1	100	2.7	1.4	3.6	2.2	2.8	5	523
March	2014	2	1	37	40	9	2	3	0	4	1	100	2.7	1.6	3.6	2.0	2.9	5	521
April	2014	2	1	38	38	8	3	4	1	5	2	100	2.7	1.5	3.6	2.1	3.0	6	515
May	2014	2	1	39	37	8	3	3	1	4	2	100	2.6	1.5	3.5	2.1	2.9	6	515
June	2014	2	1	40	36	8	4	3	1	3	2	100	2.6	1.4	3.5	2.1	2.9	6	516
July	2014	3	1	40	35	10	4	3	0	4	1	100	2.6	1.4	3.5	2.1	2.9	6	526
August	2014	2	1	39	37	9	4	3	0	3	1	100	2.7	1.5	3.5	1.9	2.9	5	527
September	2014	2	1	39	36	10	5	2	0	3	1	100	2.7	1.6	3.6	2.0	2.9	4	531
October	2014	2	2	39	38	9	5	1	0	3	1	100	2.7	1.6	3.5	1.9	2.8	4	529
November	2014	3	2	39	36	10	4	2	0	4	1	100	2.6	1.5	3.5	2.0	2.8	5	533
December	2014	3	2	38	39	9	3	2	0	3	1	100	2.6	1.6	3.5	2.0	2.8	5	532
January	2015	2	2	37	39	11	2	2	1	4	1	100	2.7	1.6	3.5	2.0	2.8	5	550
February	2015	1	1	42	37	11	2	2	0	3	1	100	2.6	1.7	3.5	1.8	2.8	4	555
March	2015	1	1	43	35	11	2	2	1	4	1	100	2.6	1.7	3.4	1.7	2.8	4	559
April	2015	1	1	44	34	11	2	2	0	4	1	100	2.5	1.7	3.4	1.7	2.8	4	551
May	2015	1	1	41	38	10	2	2	0	4	1	100	2.6	1.6	3.4	1.8	2.9	4	536
June	2015	1	1	44	38	8	1	3	0	2	1	100	2.6	1.6	3.3	1.8	2.9	4	545
July	2015	1	1	42	40	8	1	4	1	2	1	100	2.6	1.6	3.3	1.8	2.9	5	539
August	2015	2	1	42	37	8	2	3	1	3	1	100	2.6	1.6	3.4	1.8	2.9	5	577
September	2015	3	2	40	36	11	2	2	0	4	1	100	2.6	1.6	3.4	1.8	2.8	4	570
October	2015	3	1	42	34	11	2	1	0	4	1	100	2.6	1.5	3.4	1.9	2.7	4	581
November	2015	2	2	43	34	11	1	2	0	4	1	100	2.5	1.4	3.4	1.9	2.7	4	556
December	2015	2	1	44	34	9	2	2	0	4	0	100	2.5	1.4	3.4	2.0	2.7	4	545
January	2016	1	2	44	34	9	2	3	1	5	0	100	2.5	1.4	3.4	1.9	2.8	5	543
February	2016	1	1	42	34	9	3	3	1	4	1	100	2.6	1.4	3.4	2.0	2.8	5	549
March	2016	1	2	44	34	10	2	3	0	3	1	100	2.5	1.4	3.4	2.0	2.7	4	574
April	2016	3	1	46	32	9	3	1	0	3	2	100	2.4	1.3	3.3	2.0	2.5	4	578
May	2016	2	1	49	31	9	2	1	0	3	1	100	2.3	1.3	3.3	2.0	2.5	4	594
June	2016	3	1	47	34	9	2	0	0	4	1	100	2.4	1.2	3.3	2.0	2.4	4	571
July	2016	1	1	46	35	9	2	1	0	3	1	100	2.5	1.3	3.3	2.0	2.5	4	573
August	2016	2	2	45	35	9	3	1	0	3	1	100	2.5	1.3	3.4	2.0	2.5	4	564
September	2016	2	2	47	32	9	3	1	0	2	1	100	2.4	1.3	3.3	2.1	2.5	4	600
October	2016	2	1	47	31	11	2	1	0	3	2	100	2.3	1.3	3.3	2.1	2.5	4	614
November	2016	2	1	46	32	10	2	2	0	4	1	100	2.4	1.3	3.3	2.0	2.6	4	638
December	2016	2	1	46	30	10	3	2	0	4	1	100	2.4	1.3	3.4	2.1	2.6	4	638
January	2017	3	2	45	30	10	3	2	0	5	1	100	2.4	1.2	3.3	2.1	2.6	5	660
February	2017	3	2	45	30	11	3	2	0	5	1	100	2.4	1.3	3.4	2.1	2.6	5	659
March	2017	3	2	44	32	8	2	2	0	5	1	100	2.4	1.3	3.3	2.0	2.5	5	656
April	2017	3	2	46	33	7	3	2	0	3	1	100	2.3	1.3	3.3	2.0	2.5	4	625
May	2017	3	2	47	33	6	3	1	0	4	1	100	2.3	1.3	3.2	1.9	2.5	4	642
June	2017	3	2	45	32	7	3	1	0	5	2	100	2.4	1.3	3.2	1.9	2.5	4	675
July	2017	3	2	45	33	8	3	1	0	5	1	100	2.4	1.3	3.2	2.0	2.5	4	715
August	2017	4	2	46	32	8	3	1	0	4	1	100	2.3	1.2	3.2	2.1	2.4	4	716
September	2017	3	1	50	30	7	2	1	0	4	1	100	2.2	1.2	3.2	2.0	2.4	4	692
October	2017	2	1	50	30	7	2	2	1	4	1	100	2.2	1.3	3.2	1.9	2.5	5	651
November	2017	2	2	52	30	5	1	2	1	3	2	100	2.2	1.3	3.1	1.8	2.4	4	635
December	2017	2	2	51	33	6	1	2	0	2	2	100	2.3	1.3	3.1	1.8	2.4	3	642

INCOME TOP 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	3	2	48	35	6	2	1	0	3	1	100	2.3	1.3	3.1	1.9	2.3	3	669
February	2018	2	2	44	37	7	2	1	0	4	1	100	2.5	1.3	3.2	1.9	2.4	3	689
March	2018	3	2	43	36	8	3	1	0	4	1	100	2.5	1.3	3.3	1.9	2.5	3	692
April	2018	3	2	46	34	7	2	2	0	3	1	100	2.3	1.3	3.3	2.0	2.5	4	715
May	2018	3	1	46	33	8	2	1	0	4	1	100	2.4	1.3	3.3	1.9	2.5	3	698
June	2018	3	1	44	34	8	2	1	0	4	1	100	2.4	1.4	3.2	1.9	2.5	3	691
July	2018	3	2	42	34	10	2	1	0	5	1	100	2.5	1.4	3.3	1.9	2.6	3	683
August	2018	3	2	42	32	10	3	1	0	5	2	100	2.5	1.4	3.5	2.1	2.6	4	705
September	2018	3	2	44	31	9	3	2	0	5	2	100	2.4	1.4	3.5	2.1	2.6	4	723
October	2018	3	2	44	31	9	3	2	0	5	2	100	2.4	1.4	3.4	2.0	2.7	4	707
November	2018	3	2	44	35	7	2	2	0	5	1	100	2.5	1.4	3.2	1.8	2.6	4	678
December	2018	3	1	43	35	7	2	2	0	5	1	100	2.5	1.4	3.3	1.9	2.6	4	654
January	2019	2	1	44	38	7	1	2	0	4	1	100	2.5	1.4	3.3	1.9	2.6	5	656
February	2019	2	2	50	31	7	1	1	0	3	1	100	2.3	1.3	3.1	1.8	2.4	5	662
March	2019	2	2	49	33	6	2	1	0	3	2	100	2.3	1.3	3.1	1.8	2.4	4	671
April	2019	2	2	52	30	7	2	1	0	3	2	100	2.2	1.3	3.1	1.8	2.4	4	672
May	2019	1	1	47	37	6	1	2	0	3	2	100	2.4	1.4	3.2	1.8	2.6	4	656
June	2019	1	2	49	34	6	0	2	1	3	1	100	2.3	1.3	3.2	1.8	2.5	4	633
July	2019	4	3	44	36	5	1	2	0	3	2	100	2.4	1.2	3.2	2.0	2.5	4	620
August	2019	4	3	44	35	6	2	1	0	3	2	100	2.4	1.2	3.2	2.0	2.4	4	630
September	2019	5	3	41	36	7	2	1	0	3	2	100	2.5	1.3	3.3	2.0	2.4	4	650
October	2019	4	3	44	35	6	2	1	0	3	1	100	2.4	1.3	3.2	1.9	2.4	4	682
November	2019	4	2	46	34	6	2	1	1	3	1	100	2.3	1.3	3.2	1.9	2.4	4	709
December	2019	4	2	48	32	5	2	1	1	3	1	100	2.2	1.2	3.1	1.9	2.4	4	719
January	2020	2	1	49	31	6	3	1	1	4	2	100	2.3	1.2	3.2	1.9	2.5	4	714
February	2020	2	2	50	30	6	2	1	0	5	2	100	2.2	1.3	3.1	1.9	2.4	4	714
March	2020	2	2	50	30	7	2	1	1	5	2	100	2.2	1.3	3.1	1.9	2.4	4	750
April	2020	2	2	49	31	7	2	1	0	4	1	100	2.2	1.3	3.2	1.9	2.5	4	748
May	2020	3	3	45	33	8	3	2	0	2	1	100	2.4	1.3	3.3	2.0	2.6	5	762
June	2020	3	3	43	34	8	3	2	0	2	1	100	2.5	1.3	3.4	2.0	2.6	5	724
July	2020	4	4	41	34	8	2	2	0	5	1	100	2.5	1.3	3.3	2.0	2.6	4	725
August	2020	4	3	40	34	9	2	2	0	5	1	100	2.5	1.3	3.3	1.9	2.6	4	731
September	2020	3	4	39	35	10	2	1	0	5	1	100	2.5	1.4	3.3	1.9	2.6	3	727
October	2020	3	3	40	37	9	2	1	0	3	1	100	2.5	1.4	3.3	1.9	2.6	4	727
November	2020	2	3	44	36	8	1	1	0	3	1	100	2.4	1.4	3.2	1.9	2.5	4	695
December	2020	2	3	44	35	7	2	2	0	3	2	100	2.4	1.4	3.3	1.9	2.6	5	684
January	2021	3	2	44	33	8	3	2	0	3	1	100	2.4	1.4	3.3	1.9	2.6	6	656
February	2021	2	2	42	33	9	4	3	0	3	1	100	2.5	1.4	3.4	2.0	2.8	6	648
March	2021	2	2	40	32	10	5	3	0	4	1	100	2.6	1.5	3.7	2.2	3.0	6	654
April	2021	1	2	42	31	11	4	3	0	4	1	100	2.6	1.5	3.7	2.3	3.0	5	664
May	2021	1	1	38	33	12	5	2	1	5	1	100	2.7	1.6	4.0	2.4	3.1	5	668
June	2021	3	1	36	33	12	6	2	1	5	1	100	2.7	1.6	4.1	2.5	3.1	6	680
July	2021	4	2	32	33	11	7	4	1	5	1	100	2.8	1.7	4.3	2.7	3.3	9	669
August	2021	5	2	34	31	11	6	3	2	4	2	100	2.7	1.6	4.2	2.6	3.3	11	654
September	2021	4	2	34	31	12	6	4	2	3	2	100	2.8	1.6	4.4	2.8	3.3	11	623
October	2021	4	3	33	31	13	5	5	2	2	2	100	2.8	1.6	4.4	2.8	3.3	11	637
November	2021	5	4	29	31	13	5	6	1	3	2	100	2.9	1.6	4.6	3.1	3.3	11	650
December	2021	6	5	29	31	12	5	6	1	3	2	100	2.8	1.5	4.5	3.1	3.2	11	677
January	2022	7	6	25	34	12	5	5	1	3	2	100	2.9	1.5	4.5	3.0	3.2	11	657
February	2022	7	5	25	35	13	4	5	2	3	1	100	2.9	1.5	4.4	2.9	3.2	11	652

INCOME TOP 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
March	2022	9	5	22	36	13	5	4	3	3	1	100	3.0	1.5	4.5	3.0	3.3	16	649
April	2022	12	6	21	32	12	5	4	3	3	2	100	2.9	1.2	4.5	3.3	3.2	16	662
May	2022	14	7	20	30	12	6	3	2	4	2	100	2.8	0.9	4.4	3.5	2.9	17	670
June	2022	17	7	20	27	13	6	4	2	3	2	100	2.7	0.6	4.5	3.9	2.6	17	670
July	2022	16	7	19	27	15	6	3	2	3	3	100	2.8	0.7	4.6	4.0	2.7	18	665
August	2022	15	9	18	28	15	5	3	2	2	3	100	2.8	0.6	4.5	3.9	2.7	17	659
September	2022	13	9	19	31	13	5	3	2	3	2	100	2.8	0.8	4.3	3.6	2.8	19	655
October	2022	12	10	19	32	11	5	3	3	3	1	100	2.8	0.8	4.3	3.5	3.0	23	657
November	2022	13	9	19	32	11	6	4	3	3	1	100	2.8	0.8	4.4	3.6	3.0	23	665
December	2022	12	9	18	34	12	6	4	2	3	1	100	2.9	1.0	4.5	3.5	3.1	20	659
January	2023	11	7	21	36	12	4	4	1	3	1	100	2.9	1.1	4.3	3.2	2.9	16	657
February	2023	10	5	23	37	12	4	3	2	2	2	100	2.9	1.3	4.2	2.9	3.0	19	646
March	2023	10	5	26	36	11	5	2	1	2	2	100	2.8	1.3	4.1	2.8	2.8	16	653
April	2023	9	5	26	34	10	6	3	1	3	2	100	2.8	1.4	4.1	2.7	2.8	14	642
May	2023	9	6	25	34	11	5	4	1	3	2	100	2.8	1.4	4.2	2.8	2.9	12	670
June	2023	9	7	22	37	11	4	4	1	4	2	100	2.9	1.4	4.1	2.7	3.0	13	667
July	2023	9	5	21	37	13	4	3	2	2	3	100	2.9	1.5	4.3	2.8	3.1	14	671
August	2023	9	4	22	39	12	4	2	2	2	2	100	2.9	1.5	4.2	2.7	3.3	23	632
September	2023	9	4	27	35	11	5	2	2	2	3	100	2.8	1.4	4.1	2.6	3.1	23	634
October	2023	10	5	27	34	10	5	2	2	2	3	100	2.8	1.3	4.0	2.7	3.2	25	642
November	2023	10	5	24	37	11	4	4	2	2	3	100	2.8	1.6	4.1	2.5	3.2	22	647
December	2023	9	4	22	40	11	4	4	2	2	2	100	2.9	1.8	4.2	2.4	3.3	24	651
January	2024	8	3	24	41	10	4	4	2	2	2	100	2.9	1.8	4.1	2.2	3.2	22	652
February	2024	7	4	29	39	10	4	2	1	2	2	100	2.8	1.7	3.8	2.1	3.0	17	663
March	2024	6	5	28	38	11	4	2	1	2	2	100	2.8	1.6	3.8	2.2	3.0	15	672
April	2024	7	5	26	39	10	4	3	1	2	2	100	2.8	1.5	3.8	2.3	3.0	16	740
May	2024	8	4	23	41	9	4	4	2	3	2	100	2.9	1.6	3.9	2.3	3.2	19	886
June	2024	7	5	22	41	8	3	6	3	4	1	100	2.9	1.7	4.1	2.4	3.6	33	973
July	2024	7	5	22	40	8	4	5	5	5	1	100	2.9	1.8	4.3	2.5	4.0	45	1007
August	2024	6	7	23	37	8	4	4	6	5	0	100	2.9	1.8	4.4	2.6	4.5	58	1041
September	2024	6	6	23	38	7	4	4	7	5	0	100	2.9	1.9	4.3	2.5	4.6	61	1048
October	2024	6	6	24	37	8	3	5	7	4	0	100	2.9	1.9	4.3	2.4	4.7	61	1056
November	2024	7	6	23	38	8	2	5	6	5	0	100	2.9	1.8	4.2	2.4	4.4	55	928
December	2024	7	6	22	36	9	2	5	7	5	0	100	2.9	1.8	4.4	2.6	4.3	57	884
January	2025	9	6	18	37	11	3	4	6	6	0	100	3.0	1.8	4.6	2.8	4.1	50	903
February	2025	10	6	16	34	11	3	5	8	6	0	100	3.1	1.8	5.3	3.5	4.6	62	948
March	2025	10	6	13	32	12	4	6	10	7	0	100	3.2	2.0	5.7	3.8	5.0	66	1194
April	2025	11	6	12	27	11	5	8	12	8	0	100	3.3	1.9	7.0	5.2	5.9	91	1245
May	2025	11	5	12	27	12	5	8	12	7	0	100	3.5	2.0	7.1	5.1	5.9	92	1342
June	2025	9	5	13	30	11	5	9	12	7	0	100	3.5	2.2	6.9	4.8	6.1	94	1197
July	2025	8	4	14	33	11	4	8	11	7	0	100	3.4	2.3	5.8	3.5	6.0	85	1265
August	2025	6	3	16	34	11	4	8	12	6	0	100	3.3	2.3	6.3	3.9	6.3	87	1218
September	2025	6	4	15	35	12	5	7	11	6	1	100	3.3	2.4	6.2	3.8	5.9	76	1267
October	2025	5	3	15	35	13	5	6	11	6	1	100	3.4	2.5	6.2	3.7	6.2	86	1206
November	2025	4	4	15	37	12	5	6	10	7	1	100	3.4	2.5	5.3	2.8	6.0	80	1233
December	2025	5	4	16	35	11	4	7	10	6	1	100	3.3	2.3	5.3	3.0	5.9	84	1151
January	2026	5	5	16	37	10	4	7	8	6	1	100	3.2	2.2	5.2	2.9	5.3	67	1197
February	2026	6	5	17	37	11	3	8	7	5	1	100	3.1	2.1	5.0	2.9	4.8	60	1279
March	2026	5	5	17	38	10	4	8	7	6	0	100	3.1	2.2	5.0	2.8	4.9	61	1449
April	2026	6	5	18	36	9	4	8	7	7	1	100	3.2	2.1	5.1	2.9	5.0	62	1446

INCOME TOP 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
May	2026	6	4	17	34	10	5	7	7	9	1	100	3.2	2.1	5.2	3.0	5.1	64	1380
June	2026	6	2	18	36	11	5	6	8	8	1	100	3.3	2.3	5.1	2.8	5.4	73	1338
July	2026	6	3	17	37	12	5	5	8	7	1	100	3.3	2.3	5.1	2.8	5.3	73	1366
August	2026	5	3	15	41	10	5	5	9	6	1	100	3.3	2.4	5.0	2.7	5.4	68	1349