

REGION NORTH CENTRAL

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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							Cases
		Down	Same	1-2	3-4	5	6-9	10-14	15+	DK Up	DK,NA	Total	Median	25th	75th	Rng	Mean	Variance		
March September	1981	11	16	4.0	5.0	11.0	11.0	17.0	10.0	9	6	100	6.3	2.1	10.4	8.2	7.3	79	521	
	1981	9	15	4.0	4.0	16.0	13.0	16.0	12.0	7	4	100	6.4	3.5	10.2	6.8	8.6	114	597	
March September	1982	10	15	5	9	16	13	15	10	3	5	100	5.5	2.3	9.9	7.6	6.6	77	642	
	1982	8	11	6	10	18	13	13	11	5	4	100	5.1	2.0	9.8	7.8	6.6	72	599	
March September	1983	10	9	6	12	19	13	15	8	1	6	100	5.1	1.9	9.3	7.5	5.8	55	549	
	1983	4	4	11	16	21	12	13	9	6	5	100	5.0	2.8	8.8	6.1	6.4	53	509	
March September	1984	5	5	10	19	22	10	13	7	5	5	100	4.9	2.8	7.6	4.8	6.6	70	528	
	1984	5	4	11	20	18	13	13	8	5	3	100	4.8	2.7	8.4	5.7	6.2	48	634	
March September	1985	4	5	14	18	20	10	11	9	4	5	100	4.7	2.4	7.9	5.5	6.2	65	535	
	1985	3	5	16	21	21	9	11	6	3	5	100	4.3	2.4	6.9	4.5	5.9	59	547	
June	1990	4	2	19	20	28	9	5	4	7	2	100	4.2	2.4	5.3	3.0	4.8	36	448	
July	1990	4	1	19	21	29	9	5	3	5	3	100	4.2	2.4	5.3	2.9	4.7	29	431	
August	1990	2	1	19	22	27	10	7	5	4	2	100	4.4	2.6	5.5	2.9	5.4	39	413	
September	1990	2	2	20	24	22	12	8	5	3	2	100	4.3	2.4	5.9	3.5	5.4	50	394	
October	1990	3	3	18	23	22	12	8	6	4	1	100	4.3	2.4	5.9	3.5	5.7	61	396	
November	1990	4	3	16	25	21	12	7	6	5	2	100	4.2	2.5	6.2	3.7	5.7	61	409	
December	1990	4	3	17	24	20	10	7	7	5	3	100	4.0	2.4	6.1	3.8	5.5	53	420	
January	1991	3	2	19	26	18	11	7	6	5	3	100	3.8	2.3	6.1	3.8	5.2	40	417	
February	1991	3	3	19	25	23	9	6	5	4	3	100	4.1	2.4	5.7	3.4	5.1	42	398	
March	1991	2	3	16	25	24	9	6	6	5	3	100	4.3	2.6	5.9	3.3	5.6	51	390	
April	1991	4	3	14	25	23	10	7	7	5	3	100	4.4	2.6	6.1	3.5	5.7	55	397	
May	1991	3	3	16	25	19	11	9	6	5	3	100	4.3	2.6	6.2	3.6	5.6	46	413	
June	1991	3	3	18	27	18	10	8	5	5	2	100	4.0	2.4	5.7	3.2	5.5	52	414	
July	1991	3	3	20	24	20	8	8	6	5	3	100	4.1	2.3	5.7	3.5	5.7	56	400	
August	1991	2	4	21	23	22	8	7	6	5	2	100	4.0	2.2	5.7	3.5	5.3	45	386	
September	1991	3	5	20	22	25	7	8	5	4	2	100	3.9	2.1	5.6	3.6	4.9	32	391	
October	1991	3	5	20	25	23	7	7	4	5	1	100	3.5	2.1	5.3	3.2	4.7	35	408	
November	1991	4	5	20	27	18	7	7	6	4	2	100	3.4	2.1	5.3	3.3	4.9	41	418	
December	1991	3	4	19	26	21	7	8	6	5	1	100	3.8	2.3	5.3	3.1	5.0	38	429	
January	1992	4	3	16	23	21	7	8	8	6	3	100	4.2	2.4	5.8	3.5	5.4	44	426	
February	1992	5	3	15	25	23	8	7	7	6	2	100	4.2	2.4	5.8	3.4	5.2	45	429	
March	1992	5	3	15	26	18	9	9	5	5	3	100	4.1	2.4	6.1	3.8	5.0	40	416	
April	1992	4	4	18	26	19	8	10	3	6	2	100	3.8	2.2	5.6	3.5	4.6	34	399	
May	1992	4	2	18	26	21	7	10	2	7	3	100	3.8	2.3	5.6	3.3	4.6	29	399	
June	1992	3	3	20	26	20	5	9	4	8	3	100	3.5	2.2	5.3	3.1	4.6	29	405	
July	1992	3	4	19	26	21	5	8	4	6	4	100	3.5	2.2	5.3	3.1	4.6	29	424	
August	1992	3	4	22	24	19	6	8	5	6	3	100	3.4	2.0	5.3	3.3	4.7	31	428	
September	1992	4	4	22	25	19	7	7	4	6	2	100	3.5	1.9	5.2	3.3	4.4	29	429	
October	1992	4	4	23	29	17	7	8	3	5	1	100	3.4	1.9	5.2	3.3	4.2	21	418	
November	1992	6	5	21	31	17	5	6	3	4	2	100	3.3	1.8	5.0	3.2	4.0	26	387	
December	1992	6	4	22	31	18	5	4	3	5	2	100	3.2	1.8	4.9	3.2	3.9	27	370	
January	1993	6	4	23	27	19	6	5	4	6	2	100	3.3	1.7	5.1	3.3	4.1	39	356	

REGION NORTH CENTRAL

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

Date of Survey		PERCENT TO GO UP BY										PERCENTILES							Cases
		Down	Same	1-2	3-4	5	6-9	10-14	15+	DK Up	DK,NA	Total	Median	25th	75th	Rng	Mean	Variance	
February	1993	6	3	21	24	20	6	6	5	6	2	100	3.4	1.8	5.2	3.5	4.5	44	364
March	1993	6	3	20	23	20	9	6	5	4	2	100	3.5	1.9	5.4	3.4	4.6	44	377
April	1993	6	3	19	27	18	10	5	4	4	2	100	3.4	2.0	5.3	3.3	4.4	33	379
May	1993	4	3	21	28	16	9	8	5	4	1	100	3.6	1.9	5.6	3.7	4.7	35	387
June	1993	3	3	22	28	16	8	9	6	4	2	100	3.7	1.8	5.6	3.8	5.0	40	363
July	1993	2	3	23	25	19	6	9	6	4	2	100	3.8	1.8	5.8	4.0	5.3	44	359
August	1993	2	3	22	27	18	6	7	5	5	4	100	3.5	1.9	5.3	3.4	4.8	32	359
September	1993	4	3	24	25	18	6	6	4	5	5	100	3.3	1.7	5.2	3.5	4.3	26	378
October	1993	5	4	20	28	16	8	5	4	7	4	100	3.3	1.9	5.1	3.2	4.3	35	387
November	1993	6	3	21	27	17	8	5	4	6	3	100	3.3	1.8	5.2	3.4	4.4	46	384
December	1993	5	2	18	31	17	8	7	4	6	3	100	3.5	2.3	5.3	3.1	4.7	46	393
January	1994	4	2	21	31	16	6	7	5	6	3	100	3.4	2.1	5.2	3.2	4.8	43	390
February	1994	4	2	20	32	17	7	6	4	5	3	100	3.4	2.3	5.1	2.9	4.5	29	386
March	1994	4	2	23	30	17	9	4	4	5	2	100	3.3	2.1	5.1	3.1	4.6	46	372
April	1994	3	1	24	30	16	9	5	4	5	3	100	3.3	2.1	5.2	3.1	4.8	52	378
May	1994	4	2	24	28	17	8	5	5	5	2	100	3.3	2.0	5.3	3.3	4.8	57	391
June	1994	4	4	24	27	17	6	5	5	6	2	100	3.2	1.9	5.2	3.3	4.6	41	402
July	1994	5	4	22	27	19	5	5	4	6	3	100	3.2	2.0	5.2	3.1	4.4	37	401
August	1994	3	3	23	30	19	4	6	4	6	3	100	3.2	2.0	5.0	2.9	4.5	36	408
September	1994	3	2	20	31	19	4	7	4	7	2	100	3.3	2.3	5.1	2.8	5.1	62	399
October	1994	3	1	22	30	21	4	7	4	7	2	100	3.3	2.2	5.1	2.9	5.1	58	392
November	1994	3	3	21	26	19	6	6	5	8	2	100	3.3	1.9	5.2	3.2	5.0	61	382
December	1994	3	4	23	27	21	5	5	4	7	2	100	3.2	1.8	5.1	3.2	4.4	40	389
January	1995	3	5	23	28	20	6	6	2	6	1	100	3.2	1.7	5.0	3.3	4.0	26	385
February	1995	3	4	26	29	21	4	6	1	5	1	100	3.1	1.8	4.9	3.1	3.7	20	386
March	1995	3	4	25	31	19	4	6	2	5	1	100	3.1	1.9	5.0	3.1	3.9	22	374
April	1995	3	3	26	29	19	3	5	3	7	2	100	3.2	2.0	5.1	3.1	4.2	27	374
May	1995	3	2	23	29	21	4	5	3	7	2	100	3.4	2.2	5.2	3.0	4.5	28	371
June	1995	2	2	24	29	21	4	5	3	7	2	100	3.4	2.2	5.1	2.9	4.3	17	370
July	1995	1	3	23	34	20	4	5	2	6	1	100	3.3	2.2	4.9	2.7	4.0	14	382
August	1995	1	3	24	36	18	3	6	2	6	1	100	3.2	2.1	4.9	2.7	3.9	13	395
September	1995	1	2	26	36	18	3	5	2	6	1	100	3.2	2.0	4.9	2.8	3.9	14	391
October	1995	1	2	24	35	20	2	5	2	7	2	100	3.2	2.2	5.0	2.7	3.9	12	385
November	1995	1	1	27	31	20	3	5	2	7	2	100	3.1	2.1	4.9	2.8	3.9	13	375
December	1995	1	2	27	29	19	4	5	3	7	3	100	3.1	2.0	4.9	2.9	4.0	14	399
January	1996	3	2	30	29	16	5	5	3	5	3	100	3.0	1.9	4.9	3.0	4.0	17	403
February	1996	3	3	25	33	17	4	5	3	5	2	100	3.1	2.0	4.8	2.8	3.9	15	399
March	1996	5	4	24	34	16	4	4	3	4	2	100	3.0	1.9	4.8	2.8	3.7	25	388
April	1996	4	5	23	34	16	3	4	3	6	2	100	3.0	1.8	4.6	2.8	3.6	23	381
May	1996	4	5	23	33	17	2	5	3	6	1	100	3.0	1.8	5.0	3.2	3.7	24	383
June	1996	2	5	23	34	17	2	6	2	8	1	100	3.1	2.0	5.0	3.1	3.8	11	378
July	1996	2	5	23	33	19	2	6	3	6	0	100	3.2	2.0	5.2	3.2	4.0	14	380
August	1996	2	4	24	34	18	3	5	3	5	1	100	3.2	2.0	4.9	2.9	4.0	16	384
September	1996	3	4	25	34	18	4	4	3	3	1	100	3.1	1.8	4.8	3.0	4.0	29	398
October	1996	4	2	28	34	16	5	2	3	4	1	100	3.0	1.7	4.7	2.9	3.8	36	402
November	1996	5	2	31	32	14	4	3	2	6	1	100	2.8	1.5	4.5	2.9	3.7	40	401
December	1996	4	1	33	29	13	3	4	1	8	2	100	2.7	1.6	4.5	2.9	3.5	32	398
January	1997	3	1	30	29	15	2	5	2	9	3	100	2.9	1.7	4.6	2.9	3.6	24	397
February	1997	2	1	28	30	17	2	5	2	9	3	100	3.0	1.9	4.6	2.7	3.7	18	393
March	1997	2	2	26	32	18	3	5	2	9	2	100	3.1	2.0	4.8	2.7	3.7	11	397

REGION NORTH CENTRAL

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

Date of Survey		PERCENT TO GO UP BY										PERCENTILES							Cases
		Down	Same	1-2	3-4	5	6-9	10-14	15+	DK Up	DK,NA	Total	Median	25th	75th	Rng	Mean	Variance	
April	1997	3	2	28	31	17	3	4	1	9	2	100	3.0	1.9	4.7	2.8	3.5	11	403
May	1997	3	2	31	30	15	6	4	1	8	1	100	2.9	1.7	4.7	3.0	3.4	10	404
June	1997	2	1	33	29	16	5	4	2	7	2	100	2.9	1.6	4.8	3.1	3.5	15	405
July	1997	2	3	31	28	17	4	4	1	8	2	100	3.0	1.6	4.8	3.2	3.6	14	395
August	1997	2	3	31	28	17	3	4	2	8	2	100	2.9	1.7	4.7	3.0	3.6	14	386
September	1997	3	3	26	30	20	3	5	1	8	2	100	3.1	2.0	4.8	2.8	3.6	9	381
October	1997	3	2	27	32	17	4	5	1	7	1	100	3.0	2.0	4.7	2.7	3.6	12	392
November	1997	4	2	24	30	18	6	4	2	8	2	100	3.1	2.1	4.8	2.8	3.7	14	403
December	1997	3	3	27	27	16	5	5	3	8	3	100	3.0	1.8	4.8	3.0	3.8	18	386
January	1998	2	5	28	24	15	6	5	2	8	4	100	3.0	1.7	4.9	3.3	3.8	16	384
February	1998	2	6	30	28	12	4	4	2	7	3	100	2.8	1.5	4.4	2.9	3.5	12	370
March	1998	2	6	30	34	10	5	3	1	6	2	100	2.8	1.6	4.1	2.6	3.2	8	384
April	1998	2	5	31	32	13	5	2	1	8	2	100	2.8	1.7	4.1	2.5	3.2	6	365
May	1998	1	3	29	31	15	4	2	1	12	2	100	2.9	1.8	4.2	2.5	3.2	5	385
June	1998	2	3	31	28	15	3	3	1	12	3	100	2.8	1.7	4.3	2.6	3.2	6	370
July	1998	2	3	34	30	11	3	3	1	10	2	100	2.7	1.6	3.9	2.4	3.0	6	382
August	1998	2	3	35	31	9	2	4	0	9	4	100	2.6	1.5	3.8	2.3	3.0	6	364
September	1998	1	4	31	33	8	2	3	0	13	4	100	2.7	1.6	3.7	2.1	2.9	5	377
October	1998	1	4	26	34	9	2	5	0	16	3	100	2.9	1.7	4.0	2.3	3.2	6	364
November	1998	1	4	26	34	8	3	4	1	17	2	100	2.9	1.7	4.1	2.5	3.3	7	377
December	1998	2	2	29	34	10	3	4	1	13	2	100	2.9	1.6	4.2	2.6	3.2	7	371
January	1999	3	1	29	33	11	4	4	1	10	3	100	2.9	1.7	4.3	2.7	3.3	8	378
February	1999	3	2	32	28	16	3	4	0	8	4	100	2.8	1.6	4.6	3.0	3.2	7	366
March	1999	4	3	33	25	16	3	5	0	9	3	100	2.8	1.5	4.7	3.2	3.1	9	367
April	1999	3	3	34	29	13	3	3	0	8	4	100	2.7	1.3	4.3	3.0	2.8	7	368
May	1999	3	3	30	32	12	3	6	1	7	2	100	2.9	1.6	4.4	2.9	3.2	9	370
June	1999	1	3	30	31	13	3	6	1	8	3	100	3.0	1.6	4.6	2.9	3.4	8	375
July	1999	3	2	29	27	15	4	8	1	11	1	100	3.0	1.7	4.9	3.2	3.6	9	382
August	1999	3	1	30	27	14	5	6	0	13	2	100	2.9	1.6	4.7	3.1	3.4	8	385
September	1999	3	1	29	30	15	3	5	0	13	2	100	3.0	1.6	4.6	3.0	3.3	7	379
October	1999	2	2	28	33	14	2	4	0	12	3	100	3.0	1.6	4.4	2.7	3.2	6	381
November	1999	2	2	29	30	15	3	4	0	11	4	100	2.9	1.6	4.5	2.8	3.2	6	388
December	1999	2	2	29	34	12	3	3	0	11	4	100	2.8	1.7	4.1	2.4	3.1	5	409
January	2000	1	1	30	30	15	3	3	0	13	3	100	2.9	1.8	4.5	2.7	3.2	5	420
February	2000	1	1	29	32	16	2	3	1	13	2	100	2.9	1.8	4.5	2.6	3.2	6	421
March	2000	2	1	29	29	17	3	6	2	10	2	100	3.0	1.8	4.9	3.0	3.5	8	395
April	2000	1	1	29	30	15	3	6	2	11	3	100	3.0	1.7	4.7	3.0	3.5	8	382
May	2000	1	2	28	33	12	3	6	1	10	3	100	3.0	1.8	4.4	2.7	3.5	8	387
June	2000	1	2	30	34	13	2	4	1	11	3	100	2.9	1.8	4.3	2.5	3.3	7	402
July	2000	3	3	31	35	10	3	4	1	9	3	100	2.8	1.7	3.9	2.3	3.1	7	402
August	2000	5	2	33	32	10	3	4	1	8	2	100	2.7	1.5	3.9	2.4	3.0	8	391
September	2000	5	3	32	29	11	5	4	0	8	3	100	2.7	1.4	4.0	2.6	2.9	7	395
October	2000	3	3	28	29	15	5	6	1	7	4	100	3.0	1.7	4.6	2.9	3.4	8	397
November	2000	1	3	28	29	15	5	5	2	8	3	100	3.0	1.8	4.8	3.0	3.7	10	391
December	2000	1	2	29	28	15	4	6	2	10	4	100	3.1	1.8	4.8	3.0	3.8	11	370
January	2001	2	3	32	26	12	2	6	2	12	4	100	2.9	1.7	4.6	2.9	3.6	12	382
February	2001	2	2	29	26	13	2	6	1	12	6	100	2.9	1.8	4.7	2.9	3.6	9	387
March	2001	2	3	27	27	14	4	5	1	12	4	100	2.9	1.9	4.7	2.8	3.6	9	402
April	2001	2	2	25	32	14	5	5	1	10	4	100	3.1	2.0	4.7	2.7	3.6	8	389
May	2001	3	3	23	33	14	5	5	1	11	2	100	3.1	2.0	4.8	2.8	3.6	8	388

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Date of Survey		PERCENT TO GO UP BY										PERCENTILES							Cases
		Down	Same	1-2	3-4	5	6-9	10-14	15+	DK Up	DK,NA	Total	Median	25th	75th	Rng	Mean	Variance	
June	2001	2	3	25	34	14	5	5	1	10	2	100	3.0	2.0	4.7	2.7	3.6	9	368
July	2001	2	3	27	33	12	4	3	2	12	2	100	2.9	1.9	4.5	2.6	3.5	10	377
August	2001	2	2	28	33	14	4	3	2	11	2	100	2.9	1.9	4.5	2.6	3.5	11	382
September	2001	3	2	25	30	16	3	3	2	12	4	100	3.1	1.8	4.7	2.8	3.5	12	389
October	2001	4	3	24	29	16	3	3	2	12	5	100	3.0	1.8	4.6	2.8	3.3	11	378
November	2001	5	5	23	27	15	3	2	2	13	5	100	3.0	1.7	4.5	2.8	3.1	10	370
December	2001	3	5	25	27	13	3	3	1	13	6	100	2.9	1.7	4.4	2.8	3.1	8	382
January	2002	2	5	29	26	12	2	3	1	14	7	100	2.7	1.6	4.2	2.6	3.1	7	394
February	2002	2	3	30	26	11	3	5	1	14	6	100	2.7	1.5	4.3	2.8	3.2	7	395
March	2002	3	3	33	25	11	2	5	0	13	5	100	2.6	1.5	4.2	2.7	3.0	7	380
April	2002	3	2	28	28	14	2	5	1	13	4	100	2.8	1.6	4.6	2.9	3.2	9	377
May	2002	2	2	26	30	14	2	4	1	14	5	100	2.9	1.9	4.5	2.7	3.3	9	369
June	2002	1	3	24	32	13	2	3	1	16	5	100	2.9	1.8	4.2	2.4	3.3	8	389
July	2002	2	2	26	32	13	2	3	1	15	4	100	2.9	1.8	4.1	2.4	3.2	7	377
August	2002	4	1	28	30	12	1	3	1	16	3	100	2.8	1.5	3.9	2.5	3.1	8	389
September	2002	4	3	30	28	12	2	4	1	14	2	100	2.7	1.4	4.2	2.8	3.1	9	369
October	2002	4	4	28	27	11	2	5	1	14	4	100	2.7	1.4	4.1	2.8	3.1	8	371
November	2002	2	6	29	27	12	2	6	1	11	4	100	2.7	1.5	4.4	2.8	3.2	7	366
December	2002	3	4	27	29	12	3	5	1	11	4	100	2.8	1.7	4.3	2.7	3.1	8	389
January	2003	4	5	29	30	11	2	5	0	11	3	100	2.8	1.7	4.1	2.5	3.0	8	381
February	2003	4	3	30	31	11	2	4	0	11	3	100	2.8	1.6	3.9	2.3	2.8	8	381
March	2003	5	3	30	31	12	1	4	0	12	3	100	2.8	1.6	4.0	2.4	2.9	6	370
April	2003	5	3	31	27	15	2	3	0	11	4	100	2.7	1.5	4.4	2.9	2.9	6	377
May	2003	5	3	29	26	16	3	4	0	10	3	100	2.8	1.4	4.6	3.2	3.1	7	378
June	2003	5	4	29	24	17	4	3	1	10	3	100	2.8	1.3	4.7	3.3	3.0	8	387
July	2003	4	4	31	25	15	3	4	1	10	2	100	2.8	1.5	4.5	3.1	3.1	10	392
August	2003	4	4	32	24	12	4	4	1	12	2	100	2.7	1.4	4.3	2.9	3.0	9	412
September	2003	2	4	34	25	9	4	4	1	13	4	100	2.6	1.5	3.9	2.4	3.0	9	391
October	2003	4	4	32	26	10	4	3	0	13	4	100	2.6	1.3	3.8	2.5	2.8	7	388
November	2003	4	5	31	28	11	3	3	1	12	3	100	2.6	1.2	3.8	2.5	2.8	7	386
December	2003	4	5	29	30	13	2	3	1	11	3	100	2.8	1.3	4.1	2.8	2.9	7	388
January	2004	2	5	31	30	13	3	3	1	10	2	100	2.8	1.4	4.2	2.8	3.0	7	391
February	2004	3	5	29	29	13	4	4	0	10	2	100	2.8	1.5	4.5	3.0	3.1	7	392
March	2004	3	5	28	25	14	5	4	0	13	3	100	2.8	1.5	4.6	3.1	3.2	7	390
April	2004	3	3	29	24	14	5	5	0	13	3	100	2.8	1.5	4.7	3.2	3.2	8	381
May	2004	3	2	31	24	14	3	5	1	14	3	100	2.7	1.6	4.4	2.8	3.2	8	392
June	2004	2	3	32	29	10	3	6	1	11	3	100	2.7	1.7	4.1	2.4	3.2	7	400
July	2004	3	3	28	32	11	3	5	1	12	2	100	2.8	1.6	4.1	2.4	3.2	7	381
August	2004	2	4	29	34	10	3	4	1	10	3	100	2.8	1.6	4.1	2.5	3.1	7	366
September	2004	4	3	29	31	11	3	4	0	12	2	100	2.8	1.5	4.0	2.4	2.9	7	368
October	2004	4	3	29	33	10	4	4	0	10	3	100	2.8	1.6	3.9	2.3	3.0	6	391
November	2004	4	4	28	31	11	4	5	0	11	2	100	2.8	1.6	4.1	2.6	3.1	7	398
December	2004	3	3	29	32	12	4	4	1	10	3	100	2.9	1.7	4.2	2.5	3.2	7	408
January	2005	2	3	34	28	12	4	5	1	9	2	100	2.8	1.6	4.3	2.7	3.3	8	398
February	2005	3	2	35	28	14	3	4	1	8	2	100	2.8	1.6	4.3	2.7	3.2	7	383
March	2005	4	3	36	26	13	4	5	0	8	1	100	2.7	1.4	4.4	2.9	3.1	7	374
April	2005	5	2	30	32	14	3	5	0	9	1	100	2.8	1.7	4.4	2.6	3.2	7	397
May	2005	3	2	31	31	14	3	6	1	9	0	100	2.8	1.8	4.4	2.6	3.3	7	413
June	2005	3	2	31	31	16	3	5	1	8	1	100	2.9	1.9	4.5	2.7	3.3	7	422
July	2005	2	3	38	27	13	3	4	1	9	1	100	2.6	1.5	4.2	2.7	3.1	6	428

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

Date of Survey		PERCENT TO GO UP BY										PERCENTILES							Cases
		Down	Same	1-2	3-4	5	6-9	10-14	15+	DK Up	DK,NA	Total	Median	25th	75th	Rng	Mean	Variance	
August	2005	2	2	36	29	11	2	4	1	10	2	100	2.6	1.4	3.8	2.4	3.0	7	412
September	2005	2	1	33	31	11	4	5	1	10	2	100	2.8	1.7	4.1	2.5	3.3	7	408
October	2005	2	2	29	30	12	5	7	1	10	2	100	3.0	1.8	4.5	2.7	3.7	9	401
November	2005	2	3	26	33	14	5	6	1	8	1	100	3.1	2.0	4.8	2.8	3.7	8	408
December	2005	3	4	26	32	15	4	6	1	8	1	100	3.0	1.7	4.7	2.9	3.5	9	409
January	2006	5	4	27	33	15	4	5	1	6	1	100	3.0	1.6	4.7	3.0	3.3	10	398
February	2006	5	2	32	30	15	3	5	2	5	1	100	2.9	1.4	4.7	3.2	3.4	11	391
March	2006	5	1	33	27	15	4	5	2	7	1	100	2.8	1.6	4.8	3.2	3.3	11	388
April	2006	5	1	31	29	14	4	4	3	8	1	100	2.9	1.7	4.7	3.0	3.4	11	398
May	2006	4	2	29	27	17	5	4	2	8	0	100	2.9	1.7	4.9	3.1	3.5	12	404
June	2006	3	3	28	30	17	4	5	2	7	1	100	3.0	1.7	4.8	3.1	3.5	12	424
July	2006	2	4	29	31	17	4	5	1	6	1	100	3.0	1.7	4.6	3.0	3.3	9	427
August	2006	2	4	26	34	17	3	5	0	6	2	100	3.0	1.6	4.6	3.0	3.2	8	431
September	2006	2	4	27	32	16	4	4	0	8	1	100	3.0	1.7	4.6	2.9	3.2	6	410
October	2006	2	3	26	31	16	6	5	1	8	1	100	3.1	1.8	4.8	3.0	3.4	7	411
November	2006	3	4	28	29	16	6	5	1	8	1	100	3.0	1.8	4.8	2.9	3.4	8	408
December	2006	3	4	30	29	14	4	6	1	7	2	100	2.9	1.6	4.5	3.0	3.2	9	415
January	2007	3	3	31	32	13	2	6	1	6	2	100	2.8	1.5	4.3	2.8	3.1	9	432
February	2007	3	2	30	34	13	2	6	1	7	2	100	2.9	1.6	4.3	2.7	3.2	9	448
March	2007	2	1	29	37	16	2	4	1	6	2	100	3.0	1.9	4.4	2.6	3.3	7	434
April	2007	3	1	27	35	16	2	4	1	9	1	100	3.1	1.9	4.6	2.7	3.4	8	423
May	2007	3	1	26	33	17	3	5	2	9	1	100	3.1	2.0	4.7	2.8	3.6	9	410
June	2007	4	1	26	29	16	4	5	2	12	1	100	3.0	1.9	4.8	2.9	3.6	9	437
July	2007	3	2	26	30	16	4	5	1	11	2	100	3.0	1.9	4.7	2.9	3.5	8	424
August	2007	3	2	27	33	13	3	5	1	11	1	100	2.9	1.9	4.6	2.7	3.4	8	409
September	2007	3	2	27	34	14	4	4	2	9	2	100	3.0	1.8	4.6	2.8	3.4	8	404
October	2007	2	3	29	33	14	3	4	2	8	1	100	2.9	1.6	4.5	2.9	3.4	8	408
November	2007	4	4	27	32	13	3	7	1	8	2	100	3.0	1.6	4.6	3.0	3.4	9	430
December	2007	4	5	27	30	14	3	8	0	8	2	100	3.0	1.7	4.7	3.1	3.5	9	431
January	2008	4	5	26	29	14	4	7	1	9	1	100	3.0	1.8	4.7	2.9	3.5	9	419
February	2008	4	3	29	25	18	4	6	1	9	1	100	3.0	1.8	4.8	3.0	3.5	9	408
March	2008	5	3	29	28	16	2	5	1	9	0	100	2.9	1.8	4.5	2.6	3.3	9	389
April	2008	6	3	26	27	18	3	5	1	10	1	100	3.0	1.8	4.6	2.8	3.4	9	395
May	2008	6	4	23	29	15	4	6	2	10	1	100	3.1	1.9	4.7	2.9	3.4	12	395
June	2008	7	3	20	26	15	5	11	1	10	2	100	3.4	1.9	5.3	3.4	3.9	14	405
July	2008	8	4	19	24	15	5	13	1	9	1	100	3.3	1.6	5.3	3.7	3.9	16	405
August	2008	7	4	21	25	15	4	12	0	10	1	100	3.3	1.5	5.1	3.6	3.7	13	406
September	2008	8	6	19	29	17	3	9	0	8	1	100	3.1	1.5	4.9	3.4	3.4	11	386
October	2008	7	5	20	32	16	2	9	0	8	2	100	3.1	1.7	4.8	3.0	3.4	9	383
November	2008	7	5	23	28	19	2	9	0	6	2	100	3.0	1.7	4.9	3.1	3.3	10	382
December	2008	7	5	25	26	17	2	8	0	8	2	100	2.9	1.5	4.8	3.2	3.1	11	402
January	2009	9	8	25	25	15	2	7	0	7	2	100	2.8	1.1	4.5	3.4	2.8	12	401
February	2009	10	8	23	28	15	3	5	1	6	1	100	2.8	1.2	4.5	3.3	2.7	12	404
March	2009	8	8	27	23	16	3	6	1	6	2	100	2.7	1.3	4.7	3.5	3.0	13	405
April	2009	6	5	30	23	18	4	5	1	6	1	100	2.8	1.6	4.9	3.4	3.2	12	408
May	2009	6	5	32	22	15	3	6	1	7	2	100	2.7	1.4	4.8	3.4	3.2	11	413
June	2009	7	6	27	26	15	4	5	1	8	1	100	2.8	1.3	4.7	3.4	3.0	11	417
July	2009	9	6	25	26	12	3	6	2	11	1	100	2.8	1.3	4.6	3.3	3.0	13	438
August	2009	7	6	24	27	13	5	5	1	10	1	100	2.9	1.5	4.7	3.2	3.2	12	429
September	2009	5	6	27	26	13	5	6	1	10	1	100	2.9	1.6	4.7	3.1	3.3	11	418

REGION NORTH CENTRAL

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

Date of Survey		PERCENT TO GO UP BY										Total	PERCENTILES						Cases
		Down	Same	1-2	3-4	5	6-9	10-14	15+	DK Up	DK,NA		Median	25th	75th	Rng	Mean	Variance	
October	2009	3	6	29	26	14	6	5	1	7	1	100	2.9	1.5	4.8	3.3	3.4	11	420
November	2009	4	6	33	23	14	4	6	1	7	2	100	2.6	1.3	4.7	3.4	3.1	11	418
December	2009	5	5	31	25	14	4	6	1	7	2	100	2.7	1.4	4.7	3.3	3.1	11	419
January	2010	4	6	30	25	14	4	6	1	8	1	100	2.7	1.4	4.7	3.3	3.1	11	417
February	2010	5	5	27	27	16	4	6	1	8	2	100	2.9	1.6	4.8	3.2	3.2	11	421
March	2010	5	5	31	24	16	5	4	1	8	2	100	2.7	1.6	4.6	3.0	3.1	9	425
April	2010	5	3	36	25	15	3	3	1	7	2	100	2.6	1.5	4.2	2.7	3.0	9	413
May	2010	3	4	38	26	13	2	4	1	7	1	100	2.5	1.4	4.0	2.6	2.9	9	424
June	2010	3	4	37	27	14	2	5	2	7	1	100	2.6	1.4	4.2	2.8	3.1	9	442
July	2010	3	4	33	25	17	2	7	1	7	1	100	2.8	1.6	4.8	3.2	3.3	8	445
August	2010	4	4	33	24	17	2	7	1	7	1	100	2.8	1.6	4.9	3.3	3.3	8	438
September	2010	3	4	34	26	16	2	7	1	7	1	100	2.8	1.6	4.8	3.1	3.3	8	429
October	2010	5	4	31	29	13	3	7	1	6	1	100	2.8	1.5	4.6	3.1	3.2	9	424
November	2010	5	3	30	30	13	3	6	1	8	1	100	2.8	1.5	4.4	2.9	3.2	9	426
December	2010	5	3	31	30	14	2	6	2	8	1	100	2.8	1.5	4.5	3.0	3.3	10	440
January	2011	3	2	34	28	13	1	6	2	10	2	100	2.8	1.6	4.3	2.7	3.3	9	421
February	2011	3	2	33	27	14	2	8	1	8	2	100	2.9	1.6	4.6	2.9	3.4	9	410
March	2011	5	2	28	28	16	4	8	0	8	2	100	3.0	1.7	4.7	2.9	3.4	9	390
April	2011	5	2	24	30	17	4	8	1	8	1	100	3.1	1.7	4.9	3.2	3.5	10	406
May	2011	5	3	24	28	16	5	8	1	7	2	100	3.1	1.7	5.0	3.3	3.6	11	404
June	2011	5	4	28	26	15	5	10	1	7	1	100	3.0	1.6	5.0	3.3	3.6	10	412
July	2011	3	5	29	26	18	4	8	0	6	1	100	2.9	1.7	4.9	3.2	3.5	9	384
August	2011	3	5	29	28	17	3	6	0	7	1	100	2.9	1.7	4.7	3.0	3.3	7	388
September	2011	2	5	27	28	18	3	6	0	8	2	100	3.0	1.7	4.8	3.1	3.4	7	370
October	2011	4	5	28	27	17	3	6	1	8	2	100	3.0	1.6	4.7	3.0	3.4	8	412
November	2011	3	4	31	26	18	2	6	0	6	2	100	3.0	1.6	4.7	3.1	3.4	8	412
December	2011	4	3	33	28	13	3	6	1	6	2	100	2.8	1.6	4.5	2.8	3.3	8	421
January	2012	3	3	34	28	13	5	6	0	6	2	100	2.8	1.6	4.5	2.9	3.3	7	391
February	2012	4	3	31	31	11	4	6	0	8	2	100	2.8	1.7	4.4	2.7	3.3	8	376
March	2012	4	3	30	29	16	4	5	0	7	2	100	2.9	1.7	4.6	2.8	3.3	7	373
April	2012	4	4	27	31	16	2	6	0	7	2	100	2.9	1.6	4.6	3.0	3.3	8	396
May	2012	4	5	31	26	17	3	5	0	6	3	100	2.8	1.4	4.6	3.2	3.2	7	406
June	2012	4	4	32	29	13	2	6	0	6	2	100	2.7	1.4	4.3	2.9	3.1	8	405
July	2012	4	5	36	25	12	2	6	1	6	2	100	2.5	1.3	4.2	2.9	3.0	8	386
August	2012	5	4	35	27	11	2	6	1	7	2	100	2.5	1.3	4.0	2.7	2.9	8	384
September	2012	5	5	34	27	12	3	4	1	7	3	100	2.5	1.4	4.1	2.8	2.8	7	378
October	2012	7	4	31	28	12	3	5	0	9	2	100	2.7	1.5	4.2	2.8	2.9	8	396
November	2012	6	4	30	30	12	2	7	0	8	1	100	2.8	1.6	4.4	2.8	3.0	10	406
December	2012	5	3	30	31	12	2	7	1	10	0	100	2.8	1.6	4.2	2.7	3.2	9	412
January	2013	4	3	33	31	12	2	6	1	8	1	100	2.8	1.6	4.1	2.6	3.1	9	404
February	2013	3	2	32	31	12	3	5	1	10	1	100	2.8	1.6	4.2	2.7	3.2	8	394
March	2013	3	3	32	30	12	3	6	1	9	2	100	2.8	1.6	4.5	2.9	3.3	9	375
April	2013	2	3	31	28	14	4	5	1	11	1	100	2.9	1.7	4.6	3.0	3.4	9	382
May	2013	2	3	32	26	13	3	8	2	9	1	100	2.9	1.6	4.9	3.3	3.5	11	391
June	2013	2	3	31	26	13	4	9	1	10	1	100	2.9	1.5	5.0	3.5	3.7	12	430
July	2013	2	2	31	30	12	3	10	1	10	1	100	2.9	1.5	4.9	3.3	3.6	9	428
August	2013	2	2	32	32	13	4	7	1	8	0	100	2.9	1.5	4.6	3.1	3.5	9	427
September	2013	3	1	34	30	14	5	6	1	7	1	100	2.8	1.4	4.6	3.2	3.3	8	414
October	2013	5	2	34	27	13	6	5	1	6	1	100	2.8	1.3	4.6	3.3	3.2	9	410
November	2013	5	2	33	27	14	5	6	1	6	1	100	2.8	1.3	4.6	3.3	3.2	9	410

REGION NORTH CENTRAL

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

Date of Survey		PERCENT TO GO UP BY										Total	PERCENTILES						Cases
		Down	Same	1-2	3-4	5	6-9	10-14	15+	DK Up	DK,NA		Median	25th	75th	Rng	Mean	Variance	
December	2013	4	2	36	28	12	3	7	1	5	1	100	2.7	1.4	4.3	3.0	3.2	10	417
January	2014	3	1	37	28	12	3	5	2	5	2	100	2.7	1.4	4.3	2.9	3.3	10	410
February	2014	3	1	38	27	12	4	5	2	6	2	100	2.7	1.5	4.4	2.9	3.3	11	409
March	2014	2	1	33	31	12	5	5	2	7	2	100	2.9	1.7	4.6	2.9	3.6	11	402
April	2014	1	2	32	29	12	6	6	2	9	1	100	2.9	1.7	4.7	3.1	3.7	10	431
May	2014	1	2	31	31	12	6	5	1	8	1	100	3.0	1.7	4.7	3.0	3.6	9	437
June	2014	2	3	30	31	11	7	4	1	10	2	100	2.9	1.7	4.5	2.8	3.3	7	421
July	2014	2	3	32	32	11	6	2	0	9	3	100	2.8	1.7	4.3	2.6	3.1	6	393
August	2014	2	3	31	35	9	6	2	1	10	2	100	2.8	1.6	4.0	2.4	3.1	7	387
September	2014	1	2	33	33	12	6	2	1	9	1	100	2.8	1.6	4.3	2.7	3.2	6	408
October	2014	1	2	33	34	12	6	2	1	8	1	100	2.9	1.6	4.4	2.7	3.2	6	433
November	2014	1	1	34	30	14	5	3	0	8	1	100	2.8	1.6	4.5	2.9	3.2	6	439
December	2014	2	2	35	30	14	4	4	0	9	1	100	2.8	1.5	4.5	3.0	3.2	7	407
January	2015	1	2	36	31	13	3	4	1	9	1	100	2.8	1.5	4.3	2.8	3.2	7	371
February	2015	1	2	34	31	15	2	4	2	7	2	100	2.9	1.6	4.4	2.8	3.3	7	365
March	2015	2	1	34	32	14	3	3	2	6	2	100	2.9	1.6	4.3	2.7	3.3	7	393
April	2015	3	1	35	31	15	4	3	1	6	1	100	2.8	1.6	4.2	2.6	3.2	7	397
May	2015	4	1	36	32	12	6	3	0	6	0	100	2.7	1.4	4.0	2.6	2.9	7	402
June	2015	5	1	38	31	10	5	4	0	6	0	100	2.6	1.4	3.7	2.3	2.9	7	386
July	2015	4	2	39	30	8	6	4	1	6	0	100	2.6	1.4	3.9	2.4	3.0	8	382
August	2015	3	2	38	31	8	3	4	1	8	1	100	2.6	1.5	3.7	2.2	3.0	7	396
September	2015	3	2	40	30	8	3	3	1	8	2	100	2.5	1.4	3.7	2.3	2.9	8	393
October	2015	4	1	38	31	10	3	2	1	9	2	100	2.5	1.3	3.6	2.3	2.8	7	391
November	2015	3	2	41	27	9	3	3	1	9	1	100	2.5	1.2	3.6	2.4	2.9	7	359
December	2015	2	3	38	28	12	3	3	1	9	1	100	2.6	1.3	3.9	2.5	2.9	6	383
January	2016	2	4	40	25	12	4	4	1	8	1	100	2.6	1.3	4.1	2.9	3.1	8	401
February	2016	3	3	39	24	14	3	4	2	7	1	100	2.6	1.3	4.4	3.1	3.1	9	414
March	2016	2	3	38	25	13	3	5	2	7	2	100	2.6	1.3	4.5	3.2	3.3	10	402
April	2016	3	2	39	25	13	3	4	2	7	1	100	2.6	1.3	4.3	3.0	3.2	9	403
May	2016	1	1	41	27	12	3	5	1	8	1	100	2.6	1.4	4.0	2.6	3.2	7	411
June	2016	3	1	41	30	10	3	3	0	8	1	100	2.5	1.3	3.7	2.3	2.8	7	407
July	2016	4	2	39	32	9	3	3	0	8	1	100	2.6	1.4	3.6	2.3	2.7	6	399
August	2016	4	3	40	33	8	3	2	1	6	1	100	2.5	1.3	3.6	2.3	2.7	7	405
September	2016	2	3	40	30	9	3	4	1	6	1	100	2.5	1.3	3.6	2.3	2.9	7	431
October	2016	2	3	42	29	10	3	4	1	4	2	100	2.5	1.4	3.6	2.2	3.1	7	455
November	2016	3	3	37	30	11	3	5	1	6	2	100	2.7	1.4	3.9	2.5	3.2	8	450
December	2016	4	3	37	29	11	5	3	2	6	1	100	2.6	1.3	4.0	2.7	3.1	9	446
January	2017	4	3	37	29	12	4	3	1	6	1	100	2.6	1.3	3.9	2.7	2.9	9	427
February	2017	5	3	39	29	11	4	2	0	6	1	100	2.5	1.2	3.6	2.4	2.6	8	427
March	2017	5	3	39	31	9	3	2	0	5	2	100	2.4	1.1	3.4	2.3	2.4	8	421
April	2017	6	3	40	31	9	3	2	0	6	1	100	2.4	1.1	3.5	2.3	2.4	7	437
May	2017	5	3	39	29	11	3	1	0	6	2	100	2.4	1.2	3.6	2.4	2.6	6	468
June	2017	3	3	39	28	13	3	2	1	6	2	100	2.6	1.3	3.9	2.6	2.9	7	480
July	2017	3	3	41	27	12	3	2	1	6	2	100	2.5	1.3	3.8	2.5	2.8	6	496
August	2017	4	2	43	29	9	2	2	1	6	2	100	2.4	1.3	3.6	2.3	2.7	6	463
September	2017	4	2	43	28	9	2	2	0	8	2	100	2.3	1.2	3.3	2.1	2.5	5	462
October	2017	3	2	43	28	10	2	3	0	7	2	100	2.4	1.3	3.5	2.1	2.7	6	443
November	2017	2	2	44	26	11	2	5	0	7	1	100	2.5	1.4	3.5	2.2	2.9	7	464
December	2017	2	3	45	26	10	1	4	1	7	1	100	2.4	1.4	3.5	2.1	2.8	6	456

REGION NORTH CENTRAL

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

<u>Date of Survey</u>		<u>PERCENT TO GO UP BY</u>										<u>PERCENTILES</u>							<u>Cases</u>
		<u>Down</u>	<u>Same</u>	<u>1-2</u>	<u>3-4</u>	<u>5</u>	<u>6-9</u>	<u>10-14</u>	<u>15+</u>	<u>DK Up</u>	<u>DK,NA</u>	<u>Total</u>	<u>Median</u>	<u>25th</u>	<u>75th</u>	<u>Rng</u>	<u>Mean</u>	<u>Variance</u>	
January	2018	4	3	43	27	8	2	4	1	7	1	100	2.3	1.3	3.3	2.0	2.6	7	478
February	2018	6	4	39	28	10	2	2	0	8	2	100	2.4	1.2	3.4	2.2	2.5	5	461
March	2018	6	3	36	32	10	3	3	0	6	2	100	2.6	1.3	3.5	2.2	2.6	5	475
April	2018	4	2	39	29	13	2	3	1	6	1	100	2.6	1.3	3.8	2.5	2.8	6	466
May	2018	3	1	41	32	12	2	3	1	4	1	100	2.6	1.4	3.7	2.4	2.9	6	463