REGION NORTH EAST
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	9	13	3.0	4.0	13.0	13.0	16.0	11.0	12	7	100	6.5	3.7	10.8	7.1	7.7	75	480
September	1981	11	11	6.0	6.0	10.0	13.0	18.0	16.0	5	4	100	6.7	3.0	11.8	8.8	8.2	105	416
March	1982	10	11	6	8	18	14	16	9	3	5	100	5.6	2.9	9.8	6.8	6.9	85	397
September	1982	7	6	9	11	16	17	12	11	6	3	100	5.2	2.2	9.3	7.0	6.9	72	430
March	1983	8	8	11	13	16	12	11	8	5	7	100	4.7	1.6	8.2	6.7	5.9	76	454
September	1983	4	4	9	18	17	14	15	8	7	4	100	5.1	2.9	9.5	6.7	6.6	59	431
March	1984	3	5	11	16	20	14	14	8	6	3	100	5.0	2.7	8.8	6.1	6.6	55	487
September	1984	2	4	12	18	19	16	13	10	5	3	100	5.1	2.9	9.2	6.3	6.9	49	419
March	1985	3	5	15	19	21	9	12	9	5	3	100	4.7	2.6	8.0	5.4	6.5	68	345
September	1985	4	3	17	19	20	11	8	8	3	7	100	4.5	2.3	7.0	4.6	6.2	70	333
June	1990	5	2	22	15	27	11	7	4	5	1	100	4.6	2.0	5.9	3.8	4.9	33	322
July	1990	7	2	22	14	23	12	8	5	5	2	100	4.3	1.9	6.1	4.2	4.9	38	312
August	1990	6	2	22	17	20	12	9	5	4	2	100	4.2	2.0	6.3	4.4	4.9	28	305
September	1990	4	2	20	19	18	12	9	5	6	5	100	4.2	2.2	6.7	4.5	5.2	28	314
October	1990	3	1	16	20	18	13	11	5	8	5	100	4.7	2.6	7.1	4.5	5.5	29	318
November	1990	3	1	15	20	20	13	11	5	8	4	100	4.8	2.7	7.0	4.3	5.7	42	318
December	1990	5	2	16	18	22	12	9	7	7	2	100	4.8	2.5	6.6	4.1	6.0	62	303
January	1991	3	4	15	19	25	12	8	9	4	1	100	4.7	2.5	6.4	3.9	6.2	75	306
February	1991	4	6	15	17	25	11	9	7	5	1	100	4.7	2.3	6.1	3.8	5.6	58	317
March	1991	3	6	16	22	24	10	11	4	5	1	100	4.5	2.4	6.0	3.6	5.1	37	325
April	1991	3	6	17	22	23	7	11	4	5	2	100	4.4	2.2	5.7	3.5	4.7	21	327
May	1991	2	5	18	19	24	7	12	6	4	2	100	4.5	2.3	7.0	4.7	5.7	45	318
June	1991	4	5	18	16	24	7	13	6	4	2	100	4.7	2.2	7.3	5.1	5.9	53	305
July	1991	4	4	17	19	25	8	11	5	4	3	100	4.6	2.3	7.0	4.7	5.6	52	309
August	1991	5	4	18	22	25	7	8	5	4	2	100	4.2	2.1	5.6	3.4	5.5	65	310
September	1991	7	4	18	21	27	8	5	4	3	3	100	4.1	2.0	5.3	3.3	4.8	60	336
October	1991	7	4	17	21	27	8	5	4	5	2	100	4.2	2.0	5.3	3.3	4.8	56	338
November	1991	7	6	15	21	25	9	7	3	4	2	100	4.2	2.0	5.3	3.3	4.0	22	337
December	1991	6	6	15	23	23	7	9	4	6	1	100	4.2	2.1	5.6	3.5	4.7	31	302
January	1992	7	5	17	25	20	7	9	3	6	1	100	3.8	1.9	5.5	3.6	4.3	31	278
February	1992	7	4	18	28	21	7	6	4	5	1	100	3.6	2.0	5.5	3.5	4.3	33	260
March	1992	7	5	18	29	19	6	6	3	4	3	100	3.4	1.9	5.2	3.2	3.8	23	291
April	1992	5	5	18	26	23	6	6	4	4	3	100	3.7	2.1	5.3	3.2	4.4	30	310
May	1992	2	6	18	24	23	7	8	5	5	4	100	4.2	2.3	5.5	3.2	4.9	33	330
June	1992	2	4	17	25	22	8	8	5	5	4	100	4.3	2.5	5.7	3.2	5.6	57	311
July	1992	4	5	17	24	22	7	8	4	5	5	100	4.0	2.2	5.6	3.4	5.0	48	289
August	1992	6	6	19	22	21	6	6	3	7	3	100	3.5	1.7	5.4	3.7	4.1	44	260
September	1992	6	7	21	22	22	4	7	3	7	2	100	3.2	1.6	5.2	3.6	3.5	19	265
October	1992	6	6	21	22	19	4	8	4	6	4	100	3.2	1.7	5.3	3.5	4.3	43	282
November	1992	5	4	20	23	20	5	10	4	5	5	100	3.7	2.0	5.3	3.3	4.9	53	304
December	1992	6	4	20	22	19	5	9	4	6	5	100	3.6	1.8	5.3	3.5	5.1	69	300
January	1993	7	4	20	23	20	6	9	3	6	3	100	3.7	1.8	5.5	3.7	4.7	48	286

REGION NORTH EAST
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(Three Month Moving Averages)

Date of Survey		Down	Same	PERCENT TO GO UP BY 1-2	3-4	5	6-9	10-14	15+	DK Up	DK,NA	Total	PERCENTILES Median	25th	75th	Rng	Mean	Variance	Cases
February	1993	6	4	19	24	20	5	8	4	6	2	100	3.6	1.9	5.5	3.6	4.7	44	273
March	1993	4	3	18	28	19	6	7	5	7	2	100	3.7	2.1	5.3	3.2	5.0	37	279
April	1993	3	2	19	29	20	5	6	5	9	1	100	3.6	2.4	5.2	2.8	5.2	47	300
May	1993	4	1	20	29	17	7	6	5	8	3	100	3.5	2.2	5.3	3.1	5.2	55	313
June	1993	6	1	21	24	17	7	8	6	7	2	100	3.5	2.1	5.9	3.8	5.1	52	314
July	1993	7	1	23	24	13	7	7	7	6	4	100	3.4	1.7	5.8	4.0	5.0	57	313
August	1993	6	2	23	23	17	5	8	7	7	2	100	3.5	1.9	5.7	3.8	5.2	57	313
September	1993	3	2	25	24	16	5	7	6	9	3	100	3.4	1.9	5.2	3.3	5.4	69	305
October	1993	2	2	24	22	19	7	8	4	9	3	100	3.5	2.2	5.4	3.3	5.3	52	307
November	1993	2	4	22	23	17	8	8	3	10	3	100	3.4	1.9	5.3	3.4	4.6	34	307
December	1993	6	4	15	27	22	8	7	2	7	2	100	3.7	2.2	5.4	3.2	4.3	30	305
January	1994	7	4	14	32	19	6	6	3	7	2	100	3.6	2.1	5.2	3.1	4.0	29	294
February	1994	7	3	15	36	20	5	3	5	5	2	100	3.5	2.4	5.2	2.8	4.4	47	296
March	1994	4	2	20	33	18	5	3	5	7	3	100	3.2	2.2	5.1	2.9	4.5	46	308
April	1994	2	1	22	32	20	4	4	5	8	2	100	3.3	2.3	5.1	2.8	4.8	48	302
May	1994	2	2	24	29	19	6	5	3	7	3	100	3.3	2.1	5.1	3.0	4.5	40	299
June	1994	2	2	23	30	18	7	5	2	6	5	100	3.3	2.2	5.1	3.0	4.4	34	289
July	1994	2	4	22	30	17	7	5	2	6	5	100	3.3	2.0	5.1	3.1	4.4	43	300
August	1994	2	4	19	30	18	7	7	3	6	5	100	3.5	2.3	5.2	2.9	4.8	41	299
September	1994	1	4	23	32	16	5	7	4	4	2	100	3.4	2.1	5.0	2.9	4.9	42	304
October	1994	2	2	27	29	18	5	7	4	3	2	100	3.4	2.1	5.0	3.0	4.7	31	306
November	1994	2	2	30	30	17	4	5	4	4	3	100	3.2	1.8	4.9	3.0	4.2	25	298
December	1994	3	2	27	27	19	3	4	4	7	5	100	3.2	1.7	4.9	3.2	4.0	19	289
January	1995	3	4	25	28	16	5	4	4	8	4	100	3.2	1.5	4.9	3.4	4.2	28	291
February	1995	2	4	25	28	14	5	6	4	9	3	100	3.1	1.6	5.1	3.4	4.5	37	296
March	1995	2	3	26	26	15	5	7	4	9	2	100	3.2	1.8	5.2	3.4	4.6	34	302
April	1995	2	2	27	25	19	4	8	2	9	2	100	3.3	2.0	5.2	3.1	4.4	25	293
May	1995	3	1	27	26	20	3	7	2	9	2	100	3.2	2.0	5.1	3.1	4.2	28	297
June	1995	3	1	24	29	20	4	7	2	8	1	100	3.3	2.1	5.2	3.1	4.4	30	305
July	1995	2	1	24	32	18	4	5	3	8	1	100	3.2	2.1	5.0	2.9	4.3	29	299
August	1995	1	2	26	31	17	4	6	4	7	2	100	3.2	2.1	5.1	2.9	4.5	33	292
September	1995	2	2	26	33	17	3	5	3	7	2	100	3.1	2.0	4.8	2.8	4.5	45	293
October	1995	3	2	24	31	18	3	5	3	7	3	100	3.2	1.9	4.9	2.9	4.5	48	308
November	1995	4	2	24	30	20	4	2	3	9	3	100	3.2	1.9	4.9	3.0	4.0	32	323
December	1995	2	1	22	30	21	6	2	1	11	2	100	3.3	2.1	5.0	2.9	3.8	12	309
January	1996	3	1	24	30	19	5	2	1	12	3	100	3.2	2.1	4.9	2.8	3.6	12	301
February	1996	4	2	23	31	18	4	3	2	11	3	100	3.2	2.1	4.8	2.7	3.9	23	279
March	1996	4	2	26	31	17	3	4	3	8	2	100	3.1	1.9	4.8	3.0	3.9	28	288
April	1996	4	2	27	33	16	4	4	3	6	2	100	3.1	1.7	4.8	3.1	4.1	39	291
May	1996	3	2	30	32	15	5	4	2	6	1	100	3.0	1.7	4.8	3.1	3.9	27	312
June	1996	3	1	29	31	17	6	2	3	6	1	100	3.0	1.7	4.8	3.1	3.7	25	312
July	1996	2	1	29	29	20	5	3	3	7	1	100	3.1	1.9	4.9	3.0	4.0	18	318
August	1996	2	2	26	29	21	4	4	5	4	3	100	3.2	2.0	5.1	3.1	4.5	35	307
September	1996	0	2	27	31	20	3	5	4	5	3	100	3.1	2.1	5.0	2.9	4.5	32	303
October	1996	1	3	28	31	18	3	3	4	6	2	100	3.0	1.9	4.9	2.9	4.2	30	292
November	1996	1	2	29	32	18	3	3	2	9	1	100	3.0	1.9	4.7	2.8	3.7	13	297
December	1996	1	2	29	29	19	4	2	2	10	1	100	3.0	1.9	4.9	3.0	3.9	17	300
January	1997	1	1	27	29	20	4	4	2	10	2	100	3.2	1.9	5.1	3.1	4.1	16	297
February	1997	1	2	26	32	19	3	3	2	9	2	100	3.1	1.9	4.9	2.9	3.8	13	291
March	1997	1	3	25	36	17	2	4	2	9	2	100	3.1	2.0	4.7	2.7	3.8	15	281

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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	1	4	27	36	17	2	4	1	6	1	100	3.0	2.0	4.6	2.7	3.5	13	290
May	1997	2	2	28	34	17	4	4	2	6	1	100	3.1	2.0	4.8	2.8	3.8	16	294
June	1997	2	1	32	32	16	3	6	2	5	1	100	3.0	1.9	4.8	2.9	3.7	12	306
July	1997	2	2	32	28	16	3	5	2	7	3	100	2.9	1.9	4.8	2.9	3.7	12	301
August	1997	1	3	31	26	15	2	6	2	10	4	100	2.8	1.8	4.8	3.0	3.7	11	308
September	1997	1	4	30	24	15	2	4	3	12	4	100	2.8	1.6	4.7	3.1	3.6	12	298
October	1997	2	3	29	27	15	3	4	3	11	3	100	2.9	1.7	4.8	3.0	3.7	12	299
November	1997	3	3	27	28	18	4	4	3	9	2	100	3.0	1.8	4.8	3.0	3.7	13	298
December	1997	4	2	23	28	17	5	6	1	9	4	100	3.1	2.1	5.0	2.9	3.9	12	298
January	1998	3	3	22	26	19	5	5	2	9	5	100	3.1	1.9	5.0	3.1	3.8	13	295
February	1998	4	4	26	23	17	5	6	1	10	6	100	3.0	1.6	5.0	3.3	3.5	10	286
March	1998	2	5	27	22	17	4	5	1	10	7	100	2.9	1.5	4.9	3.4	3.4	9	276
April	1998	2	5	27	24	14	4	6	0	14	5	100	2.9	1.7	4.9	3.2	3.4	8	280
May	1998	0	4	29	24	13	2	5	0	18	5	100	2.7	1.6	4.5	2.9	3.3	7	279
June	1998	2	3	32	24	12	1	4	0	19	2	100	2.6	1.4	4.2	2.7	3.0	6	281
July	1998	3	2	35	24	14	2	2	0	15	4	100	2.5	1.3	4.0	2.7	2.8	5	276
August	1998	4	2	34	25	14	3	2	1	12	4	100	2.6	1.3	4.2	2.9	2.9	6	272
September	1998	2	2	33	27	15	3	3	1	11	4	100	2.8	1.6	4.5	3.0	3.2	6	284
October	1998	1	2	32	28	12	2	4	1	14	3	100	2.8	1.6	4.2	2.7	3.2	6	291
November	1998	3	2	31	27	11	2	5	0	14	3	100	2.7	1.5	4.3	2.8	3.1	7	298
December	1998	4	2	32	26	9	3	5	0	15	4	100	2.7	1.3	4.1	2.9	2.9	8	294
January	1999	4	2	30	27	13	4	5	0	12	3	100	2.8	1.4	4.5	3.1	3.1	8	284
February	1999	2	1	31	29	12	4	6	0	11	3	100	2.9	1.6	4.5	2.9	3.3	7	279
March	1999	3	2	30	28	13	3	7	0	11	3	100	2.8	1.6	4.7	3.1	3.2	8	277
April	1999	3	3	30	29	10	3	7	0	11	4	100	2.8	1.5	4.3	2.8	3.1	8	285
May	1999	5	3	30	29	12	2	4	0	11	4	100	2.8	1.4	4.3	2.8	2.9	7	293
June	1999	4	2	33	31	12	2	4	0	8	4	100	2.7	1.5	4.0	2.5	2.9	6	301
July	1999	6	1	30	28	15	1	6	0	8	4	100	2.9	1.6	4.5	2.8	3.1	9	290
August	1999	5	2	30	30	13	1	8	0	7	3	100	2.9	1.6	4.3	2.8	3.2	10	291
September	1999	4	2	28	33	10	2	7	1	9	2	100	3.0	1.7	4.3	2.6	3.4	10	281
October	1999	2	3	30	32	10	2	6	1	12	2	100	2.9	1.5	4.4	2.9	3.4	8	282
November	1999	1	2	26	30	15	5	6	1	12	3	100	3.2	1.9	4.8	3.0	3.7	7	267
December	1999	2	1	25	28	20	5	4	0	10	4	100	3.2	2.0	5.0	3.1	3.5	6	271
January	2000	3	1	22	33	17	5	5	0	9	4	100	3.2	2.2	4.8	2.7	3.6	7	265
February	2000	6	2	25	31	13	3	7	0	10	3	100	2.9	1.8	4.6	2.8	3.4	8	267
March	2000	4	3	24	29	12	3	8	1	13	3	100	3.0	1.9	4.9	2.9	3.7	10	274
April	2000	5	5	26	24	11	2	6	1	17	3	100	2.8	1.5	4.5	2.9	3.3	9	283
May	2000	4	4	25	26	14	3	5	2	15	2	100	2.9	1.7	4.7	2.9	3.4	9	282
June	2000	4	3	30	28	14	2	4	1	12	2	100	2.7	1.6	4.2	2.6	3.1	7	280
July	2000	2	2	34	28	15	2	5	1	7	2	100	2.8	1.7	4.5	2.8	3.4	9	280
August	2000	2	3	36	26	14	2	5	2	8	3	100	2.7	1.6	4.4	2.9	3.4	9	288
September	2000	2	3	33	25	16	3	5	2	8	3	100	2.9	1.7	4.8	3.0	3.6	11	288
October	2000	2	2	30	26	14	5	6	2	9	4	100	3.0	1.7	4.8	3.1	3.6	10	298
November	2000	2	1	28	29	13	5	6	1	11	4	100	3.0	1.9	4.8	2.9	3.7	9	300
December	2000	2	1	30	31	11	5	5	1	11	2	100	3.0	1.9	4.6	2.7	3.5	9	303
January	2001	3	1	29	29	16	4	4	1	12	2	100	3.1	1.9	4.7	2.8	3.5	9	292
February	2001	3	2	30	25	17	3	4	1	11	3	100	3.0	1.7	4.7	3.0	3.4	9	287
March	2001	2	3	29	23	17	3	5	1	11	6	100	3.0	1.5	4.8	3.3	3.5	10	287
April	2001	2	3	29	27	14	4	5	1	9	6	100	2.9	1.6	4.8	3.2	3.6	10	281
May	2001	1	1	27	31	16	4	4	2	8	6	100	3.0	1.9	4.8	2.9	3.6	10	280

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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
June	2001	1	2	25	33	17	4	3	1	10	4	100	3.1	2.1	4.8	2.7	3.6	7	290
July	2001	2	3	25	31	19	3	2	1	12	3	100	3.0	2.0	4.8	2.8	3.3	7	292
August	2001	4	4	24	27	18	4	3	1	13	3	100	3.0	1.7	4.9	3.2	3.3	8	292
September	2001	5	4	26	26	16	3	3	1	12	4	100	2.9	1.5	4.7	3.1	3.1	8	277
October	2001	4	8	26	25	14	3	4	1	11	5	100	2.8	1.3	4.3	3.0	3.0	8	283
November	2001	3	9	29	27	12	2	4	1	10	4	100	2.7	1.4	4.0	2.6	2.9	9	278
December	2001	4	7	26	28	12	3	4	1	9	5	100	2.8	1.5	4.2	2.7	2.9	10	297
January	2002	5	3	30	27	10	3	4	1	12	5	100	2.7	1.5	4.0	2.5	2.8	10	299
February	2002	4	1	28	27	13	4	2	0	14	7	100	2.8	1.5	4.2	2.7	2.9	7	306
March	2002	3	1	30	25	13	4	4	0	14	6	100	2.7	1.5	4.3	2.8	3.0	6	283
April	2002	2	2	28	28	13	5	3	1	13	6	100	2.9	1.6	4.5	2.9	3.3	6	276
May	2002	2	2	27	29	13	3	4	2	12	5	100	2.9	1.7	4.5	2.7	3.4	8	277
June	2002	2	1	30	28	14	3	3	2	12	5	100	2.9	1.7	4.5	2.8	3.2	9	275
July	2002	5	2	29	23	16	2	4	1	12	6	100	2.7	1.6	4.7	3.1	3.1	9	275
August	2002	4	3	30	23	13	5	4	0	13	5	100	2.7	1.5	4.6	3.0	3.1	9	279
September	2002	5	4	32	24	10	4	4	1	14	3	100	2.5	1.5	4.2	2.8	3.0	8	284
October	2002	4	3	31	25	12	5	5	1	12	2	100	2.7	1.5	4.6	3.0	3.3	9	280
November	2002	4	3	33	21	13	3	5	1	15	3	100	2.6	1.5	4.5	3.0	3.1	9	274
December	2002	4	3	26	23	13	4	5	1	17	4	100	2.9	1.4	4.7	3.3	3.3	8	262
January	2003	4	4	27	26	8	4	5	1	19	3	100	2.7	1.4	4.1	2.7	3.0	9	283
February	2003	5	5	27	27	9	4	5	0	15	2	100	2.7	1.4	4.1	2.8	3.0	8	286
March	2003	7	6	31	23	9	3	4	1	15	1	100	2.4	1.2	3.7	2.5	2.7	9	292
April	2003	8	6	31	25	9	2	3	1	13	2	100	2.4	1.2	3.7	2.4	2.6	8	287
May	2003	8	4	30	25	11	2	4	1	13	3	100	2.5	1.3	3.9	2.6	2.7	9	293
June	2003	5	5	31	26	12	2	6	0	11	3	100	2.6	1.4	4.2	2.8	2.9	9	287
July	2003	3	4	33	21	16	2	7	0	12	2	100	2.6	1.4	4.6	3.2	3.1	8	279
August	2003	4	4	32	21	16	3	6	0	11	2	100	2.7	1.5	4.5	3.1	3.1	9	261
September	2003	4	4	30	23	15	3	4	0	13	4	100	2.8	1.6	4.4	2.8	3.1	8	279
October	2003	5	4	28	26	13	4	5	1	10	4	100	2.8	1.6	4.3	2.7	3.2	9	281
November	2003	3	3	31	27	13	3	5	1	11	3	100	2.8	1.6	4.3	2.7	3.3	7	299
December	2003	3	2	34	30	13	3	5	1	8	2	100	2.8	1.5	4.1	2.6	3.2	7	284
January	2004	1	2	34	29	14	2	4	1	11	2	100	2.8	1.6	4.1	2.5	3.2	6	275
February	2004	2	2	34	29	13	1	5	1	12	2	100	2.8	1.5	4.1	2.7	3.2	8	260
March	2004	2	3	27	28	13	2	5	1	17	1	100	2.9	1.6	4.5	2.9	3.3	8	272
April	2004	3	3	29	25	15	2	6	1	14	2	100	2.9	1.6	4.8	3.1	3.3	9	276
May	2004	2	5	29	28	15	3	4	1	13	1	100	2.9	1.7	4.6	2.9	3.3	7	281
June	2004	2	4	33	29	15	2	5	1	8	1	100	2.8	1.6	4.5	2.9	3.2	7	286
July	2004	4	4	30	33	12	3	5	1	8	1	100	2.8	1.5	4.2	2.7	3.1	8	279
August	2004	4	3	31	32	13	2	6	0	8	1	100	2.8	1.5	4.2	2.7	3.0	7	281
September	2004	5	3	31	32	12	4	5	0	7	1	100	2.8	1.6	4.3	2.7	3.1	8	273
October	2004	3	3	33	32	13	3	4	0	9	1	100	2.8	1.6	4.2	2.6	3.0	7	273
November	2004	2	4	33	34	12	3	5	0	7	1	100	2.8	1.5	4.0	2.5	3.0	7	260
December	2004	2	4	29	34	12	3	5	0	10	1	100	2.9	1.7	4.1	2.5	3.1	7	258
January	2005	2	3	29	29	14	4	5	0	12	2	100	2.9	1.7	4.5	2.8	3.3	7	252
February	2005	4	3	27	29	14	4	5	0	12	3	100	2.9	1.9	4.6	2.8	3.3	8	253
March	2005	3	2	31	26	15	4	5	1	10	2	100	2.9	1.8	4.6	2.9	3.3	8	265
April	2005	5	3	31	30	15	3	5	1	7	1	100	2.8	1.8	4.5	2.7	3.2	8	277
May	2005	4	2	35	30	13	4	6	1	6	0	100	2.8	1.7	4.4	2.7	3.2	8	273
June	2005	4	2	33	32	13	4	4	1	6	1	100	2.8	1.7	4.3	2.6	3.0	8	245
July	2005	3	1	30	29	16	4	6	1	9	1	100	3.0	1.8	4.6	2.8	3.3	8	239

REGION NORTH EAST
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	25	29	16	5	6	2	9	1	100	3.1	1.9	4.9	3.0	3.6	11	246
September	2005	3	3	23	31	14	5	7	2	11	1	100	3.2	1.9	4.8	2.9	3.8	11	275
October	2005	3	4	21	35	10	5	6	2	10	2	100	3.1	2.0	4.7	2.7	3.7	11	280
November	2005	5	2	24	36	12	3	5	1	11	2	100	3.0	1.9	4.4	2.5	3.4	9	277
December	2005	5	2	23	35	14	2	6	1	9	3	100	3.0	1.9	4.4	2.5	3.3	9	258
January	2006	5	2	26	36	14	1	7	1	7	2	100	2.9	1.7	4.3	2.6	3.2	10	253
February	2006	4	2	28	35	13	2	6	1	6	2	100	2.9	1.7	4.3	2.5	3.2	9	272
March	2006	4	2	29	33	13	3	5	0	8	3	100	2.9	1.6	4.2	2.6	3.1	8	291
April	2006	3	1	27	30	16	4	5	1	10	2	100	3.0	1.8	4.5	2.7	3.3	7	298
May	2006	3	2	22	27	19	4	7	1	13	3	100	3.2	2.0	5.1	3.1	3.8	9	284
June	2006	4	2	23	30	15	6	8	1	9	2	100	3.2	2.1	4.8	2.7	3.8	11	266
July	2006	2	4	24	32	15	6	6	1	9	2	100	3.1	2.0	4.6	2.7	3.6	9	264
August	2006	3	5	28	32	12	5	5	1	8	2	100	2.9	1.7	4.4	2.7	3.3	10	275
September	2006	3	4	25	32	17	2	4	1	11	1	100	3.0	1.8	4.7	2.9	3.2	8	280
October	2006	3	2	26	30	19	2	5	1	10	1	100	3.0	1.9	4.8	2.9	3.4	9	284
November	2006	3	1	25	29	23	5	5	0	9	0	100	3.4	2.0	5.0	3.0	3.7	7	278
December	2006	3	2	27	28	21	6	6	1	7	1	100	3.3	1.9	4.8	2.9	3.8	8	281
January	2007	4	2	27	31	17	4	6	1	7	1	100	3.3	1.8	4.6	2.8	3.5	8	279
February	2007	4	2	27	35	12	4	7	0	7	1	100	3.0	1.9	4.5	2.6	3.4	8	280
March	2007	4	1	27	36	11	4	7	1	9	0	100	3.0	1.9	4.6	2.7	3.6	9	278
April	2007	2	2	25	34	11	5	8	2	11	1	100	3.1	2.1	4.8	2.7	3.9	10	286
May	2007	2	2	20	36	13	5	7	2	11	2	100	3.2	2.3	4.9	2.6	4.0	11	284
June	2007	3	4	20	33	13	7	6	2	10	2	100	3.2	2.1	5.0	2.9	3.9	11	283
July	2007	4	3	21	35	14	6	5	2	8	2	100	3.1	2.1	5.0	3.0	3.8	10	274
August	2007	3	3	26	32	11	6	4	2	10	2	100	2.9	1.8	4.7	3.0	3.5	9	278
September	2007	1	3	27	32	13	4	5	1	12	2	100	3.0	1.8	4.6	2.9	3.5	8	264
October	2007	1	3	27	31	13	4	5	1	12	2	100	3.0	1.8	4.6	2.9	3.5	7	272
November	2007	1	3	24	31	17	3	7	2	12	1	100	3.2	2.0	4.9	3.0	3.8	9	269
December	2007	3	3	24	30	16	4	6	1	11	1	100	3.1	1.9	4.9	3.0	3.6	9	283
January	2008	5	3	23	31	16	5	5	1	10	2	100	3.0	1.8	4.8	2.9	3.4	8	274
February	2008	6	2	26	32	15	4	3	1	9	2	100	2.9	1.5	4.6	3.0	3.2	8	265
March	2008	5	2	24	34	15	3	5	1	9	2	100	3.0	1.7	4.7	2.9	3.3	8	268
April	2008	6	2	20	30	16	5	7	1	11	1	100	3.2	1.8	4.9	3.1	3.5	10	280
May	2008	6	2	17	26	19	7	7	0	15	1	100	3.4	2.1	5.1	3.0	3.7	10	279
June	2008	9	3	14	25	18	7	7	1	16	2	100	3.5	2.1	5.1	3.1	3.7	13	275
July	2008	8	4	15	28	17	6	6	1	13	2	100	3.4	2.0	5.0	3.0	3.6	12	281
August	2008	7	5	18	29	14	5	7	1	11	3	100	3.2	1.8	4.9	3.1	3.6	12	282
September	2008	6	4	20	27	16	5	8	1	9	3	100	3.2	1.9	5.0	3.2	3.7	11	307
October	2008	6	4	21	27	15	5	8	1	10	3	100	3.1	1.8	5.0	3.2	3.6	11	293
November	2008	10	6	22	25	15	5	5	1	9	3	100	2.8	1.4	4.7	3.4	3.1	12	293
December	2008	9	9	23	26	13	4	4	1	9	2	100	2.7	1.1	4.4	3.2	2.8	12	268
January	2009	9	9	27	23	12	3	4	1	10	2	100	2.5	1.0	4.3	3.3	2.7	11	270
February	2009	4	9	24	25	14	4	4	1	11	3	100	2.9	1.3	4.5	3.2	3.2	11	273
March	2009	6	6	23	25	14	4	5	2	11	5	100	2.9	1.3	4.7	3.4	3.3	13	289
April	2009	6	6	23	24	14	6	5	2	11	4	100	3.1	1.4	4.9	3.5	3.5	13	281
May	2009	8	6	23	25	13	6	5	1	10	3	100	3.0	1.3	4.7	3.5	3.1	13	292
June	2009	6	5	27	26	14	5	4	1	10	1	100	2.9	1.4	4.4	3.0	3.0	10	281
July	2009	6	6	26	28	14	3	4	1	10	2	100	2.8	1.5	4.4	2.8	3.0	11	288
August	2009	7	6	26	27	14	2	4	1	12	1	100	2.7	1.4	4.2	2.7	2.8	10	280
September	2009	10	5	22	25	14	2	6	2	12	2	100	2.8	1.4	4.7	3.2	3.0	14	290

REGION NORTH EAST
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	9	6	25	29	12	2	5	1	9	2	100	2.7	1.4	4.3	2.9	2.8	13	274
November	2009	6	4	26	30	15	3	5	1	9	2	100	2.9	1.7	4.6	2.9	3.1	10	284
December	2009	4	5	32	31	16	2	3	0	6	1	100	2.7	1.5	4.1	2.5	2.8	7	295
January	2010	4	3	30	33	17	2	2	0	8	2	100	2.8	1.5	4.1	2.5	2.8	6	295
February	2010	5	5	31	29	16	1	3	1	8	2	100	2.8	1.3	4.2	2.8	2.9	9	282
March	2010	3	5	29	27	15	2	4	2	11	2	100	2.9	1.4	4.5	3.1	3.3	10	267
April	2010	2	5	32	23	14	3	6	2	11	2	100	2.8	1.3	4.8	3.4	3.5	12	278
May	2010	2	4	31	26	13	4	5	1	13	2	100	2.8	1.5	4.7	3.1	3.3	9	286
June	2010	2	4	32	28	13	5	4	1	9	2	100	2.8	1.6	4.5	2.9	3.2	7	282
July	2010	2	3	31	30	16	3	4	1	8	2	100	2.8	1.8	4.5	2.7	3.2	6	283
August	2010	3	3	31	30	17	3	6	0	6	2	100	2.9	1.7	4.6	2.8	3.2	6	282
September	2010	4	3	29	30	18	2	5	0	9	1	100	2.9	1.7	4.6	2.9	3.2	6	276
October	2010	6	4	30	30	15	3	4	0	8	0	100	2.7	1.4	4.2	2.7	2.9	8	277
November	2010	6	3	31	30	13	3	3	0	10	1	100	2.7	1.5	4.1	2.6	2.9	8	285
December	2010	6	3	31	28	13	4	4	0	10	1	100	2.7	1.5	4.3	2.7	2.9	9	284
January	2011	3	2	32	28	15	3	4	1	10	1	100	2.9	1.8	4.6	2.8	3.3	7	305
February	2011	3	2	34	26	14	4	5	0	9	2	100	2.8	1.7	4.6	2.9	3.2	7	309
March	2011	3	2	33	26	16	4	5	1	7	2	100	2.9	1.6	4.7	3.0	3.4	8	308
April	2011	4	3	32	24	15	5	5	1	8	3	100	2.8	1.5	4.7	3.2	3.3	8	290
May	2011	5	3	27	27	17	5	5	1	7	3	100	3.0	1.5	4.8	3.2	3.4	8	283
June	2011	5	4	30	27	14	4	5	1	7	3	100	2.8	1.6	4.6	3.0	3.2	8	287
July	2011	4	2	31	27	16	3	5	1	7	3	100	2.8	1.7	4.6	2.9	3.3	8	287
August	2011	3	3	34	27	15	2	5	1	8	2	100	2.7	1.6	4.4	2.8	3.2	8	288
September	2011	3	3	33	27	16	2	5	1	8	2	100	2.8	1.6	4.5	2.8	3.2	8	289
October	2011	4	5	34	31	13	2	4	1	5	2	100	2.7	1.5	4.1	2.5	2.9	7	295
November	2011	4	3	37	29	12	3	2	1	7	2	100	2.6	1.5	3.9	2.3	2.9	7	303
December	2011	4	3	37	32	10	3	0	0	7	2	100	2.5	1.4	3.4	2.0	2.6	4	304
January	2012	3	3	38	31	10	4	1	0	8	3	100	2.6	1.5	3.5	2.0	2.7	4	298
February	2012	3	5	32	33	12	3	2	0	7	2	100	2.7	1.5	3.9	2.5	2.9	5	296
March	2012	2	5	30	28	16	4	6	0	7	2	100	2.9	1.6	4.6	3.0	3.4	7	305
April	2012	3	4	26	27	16	5	7	1	8	2	100	3.0	1.7	5.0	3.4	3.6	9	317
May	2012	3	3	29	27	14	5	8	1	8	3	100	3.0	1.7	4.7	3.0	3.5	8	311
June	2012	5	4	28	28	14	4	5	1	8	2	100	2.9	1.6	4.5	2.9	3.2	8	308
July	2012	5	5	29	26	11	4	5	0	11	3	100	2.7	1.4	4.2	2.8	3.1	8	299
August	2012	6	5	25	25	11	6	3	1	15	3	100	2.8	1.4	4.5	3.1	3.0	9	309
September	2012	8	3	23	29	10	4	4	1	14	4	100	2.9	1.6	4.4	2.8	3.1	9	313
October	2012	8	2	25	30	12	3	3	2	11	4	100	2.8	1.4	4.1	2.7	3.0	10	303
November	2012	8	1	28	31	13	1	4	2	8	3	100	2.8	1.6	4.1	2.5	3.0	11	285
December	2012	5	1	31	28	14	3	4	2	8	4	100	2.8	1.5	4.3	2.8	3.2	11	269
January	2013	5	2	29	28	13	4	6	1	9	3	100	2.9	1.7	4.6	2.9	3.4	11	280
February	2013	3	3	29	26	12	4	9	1	9	3	100	2.9	1.5	4.9	3.5	3.7	11	289
March	2013	5	4	33	23	11	4	9	1	9	1	100	2.7	1.4	4.8	3.4	3.4	12	300
April	2013	4	3	33	22	15	5	8	1	8	1	100	2.7	1.4	5.0	3.7	3.4	11	291
May	2013	3	3	37	24	15	4	5	0	7	1	100	2.6	1.4	4.4	3.0	3.1	8	281
June	2013	3	3	36	24	16	3	5	1	8	2	100	2.7	1.3	4.4	3.1	3.2	7	259
July	2013	2	2	39	27	14	2	4	1	8	2	100	2.7	1.5	3.9	2.5	3.1	6	277
August	2013	3	2	36	26	15	3	5	1	7	2	100	2.7	1.5	4.4	3.0	3.2	7	282
September	2013	3	2	36	27	12	4	6	1	6	2	100	2.7	1.5	4.3	2.8	3.3	9	295
October	2013	4	2	36	24	14	4	7	1	5	2	100	2.7	1.5	4.7	3.2	3.3	10	262
November	2013	5	2	35	24	14	3	6	2	7	2	100	2.7	1.5	4.6	3.1	3.2	12	260

REGION NORTH EAST
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	4	2	35	26	15	3	4	2	8	1	100	2.7	1.6	4.5	3.0	3.2	10	264
January	2014	2	3	32	31	13	4	4	2	8	1	100	2.8	1.6	4.4	2.8	3.3	10	279
February	2014	1	4	31	33	15	4	4	1	7	0	100	2.9	1.6	4.4	2.9	3.4	8	290
March	2014	2	3	31	31	12	5	6	0	9	2	100	2.9	1.5	4.1	2.6	3.4	8	274
April	2014	2	2	33	28	12	4	6	1	9	3	100	2.8	1.4	4.2	2.8	3.4	9	270
May	2014	2	1	39	26	8	3	6	1	10	4	100	2.5	1.4	3.7	2.3	3.1	8	259
June	2014	2	1	39	30	9	3	5	2	7	2	100	2.6	1.5	3.9	2.5	3.2	9	280
July	2014	3	1	41	29	7	2	5	2	8	2	100	2.5	1.5	3.6	2.1	3.0	10	270
August	2014	4	0	36	31	10	4	6	2	7	1	100	2.7	1.7	4.1	2.5	3.2	13	268
September	2014	4	1	35	28	12	4	5	2	8	1	100	2.8	1.7	4.3	2.7	3.2	13	248
October	2014	5	2	31	31	15	3	5	1	5	2	100	2.9	1.7	4.6	2.9	3.2	11	233
November	2014	5	3	35	32	15	1	3	1	3	2	100	2.8	1.6	4.1	2.5	3.0	8	220
December	2014	3	3	36	34	13	2	2	0	3	2	100	2.7	1.6	3.8	2.2	2.8	5	244
January	2015	2	2	39	35	9	4	2	1	5	1	100	2.7	1.6	3.6	1.9	2.9	6	261
February	2015	0	2	38	34	9	4	2	1	10	1	100	2.7	1.7	3.7	2.0	3.0	5	263
March	2015	1	2	38	33	10	3	2	1	11	0	100	2.7	1.7	3.7	2.0	3.0	5	242
April	2015	1	2	39	27	14	2	3	0	12	0	100	2.6	1.7	3.9	2.2	3.0	4	235
May	2015	2	1	39	29	14	1	4	0	9	0	100	2.6	1.6	3.9	2.4	2.9	5	232
June	2015	2	2	39	29	14	1	3	0	9	1	100	2.6	1.4	3.8	2.4	2.8	5	245
July	2015	3	2	35	34	11	2	2	0	9	1	100	2.7	1.5	3.6	2.1	2.9	5	251
August	2015	2	2	38	32	10	4	1	1	9	1	100	2.6	1.5	3.7	2.2	2.9	5	251
September	2015	3	2	37	31	12	4	2	1	8	0	100	2.7	1.6	4.0	2.4	3.1	6	227
October	2015	3	3	42	28	11	3	3	2	5	0	100	2.5	1.4	4.0	2.6	3.1	8	224
November	2015	2	3	43	28	12	2	3	2	4	0	100	2.5	1.4	3.9	2.5	3.1	7	232
December	2015	1	2	47	27	8	4	4	2	5	1	100	2.4	NA	3.5	NA	3.0	7	242
January	2016	1	2	43	27	9	5	3	1	7	1	100	2.5	NA	3.7	NA	3.1	6	243
February	2016	1	1	45	26	8	6	3	1	7	1	100	2.5	NA	3.6	NA	3.1	7	224
March	2016	0	2	43	27	10	5	2	2	9	1	100	2.5	1.4	3.8	2.3	3.1	7	224
April	2016	1	1	46	27	11	3	2	1	6	2	100	2.4	1.2	3.6	2.4	2.9	7	235
May	2016	1	1	44	30	11	2	2	1	6	2	100	2.5	1.2	3.6	2.3	2.8	6	259
June	2016	1	1	45	31	11	1	2	1	5	2	100	2.4	1.2	3.3	2.2	2.7	5	256
July	2016	1	2	43	31	11	2	2	1	6	1	100	2.5	1.4	3.5	2.2	2.7	4	247
August	2016	2	2	45	28	9	2	2	2	7	1	100	2.4	1.4	3.5	2.1	2.8	6	222
September	2016	1	2	45	30	9	3	1	2	5	1	100	2.4	1.4	3.5	2.1	2.8	7	231
October	2016	1	1	44	30	11	2	1	2	6	1	100	2.5	1.1	3.6	2.4	2.8	7	232
November	2016	2	1	43	30	13	2	2	1	4	1	100	2.5	1.1	3.6	2.5	2.8	6	276
December	2016	3	2	41	29	12	1	4	1	4	1	100	2.5	1.1	3.7	2.6	2.8	7	276
January	2017	4	3	40	30	10	2	3	1	4	2	100	2.5	1.2	3.4	2.2	2.7	7	280
February	2017	4	3	39	31	12	1	3	1	5	2	100	2.5	1.2	3.6	2.4	2.7	7	257
March	2017	4	3	40	28	12	3	1	0	6	2	100	2.4	1.2	3.6	2.4	2.6	5	258
April	2017	2	3	43	26	12	4	2	0	7	1	100	2.4	1.4	3.6	2.3	2.8	5	266
May	2017	3	4	44	24	9	4	1	0	8	2	100	2.2	1.2	3.3	2.1	2.6	5	254
June	2017	4	4	43	26	8	4	1	1	7	2	100	2.2	1.2	3.3	2.1	2.6	6	252
July	2017	5	3	40	29	6	4	3	1	7	2	100	2.3	1.0	3.3	2.2	2.6	6	262
August	2017	5	3	40	33	8	3	3	1	4	0	100	2.5	1.1	3.3	2.2	2.7	6	287
September	2017	4	1	43	29	10	3	4	0	5	1	100	2.4	1.2	3.4	2.2	2.7	6	296
October	2017	3	2	43	29	12	2	4	1	3	2	100	2.5	1.3	3.4	2.1	2.8	6	297
November	2017	3	1	43	30	8	2	4	1	4	3	100	2.5	1.3	3.4	2.0	2.8	7	284
December	2017	3	2	39	32	9	2	4	1	5	3	100	2.6	1.4	3.7	2.3	3.0	7	282

REGION NORTH EAST
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	4	1	38	32	10	2	3	1	6	3	100	2.6	1.4	3.7	2.3	2.8	7	273
February	2018	4	1	38	28	12	3	2	1	9	2	100	2.6	1.3	3.7	2.4	2.8	6	277
March	2018	5	1	40	29	11	3	2	1	8	2	100	2.5	1.3	3.5	2.1	2.8	6	283
April	2018	4	1	42	28	10	3	3	0	7	1	100	2.4	1.3	3.4	2.2	2.7	6	294
May	2018	3	2	42	31	9	3	4	0	5	1	100	2.5	1.3	3.4	2.1	2.8	6	297