REGION SOUTH
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	12	16	1.0	5.0	9.0	11.0	17.0	9.0	14	6	100	7.1	3.0	10.7	7.7	7.6	92	708
September	1981	12	15	2.0	7.0	12.0	13.0	17.0	11.0	7	4	100	6.0	2.5	10.3	7.7	7.3	87	670
March	1982	11	13	6	8	13	16	13	9	7	4	100	5.5	2.4	9.2	6.7	6.5	77	621
September	1982	10	8	6	10	17	13	14	11	7	6	100	5.2	2.2	10.1	7.9	7.0	84	649
March	1983	9	9	9	13	17	12	12	10	3	7	100	4.9	1.8	8.4	6.8	6.2	77	704
September	1983	5	5	11	14	17	12	14	10	7	5	100	5.0	2.6	9.0	6.4	7.1	81	666
March	1984	5	5	12	16	20	12	14	8	4	4	100	4.9	2.7	9.1	6.5	7.2	91	623
September	1984	3	4	10	17	17	15	13	9	4	6	100	5.1	2.9	9.3	6.4	7.0	65	645
March	1985	6	4	13	20	19	8	14	9	4	4	100	4.6	2.5	8.6	6.2	6.1	60	651
September	1985	5	6	11	20	19	9	11	9	5	5	100	4.6	2.6	8.2	5.6	6.6	80	625
June	1990	4	2	18	25	17	8	9	7	6	3	100	4.1	2.3	6.2	3.9	5.9	64	491
July	1990	5	2	17	24	19	7	10	7	6	3	100	4.2	2.4	6.5	4.1	5.9	59	502
August	1990	3	1	17	26	20	8	10	7	5	2	100	4.3	2.6	6.4	3.8	5.7	45	519
September	1990	3	2	18	22	22	8	11	7	5	3	100	4.4	2.5	6.9	4.3	5.5	36	519
October	1990	3	2	17	20	24	9	11	7	5	2	100	4.7	2.6	7.0	4.4	6.1	55	513
November	1990	4	2	17	18	24	10	12	6	5	2	100	4.7	2.6	7.2	4.6	5.9	55	494
December	1990	4	2	17	20	20	10	13	6	5	3	100	4.6	2.5	7.8	5.2	6.1	67	497
January	1991	5	2	15	21	19	10	14	5	6	3	100	4.6	2.6	7.8	5.2	5.8	54	507
February	1991	4	2	14	22	17	8	14	8	7	4	100	4.6	2.6	8.9	6.2	6.5	67	511
March	1991	4	2	14	21	18	10	12	9	6	3	100	4.7	2.7	8.1	5.4	6.5	67	510
April	1991	5	2	17	22	18	10	11	9	4	1	100	4.5	2.5	7.9	5.4	6.5	72	498
May	1991	6	2	19	22	19	11	9	7	3	1	100	4.1	2.2	6.4	4.1	5.6	59	485
June	1991	5	3	21	21	22	11	8	5	3	2	100	4.1	2.2	6.1	3.9	5.4	54	481
July	1991	4	2	22	20	20	10	8	6	4	3	100	3.8	2.1	6.0	3.8	5.2	49	478
August	1991	4	2	22	18	22	8	9	6	6	3	100	4.2	2.1	5.9	3.8	5.4	51	485
September	1991	5	2	22	21	21	5	9	6	6	3	100	3.8	2.0	5.5	3.5	5.3	56	469
October	1991	5	3	21	20	20	7	9	5	5	4	100	4.0	2.0	5.8	3.9	5.6	71	464
November	1991	4	4	22	20	18	7	9	7	5	5	100	3.8	2.0	6.3	4.4	5.8	71	468
December	1991	4	4	21	20	18	8	9	6	5	4	100	3.9	1.8	6.3	4.5	5.4	56	481
January	1992	4	4	20	25	17	6	9	6	5	3	100	3.6	1.9	5.8	3.9	5.2	48	503
February	1992	6	5	17	27	19	6	8	5	4	2	100	3.7	2.0	5.3	3.3	4.8	39	508
March	1992	5	5	17	27	19	5	9	6	5	2	100	3.6	2.2	5.4	3.3	5.0	44	494
April	1992	5	4	16	22	21	7	9	5	7	3	100	4.1	2.3	6.0	3.7	5.0	36	483
May	1992	3	4	19	21	18	7	11	7	8	2	100	4.0	2.2	7.2	5.0	5.7	53	467
June	1992	4	3	20	21	17	8	9	7	8	3	100	3.9	2.0	7.1	5.1	5.5	47	471
July	1992	5	4	23	21	16	7	10	7	5	2	100	3.6	1.7	6.9	5.2	5.3	51	483
August	1992	6	4	20	20	22	7	9	5	4	2	100	3.9	1.8	5.7	3.8	5.0	46	498
September	1992	6	3	19	21	20	6	11	7	4	3	100	4.0	2.0	6.0	4.0	5.5	56	498
October	1992	6	2	16	22	23	5	11	6	5	4	100	4.3	2.4	5.7	3.4	5.5	52	478
November	1992	5	2	18	22	19	7	12	7	5	5	100	4.3	2.3	6.4	4.0	5.6	53	474
December	1992	4	2	18	22	20	8	10	6	7	4	100	4.2	2.4	6.0	3.7	5.4	47	479
January	1993	4	3	20	22	18	9	9	7	6	3	100	3.8	2.2	6.0	3.9	5.6	55	500

REGION SOUTH
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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	5	3	18	24	18	9	7	8	6	3	100	3.8	2.2	5.9	3.6	5.8	63	511
March	1993	5	4	17	23	20	9	7	8	6	3	100	4.1	2.2	6.0	3.8	5.9	65	508
April	1993	5	3	15	22	21	9	7	7	8	3	100	4.3	2.4	6.0	3.7	5.7	60	505
May	1993	5	3	18	22	21	6	8	7	8	3	100	3.9	2.2	5.8	3.6	5.4	58	500
June	1993	5	2	19	24	18	6	8	7	8	3	100	3.7	2.2	5.6	3.4	5.4	56	512
July	1993	5	2	20	25	17	7	9	6	7	2	100	3.5	2.2	5.6	3.4	5.3	53	515
August	1993	5	2	19	24	17	8	8	5	8	4	100	3.4	2.1	5.4	3.3	4.8	36	522
September	1993	6	2	21	22	18	8	8	6	6	3	100	3.4	1.9	5.4	3.5	4.7	36	517
October	1993	5	2	20	24	18	8	8	6	5	3	100	3.4	2.0	5.5	3.5	4.6	30	506
November	1993	5	2	21	26	19	8	9	5	4	1	100	3.5	2.2	5.5	3.3	4.7	30	505
December	1993	4	2	19	27	19	7	8	5	6	2	100	3.5	2.3	5.6	3.3	5.0	36	514
January	1994	5	3	21	24	20	6	5	6	7	2	100	3.4	2.1	5.4	3.3	5.1	52	522
February	1994	5	3	21	24	18	6	6	6	9	2	100	3.4	2.1	5.4	3.4	5.3	60	517
March	1994	5	3	20	25	19	6	6	6	8	2	100	3.5	2.2	5.3	3.2	5.2	56	517
April	1994	4	3	20	29	17	6	9	5	6	2	100	3.6	2.1	5.3	3.2	5.0	45	519
May	1994	5	3	20	27	17	6	9	4	5	3	100	3.6	2.0	5.3	3.3	4.9	41	518
June	1994	5	3	22	26	17	6	9	3	5	4	100	3.4	1.9	5.2	3.3	4.7	39	514
July	1994	4	3	23	23	17	7	9	3	7	4	100	3.4	1.9	5.3	3.5	4.7	40	514
August	1994	3	3	23	24	17	7	9	5	7	3	100	3.4	2.1	5.5	3.5	5.1	44	510
September	1994	2	3	25	27	14	6	8	5	6	3	100	3.2	1.9	5.4	3.5	4.7	35	515
October	1994	2	3	23	29	17	6	6	5	6	3	100	3.3	2.1	5.3	3.2	4.7	30	515
November	1994	2	3	23	31	17	5	5	4	6	4	100	3.3	2.0	5.0	3.0	4.2	17	517
December	1994	2	3	23	30	19	6	5	3	7	2	100	3.3	2.1	5.1	3.0	4.1	15	519
January	1995	2	3	24	30	17	6	5	2	8	2	100	3.2	1.9	5.0	3.1	3.8	11	519
February	1995	3	2	25	30	17	6	6	1	7	3	100	3.2	1.9	5.0	3.0	3.7	10	521
March	1995	4	2	24	31	16	6	6	2	8	2	100	3.2	2.0	5.0	3.0	3.9	21	519
April	1995	4	2	24	29	16	6	6	3	7	2	100	3.2	2.0	5.0	3.1	4.1	29	510
May	1995	3	2	26	29	16	6	7	3	7	2	100	3.1	1.9	5.0	3.1	4.2	31	502
June	1995	2	3	26	28	17	5	7	4	7	2	100	3.1	1.9	5.2	3.3	4.4	29	508
July	1995	3	3	24	28	18	3	9	4	7	2	100	3.2	1.9	5.3	3.5	4.5	27	510
August	1995	4	3	23	28	19	2	9	4	5	1	100	3.2	1.7	5.4	3.7	4.3	28	511
September	1995	5	3	25	28	18	2	8	4	6	1	100	3.2	1.6	5.2	3.6	4.3	32	492
October	1995	5	3	25	28	18	2	6	4	7	1	100	3.1	1.7	5.0	3.3	4.1	27	498
November	1995	3	2	26	26	17	4	5	4	10	2	100	3.1	1.8	5.0	3.1	4.2	28	488
December	1995	3	1	26	27	19	5	5	2	9	3	100	3.1	1.9	4.9	3.0	3.9	17	495
January	1996	4	2	25	28	17	6	4	3	9	3	100	3.1	1.9	4.9	3.0	4.0	30	492
February	1996	4	2	23	29	18	4	6	3	8	3	100	3.3	2.0	5.0	2.9	4.3	33	528
March	1996	3	2	21	27	18	5	7	4	9	3	100	3.5	2.1	5.1	3.0	4.6	34	530
April	1996	2	2	23	27	20	4	7	4	10	2	100	3.5	2.2	5.1	3.0	4.7	29	536
May	1996	2	2	25	26	21	5	5	4	8	1	100	3.4	2.1	5.1	3.0	4.7	28	507
June	1996	2	3	27	29	18	4	5	4	7	1	100	3.2	2.0	5.1	3.1	4.6	36	515
July	1996	2	3	26	29	17	4	5	4	5	4	100	3.1	2.0	5.1	3.1	4.4	28	501
August	1996	2	2	25	31	15	5	6	4	5	5	100	3.2	2.1	5.1	3.0	4.6	31	519
September	1996	2	2	23	29	19	5	7	4	5	5	100	3.4	2.2	5.1	2.9	4.6	25	501
October	1996	2	2	22	28	20	5	6	5	7	3	100	3.4	2.2	5.2	2.9	4.7	30	507
November	1996	2	2	24	28	20	5	6	3	9	1	100	3.3	2.0	5.1	3.0	4.3	21	492
December	1996	3	2	25	28	18	4	5	4	9	1	100	3.2	1.9	5.0	3.1	4.2	27	496
January	1997	2	2	29	29	16	5	6	2	9	1	100	3.1	1.9	4.9	3.0	4.0	19	501
February	1997	2	2	29	29	16	5	6	2	9	2	100	3.1	1.9	4.9	3.0	4.0	21	506
March	1997	2	2	31	28	15	6	5	1	9	2	100	3.0	1.7	4.8	3.1	3.6	10	505

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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	3	2	28	28	15	5	5	1	10	2	100	3.0	1.7	4.8	3.1	3.7	14	495
May	1997	3	2	27	29	15	5	5	2	9	3	100	3.1	1.8	4.9	3.1	3.8	16	496
June	1997	2	2	24	28	18	5	6	3	9	2	100	3.3	2.0	5.1	3.1	4.1	18	496
July	1997	2	3	27	27	20	4	4	2	8	3	100	3.1	1.8	5.0	3.2	3.8	14	506
August	1997	1	3	30	25	19	3	3	3	10	2	100	3.0	1.6	4.9	3.3	3.7	14	525
September	1997	2	3	31	26	16	4	3	2	11	2	100	2.9	1.5	4.7	3.2	3.4	11	528
October	1997	3	2	28	26	15	5	4	3	12	2	100	3.0	1.7	4.9	3.3	3.7	14	520
November	1997	3	2	28	26	16	5	4	3	10	2	100	3.0	1.8	5.0	3.2	3.8	12	488
December	1997	3	3	28	24	18	4	5	4	9	2	100	3.1	1.9	5.1	3.2	3.9	14	505
January	1998	2	4	28	24	19	5	5	3	8	2	100	3.1	1.8	5.0	3.2	3.8	11	513
February	1998	3	4	25	25	18	5	5	1	11	3	100	3.2	1.8	4.9	3.1	3.6	9	551
March	1998	3	4	28	24	13	5	4	1	14	3	100	2.8	1.6	4.5	3.0	3.3	9	558
April	1998	3	4	31	23	10	4	5	1	16	3	100	2.7	1.5	4.4	2.9	3.3	9	566
May	1998	2	4	33	21	10	5	6	2	14	3	100	2.6	1.4	4.5	3.1	3.4	10	539
June	1998	1	4	30	23	15	5	6	1	13	2	100	2.9	1.6	4.9	3.3	3.5	8	526
July	1998	1	4	29	25	14	6	5	0	13	2	100	3.0	1.6	4.8	3.2	3.5	8	517
August	1998	2	3	30	25	14	4	4	0	15	2	100	2.8	1.5	4.7	3.2	3.3	7	531
September	1998	3	3	31	26	11	4	4	1	14	3	100	2.7	1.5	4.5	2.9	3.2	7	526
October	1998	3	2	32	26	12	3	5	1	13	3	100	2.7	1.5	4.4	2.8	3.1	8	542
November	1998	3	3	32	28	11	4	5	1	10	4	100	2.7	1.5	4.2	2.7	3.1	8	538
December	1998	3	3	33	27	13	4	5	0	8	4	100	2.8	1.4	4.3	2.9	3.2	8	542
January	1999	3	3	31	26	13	4	5	1	9	5	100	2.8	1.4	4.5	3.1	3.3	9	521
February	1999	3	2	31	24	17	3	6	1	9	5	100	2.9	1.5	4.8	3.3	3.4	10	527
March	1999	3	2	32	23	16	2	6	0	11	4	100	2.8	1.5	4.6	3.1	3.2	9	528
April	1999	2	2	31	27	17	2	5	0	11	3	100	2.9	1.6	4.5	2.9	3.2	8	531
May	1999	2	2	30	30	13	1	5	1	11	4	100	2.8	1.6	4.4	2.7	3.2	8	518
June	1999	2	2	28	31	12	3	7	1	10	4	100	3.0	1.7	4.7	3.0	3.5	10	517
July	1999	2	2	31	30	11	3	7	1	9	4	100	2.9	1.5	4.6	3.1	3.5	10	518
August	1999	2	3	31	32	11	2	8	1	8	3	100	2.9	1.6	4.3	2.8	3.4	10	523
September	1999	2	3	32	30	13	2	7	1	7	3	100	2.9	1.6	4.4	2.8	3.5	10	534
October	1999	2	3	33	27	14	2	7	1	10	2	100	2.9	1.7	4.4	2.8	3.4	9	527
November	1999	3	2	32	24	16	2	7	1	12	2	100	2.9	1.5	4.8	3.3	3.4	9	525
December	1999	3	3	31	26	12	2	6	0	14	3	100	2.8	1.6	4.6	3.0	3.3	8	515
January	2000	3	3	28	30	13	2	7	0	11	2	100	2.9	1.7	4.6	2.9	3.3	8	531
February	2000	2	2	27	32	14	3	6	0	11	3	100	3.0	1.9	4.5	2.7	3.4	7	547
March	2000	2	2	27	31	16	3	6	1	10	2	100	3.0	1.9	4.7	2.9	3.6	7	553
April	2000	2	2	28	29	16	4	4	1	12	3	100	3.0	1.7	4.8	3.1	3.6	8	550
May	2000	2	2	29	29	14	5	4	1	11	2	100	3.0	1.6	4.7	3.1	3.5	8	530
June	2000	3	2	29	29	14	4	5	1	12	2	100	3.0	1.6	4.7	3.1	3.5	9	525
July	2000	4	1	29	29	13	4	6	1	11	2	100	3.0	1.6	4.7	3.1	3.5	9	519
August	2000	4	2	28	26	15	4	7	1	12	2	100	3.0	1.6	4.8	3.2	3.5	11	535
September	2000	2	3	27	28	15	4	7	1	12	2	100	3.1	1.9	4.8	3.0	3.7	10	517
October	2000	2	3	27	27	17	3	7	1	11	2	100	3.1	1.9	4.9	3.0	3.8	12	503
November	2000	1	3	27	29	15	4	7	2	10	3	100	3.1	1.8	4.9	3.1	3.9	13	496
December	2000	2	3	27	27	15	5	7	3	9	2	100	3.1	1.6	5.0	3.4	3.9	15	522
January	2001	1	4	28	28	13	5	6	3	10	3	100	3.0	1.5	4.9	3.4	3.8	14	529
February	2001	2	3	25	27	15	4	8	2	11	4	100	3.1	1.8	5.0	3.2	3.9	13	536
March	2001	2	3	26	27	16	3	7	1	11	4	100	3.1	1.9	4.9	3.0	3.7	10	518
April	2001	3	3	28	25	16	3	8	1	10	4	100	3.0	1.9	4.9	3.0	3.7	10	537
May	2001	3	3	29	27	15	2	7	1	10	3	100	2.9	1.6	4.7	3.0	3.5	10	530

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June	2001	3	3	29	27	13	2	8	1	10	4	100	2.9	1.6	4.8	3.1	3.6	11	535
July	2001	3	4	25	28	11	3	7	2	13	3	100	3.0	1.6	4.8	3.2	3.7	13	526
August	2001	3	4	25	27	13	3	6	3	12	4	100	3.0	1.6	4.9	3.3	3.8	14	520
September	2001	2	4	27	27	12	4	5	2	12	4	100	2.9	1.5	4.8	3.2	3.7	13	533
October	2001	3	6	30	27	13	3	5	1	9	4	100	2.8	1.4	4.3	2.9	3.2	9	544
November	2001	3	7	30	25	11	2	6	0	12	4	100	2.7	1.3	4.3	2.9	3.1	8	559
December	2001	4	8	28	23	14	2	6	1	12	4	100	2.8	1.4	4.4	3.0	3.2	9	525
January	2002	2	8	25	23	14	2	6	1	14	5	100	2.9	1.6	4.7	3.1	3.4	9	505
February	2002	3	7	25	26	13	2	5	2	11	6	100	2.9	1.5	4.4	2.9	3.3	10	500
March	2002	3	6	26	27	11	2	5	2	12	5	100	2.8	1.5	4.4	2.8	3.3	9	522
April	2002	4	5	27	27	13	3	5	1	11	5	100	2.8	1.5	4.5	2.9	3.3	9	544
May	2002	2	4	27	27	14	4	5	1	11	4	100	2.9	1.7	4.8	3.1	3.5	9	550
June	2002	2	4	28	29	13	3	5	1	12	4	100	2.9	1.7	4.6	2.9	3.4	8	548
July	2002	2	3	29	28	12	4	6	0	12	3	100	2.9	1.7	4.5	2.9	3.4	9	545
August	2002	2	3	28	28	11	4	7	0	14	3	100	2.9	1.7	4.6	2.9	3.4	9	533
September	2002	3	3	29	27	12	3	6	1	15	3	100	2.9	1.7	4.6	2.9	3.4	9	543
October	2002	3	3	29	26	12	3	5	1	15	3	100	2.8	1.6	4.5	2.9	3.3	9	554
November	2002	3	5	29	26	12	3	5	1	13	3	100	2.8	1.6	4.5	2.9	3.2	9	572
December	2002	3	5	29	27	14	2	5	1	12	2	100	2.8	1.5	4.6	3.1	3.2	8	560
January	2003	2	5	29	28	12	2	5	1	12	3	100	2.8	1.6	4.3	2.8	3.2	8	537
February	2003	3	4	31	26	11	3	6	1	12	3	100	2.7	1.4	4.3	3.0	3.2	8	510
March	2003	5	3	29	28	10	3	5	1	13	3	100	2.7	1.5	4.2	2.6	3.1	9	520
April	2003	6	3	29	26	11	3	6	2	13	2	100	2.7	1.5	4.4	2.9	3.1	12	532
May	2003	5	4	28	27	11	3	5	2	12	2	100	2.7	1.5	4.3	2.7	3.0	11	553
June	2003	4	4	29	26	11	3	5	1	12	3	100	2.7	1.4	4.3	2.9	3.1	11	538
July	2003	3	5	30	26	12	3	5	1	11	4	100	2.7	1.4	4.3	2.9	3.1	9	527
August	2003	5	5	29	26	11	2	5	1	12	4	100	2.7	1.4	4.4	3.0	3.1	10	494
September	2003	5	5	30	25	14	3	6	1	11	2	100	2.7	1.3	4.6	3.3	3.2	10	521
October	2003	4	5	30	25	13	3	6	1	12	2	100	2.7	1.4	4.5	3.1	3.1	9	521
November	2003	3	3	31	27	13	3	5	0	12	2	100	2.8	1.5	4.4	2.9	3.2	8	534
December	2003	2	3	31	29	11	2	6	0	12	3	100	2.8	1.6	4.2	2.6	3.2	7	526
January	2004	2	3	29	30	12	3	6	1	12	3	100	2.9	1.7	4.4	2.7	3.4	8	540
February	2004	2	3	28	29	12	3	7	1	12	3	100	3.0	1.8	4.6	2.9	3.5	10	538
March	2004	3	2	29	28	13	4	6	1	11	3	100	3.0	1.8	4.8	3.0	3.6	10	542
April	2004	4	2	29	29	13	3	5	2	12	3	100	2.9	1.7	4.6	2.9	3.4	10	532
May	2004	3	3	28	28	13	4	5	2	12	3	100	2.9	1.7	4.7	3.0	3.5	10	542
June	2004	2	4	27	27	14	3	5	2	14	2	100	2.9	1.7	4.7	3.0	3.6	10	537
July	2004	2	3	28	27	13	4	6	1	14	2	100	2.9	1.6	4.5	2.8	3.5	9	545
August	2004	3	3	29	27	12	4	6	1	14	2	100	2.9	1.6	4.4	2.8	3.4	10	543
September	2004	3	2	29	30	9	3	6	1	14	2	100	2.8	1.4	4.0	2.6	3.2	9	533
October	2004	2	3	30	27	11	3	6	2	14	3	100	2.8	1.4	4.4	2.9	3.4	10	537
November	2004	3	3	31	29	10	2	5	1	14	3	100	2.8	1.4	4.0	2.5	3.2	9	543
December	2004	3	3	32	28	12	3	4	1	11	2	100	2.7	1.4	4.0	2.6	3.1	9	534
January	2005	5	2	34	29	10	3	4	1	11	1	100	2.6	1.3	3.9	2.6	2.9	9	525
February	2005	4	2	33	27	12	3	5	1	13	1	100	2.7	1.3	4.3	3.0	3.1	8	523
March	2005	4	1	31	25	15	3	5	0	15	1	100	2.8	1.5	4.6	3.2	3.2	8	516
April	2005	3	2	28	26	16	3	6	0	14	2	100	2.9	1.6	4.8	3.2	3.3	7	497
May	2005	2	2	27	26	18	4	4	0	14	3	100	3.0	1.6	4.9	3.3	3.4	7	498
June	2005	3	2	28	26	17	4	5	1	11	3	100	3.0	1.5	4.8	3.3	3.4	8	522
July	2005	4	2	31	26	16	3	5	1	11	1	100	2.9	1.5	4.7	3.2	3.3	8	541

REGION SOUTH
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	4	2	32	26	15	3	5	1	10	1	100	2.8	1.5	4.6	3.1	3.3	9	548
September	2005	3	4	28	27	13	3	7	1	12	2	100	2.9	1.6	4.7	3.1	3.5	11	540
October	2005	4	4	24	25	14	4	8	2	13	2	100	3.0	1.7	5.0	3.2	3.8	12	541
November	2005	4	4	24	26	15	4	7	2	12	2	100	3.0	1.7	5.0	3.3	3.7	13	540
December	2005	5	2	29	25	16	4	7	2	10	1	100	3.0	1.6	4.9	3.3	3.6	12	542
January	2006	4	2	30	28	15	3	6	1	10	1	100	2.9	1.5	4.7	3.3	3.4	11	545
February	2006	4	2	28	29	15	4	6	1	10	2	100	3.0	1.7	4.8	3.2	3.5	10	532
March	2006	3	3	25	32	15	3	5	2	11	2	100	3.0	1.8	4.8	3.0	3.5	9	516
April	2006	3	3	25	29	16	3	5	2	12	2	100	3.0	1.8	4.8	3.0	3.5	9	500
May	2006	3	4	26	27	15	3	5	2	13	2	100	3.0	1.7	4.8	3.1	3.6	11	505
June	2006	4	4	26	25	15	4	7	1	12	2	100	3.0	1.7	5.0	3.3	3.6	11	516
July	2006	3	5	28	26	16	4	6	1	11	1	100	3.0	1.6	5.0	3.3	3.5	10	518
August	2006	3	3	26	27	17	4	5	1	12	1	100	3.1	1.8	5.0	3.2	3.5	9	520
September	2006	3	2	25	30	18	4	5	1	12	1	100	3.1	1.9	4.9	3.0	3.5	8	525
October	2006	4	1	24	33	17	2	5	1	11	2	100	3.1	1.9	4.7	2.8	3.5	8	520
November	2006	4	2	26	34	14	2	5	1	9	3	100	3.0	1.7	4.6	2.9	3.4	8	516
December	2006	3	3	26	33	13	2	7	1	9	3	100	3.0	1.7	4.6	2.9	3.5	9	524
January	2007	3	4	24	31	13	4	8	1	10	2	100	3.1	1.7	4.8	3.1	3.7	9	522
February	2007	2	4	27	33	13	3	8	0	9	1	100	3.0	1.8	4.5	2.7	3.5	8	531
March	2007	3	4	30	31	12	3	6	0	9	1	100	2.8	1.6	4.4	2.8	3.3	7	523
April	2007	3	3	33	31	11	3	5	1	8	1	100	2.8	1.5	4.2	2.6	3.2	7	519
May	2007	4	3	31	28	13	4	6	1	8	2	100	2.8	1.6	4.6	3.0	3.4	9	515
June	2007	3	2	30	29	14	3	6	1	9	2	100	2.9	1.7	4.6	2.9	3.4	9	504
July	2007	3	2	26	30	16	3	5	1	11	2	100	3.0	1.8	4.8	3.0	3.5	9	538
August	2007	3	1	27	32	15	3	4	1	11	2	100	3.0	1.9	4.6	2.7	3.4	8	539
September	2007	3	3	26	32	14	4	4	1	11	1	100	3.0	1.8	4.5	2.8	3.4	8	549
October	2007	3	3	29	33	12	2	3	1	12	1	100	2.8	1.8	4.1	2.3	3.1	6	517
November	2007	4	4	31	31	11	2	4	1	11	1	100	2.8	1.6	3.9	2.4	3.0	7	512
December	2007	4	4	30	31	12	2	4	1	11	1	100	2.8	1.6	4.0	2.5	3.1	8	512
January	2008	3	3	29	28	15	3	6	1	11	1	100	2.9	1.6	4.6	3.0	3.3	9	549
February	2008	4	3	25	27	17	4	6	1	11	1	100	3.0	1.7	4.9	3.2	3.5	9	543
March	2008	5	4	25	27	14	4	7	1	11	1	100	3.0	1.7	4.9	3.2	3.5	11	542
April	2008	8	5	21	27	13	5	7	2	11	1	100	3.0	1.5	4.9	3.4	3.5	13	511
May	2008	8	5	17	27	16	6	7	1	11	2	100	3.2	1.8	5.0	3.3	3.6	13	526
June	2008	9	4	15	26	18	6	7	2	12	2	100	3.3	1.9	5.2	3.3	3.7	15	524
July	2008	9	3	15	25	18	5	8	2	13	2	100	3.4	1.9	5.2	3.3	3.8	15	531
August	2008	9	3	15	26	17	4	9	2	13	2	100	3.4	1.8	5.2	3.3	3.8	15	516
September	2008	8	5	18	25	15	5	8	1	13	1	100	3.2	1.7	5.1	3.4	3.6	13	505
October	2008	9	6	19	24	15	5	8	1	12	2	100	3.1	1.5	5.0	3.5	3.4	13	509
November	2008	10	6	20	21	16	6	7	1	10	2	100	3.0	1.3	5.0	3.7	3.3	14	510
December	2008	11	8	20	23	16	4	7	1	8	2	100	2.9	1.2	4.8	3.6	3.0	14	524
January	2009	8	7	21	26	16	4	6	2	8	3	100	3.0	1.6	4.8	3.3	3.3	15	524
February	2009	7	6	20	29	15	3	5	2	9	3	100	3.0	1.7	4.8	3.1	3.3	16	522
March	2009	7	6	21	28	13	3	5	2	10	4	100	2.9	1.6	4.6	3.1	3.3	15	510
April	2009	9	7	22	26	14	3	6	2	9	3	100	2.8	1.3	4.5	3.2	3.1	15	513
May	2009	9	7	24	26	13	3	5	1	9	3	100	2.7	1.1	4.4	3.3	2.8	13	513
June	2009	6	6	24	26	17	4	6	1	7	3	100	3.0	1.5	4.9	3.4	3.2	12	525
July	2009	6	4	23	27	18	5	5	0	9	2	100	3.1	1.7	4.9	3.2	3.3	10	507
August	2009	6	5	24	27	15	5	7	1	9	1	100	3.1	1.7	4.8	3.1	3.4	12	517
September	2009	7	4	25	28	13	4	7	1	9	2	100	2.9	1.7	4.7	3.0	3.3	13	504

REGION SOUTH
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	26	29	14	3	6	1	7	2	100	2.9	1.5	4.6	3.0	3.2	11	503
November	2009	5	3	25	30	18	4	5	1	6	2	100	3.0	1.7	4.8	3.0	3.3	10	511
December	2009	4	4	26	27	19	4	5	1	7	2	100	3.0	1.7	4.9	3.2	3.4	10	515
January	2010	4	4	25	28	16	4	6	1	8	3	100	3.0	1.7	4.9	3.2	3.4	12	526
February	2010	6	5	29	25	12	3	8	2	10	3	100	2.8	1.4	4.8	3.4	3.4	16	509
March	2010	6	5	28	28	10	2	8	1	9	3	100	2.7	1.3	4.5	3.1	3.2	15	510
April	2010	5	4	30	28	12	2	8	1	8	3	100	2.8	1.4	4.5	3.1	3.3	13	500
May	2010	3	4	26	31	14	3	7	1	8	3	100	3.0	1.7	4.6	2.9	3.4	10	508
June	2010	4	3	25	30	16	4	7	1	8	2	100	3.0	1.8	4.8	3.0	3.4	10	499
July	2010	5	4	24	29	15	5	7	1	9	1	100	3.0	1.6	5.0	3.3	3.5	11	504
August	2010	6	4	25	29	14	5	6	0	8	2	100	2.9	1.6	4.8	3.2	3.3	10	504
September	2010	4	6	27	27	13	5	6	1	8	3	100	2.8	1.5	4.7	3.3	3.3	9	496
October	2010	4	6	27	29	13	4	6	1	7	2	100	2.8	1.5	4.6	3.1	3.2	9	497
November	2010	4	6	29	27	14	4	5	1	8	1	100	2.8	1.4	4.6	3.3	3.3	9	478
December	2010	4	4	29	28	16	3	6	1	8	0	100	2.9	1.6	4.7	3.2	3.4	9	496
January	2011	5	3	29	27	17	3	6	2	9	1	100	2.9	1.7	4.8	3.1	3.4	10	494
February	2011	6	2	26	29	15	2	6	2	10	2	100	2.9	1.7	4.6	2.9	3.3	10	495
March	2011	7	2	22	28	14	4	7	1	12	3	100	3.0	1.8	4.8	3.0	3.4	11	483
April	2011	7	2	23	28	13	3	7	1	12	3	100	3.0	1.7	4.7	3.1	3.3	12	482
May	2011	6	3	26	26	14	5	7	1	10	2	100	2.9	1.7	4.9	3.2	3.4	12	493
June	2011	6	4	27	25	16	4	7	1	9	2	100	3.0	1.6	4.8	3.3	3.4	11	498
July	2011	5	6	26	25	15	5	7	1	8	2	100	3.0	1.5	4.9	3.4	3.5	11	509
August	2011	6	6	22	25	16	5	8	1	8	2	100	3.1	1.6	5.0	3.4	3.6	13	489
September	2011	6	5	26	27	12	4	8	1	9	2	100	2.9	1.5	4.5	3.1	3.2	13	488
October	2011	7	3	28	26	12	4	7	1	9	2	100	2.8	1.4	4.5	3.1	3.0	13	473
November	2011	6	4	33	26	11	4	7	0	7	2	100	2.6	1.4	4.4	3.0	2.9	11	486
December	2011	5	3	32	26	13	5	7	1	6	1	100	2.8	1.6	4.6	3.0	3.3	11	482
January	2012	3	4	33	27	13	4	6	1	7	1	100	2.8	1.6	4.6	3.0	3.4	9	495
February	2012	4	5	28	25	16	3	6	1	10	2	100	2.9	1.6	4.8	3.2	3.4	9	487
March	2012	4	5	26	26	15	3	6	2	11	2	100	2.9	1.6	4.9	3.3	3.4	10	488
April	2012	6	5	23	26	15	4	7	2	9	3	100	3.0	1.6	5.0	3.3	3.4	12	477
May	2012	6	4	25	28	13	5	7	2	8	3	100	2.9	1.5	4.9	3.3	3.4	12	501
June	2012	6	4	26	27	14	5	8	1	7	2	100	2.9	1.6	4.9	3.3	3.4	11	496
July	2012	6	4	28	27	14	3	7	1	8	3	100	2.8	1.5	4.7	3.2	3.2	9	513
August	2012	5	3	25	28	17	2	7	1	9	2	100	3.0	1.8	4.8	3.1	3.4	9	506
September	2012	7	2	26	26	16	2	6	1	10	3	100	2.9	1.7	4.7	3.1	3.2	13	521
October	2012	6	3	27	27	16	2	6	2	10	2	100	2.9	1.6	4.6	3.0	3.2	14	520
November	2012	7	3	28	25	12	4	5	2	10	3	100	2.8	1.4	4.6	3.3	3.1	16	523
December	2012	7	5	26	25	13	4	7	1	9	3	100	2.8	1.4	4.7	3.4	3.2	13	518
January	2013	6	4	25	24	13	6	8	1	10	3	100	3.0	1.5	5.0	3.5	3.5	12	500
February	2013	5	4	26	24	15	4	9	1	10	3	100	3.0	1.5	5.0	3.4	3.7	13	486
March	2013	4	4	27	24	15	4	8	2	10	3	100	3.0	1.5	5.0	3.4	3.8	13	500
April	2013	3	3	29	25	15	4	7	2	9	3	100	3.0	1.6	4.9	3.3	3.7	12	521
May	2013	3	3	28	27	15	4	6	3	9	2	100	3.0	1.6	4.9	3.3	3.7	12	525
June	2013	3	3	30	25	15	5	5	3	8	2	100	3.0	1.6	4.9	3.3	3.7	12	509
July	2013	3	2	33	25	14	5	6	3	9	1	100	2.9	1.5	4.8	3.3	3.6	12	499
August	2013	2	2	34	26	14	4	6	2	9	1	100	2.9	1.5	4.8	3.3	3.6	11	503
September	2013	1	2	32	29	14	5	6	2	8	1	100	3.0	1.6	4.8	3.2	3.7	11	501
October	2013	2	4	29	29	14	5	6	2	8	2	100	3.0	1.6	4.9	3.3	3.7	12	516
November	2013	2	3	29	29	13	5	7	2	7	2	100	3.0	1.7	4.9	3.2	3.7	11	511

REGION SOUTH
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	3	3	31	29	12	4	6	2	6	2	100	2.8	1.5	4.6	3.1	3.4	11	511
January	2014	3	2	30	33	12	4	6	3	6	2	100	2.9	1.7	4.6	2.9	3.6	10	511
February	2014	3	2	33	30	12	4	5	3	7	2	100	2.8	1.5	4.6	3.1	3.5	11	527
March	2014	2	2	32	31	13	3	5	3	8	2	100	2.8	1.6	4.5	2.9	3.4	10	540
April	2014	2	2	33	28	13	4	5	2	7	3	100	2.9	1.7	4.7	3.0	3.5	9	520
May	2014	2	2	32	29	14	5	5	2	6	3	100	2.9	1.8	4.7	2.9	3.5	8	496
June	2014	2	2	31	29	14	5	6	2	7	3	100	3.0	1.8	4.9	3.1	3.7	9	490
July	2014	2	1	32	28	13	5	6	2	8	2	100	2.9	1.7	4.8	3.0	3.6	9	515
August	2014	3	2	28	32	12	4	7	1	8	2	100	2.9	1.6	4.5	2.9	3.5	10	527
September	2014	4	2	30	31	11	4	7	1	7	2	100	2.8	1.5	4.5	3.0	3.3	9	535
October	2014	4	2	30	34	10	5	6	1	6	2	100	2.8	1.5	4.3	2.8	3.3	8	538
November	2014	4	2	35	30	11	6	4	1	6	1	100	2.7	1.5	4.3	2.8	3.1	7	538
December	2014	3	2	33	33	11	6	2	1	7	1	100	2.8	1.6	4.1	2.5	3.1	7	548
January	2015	3	3	34	31	11	4	3	1	8	1	100	2.7	1.4	4.1	2.6	3.1	7	544
February	2015	4	1	34	31	11	3	4	1	9	1	100	2.7	1.4	4.0	2.5	3.1	9	560
March	2015	4	1	34	30	11	4	4	1	9	1	100	2.8	1.4	4.2	2.7	3.1	9	564
April	2015	3	1	34	30	12	4	4	1	9	2	100	2.8	1.5	4.3	2.7	3.1	8	562
May	2015	3	1	33	29	12	5	4	2	9	2	100	2.8	1.5	4.5	3.0	3.3	8	556
June	2015	2	1	36	27	12	4	6	2	7	2	100	2.8	1.5	4.6	3.1	3.4	9	542
July	2015	2	1	36	27	11	5	6	2	8	2	100	2.8	1.5	4.6	3.1	3.5	9	552
August	2015	3	1	37	28	12	3	6	1	7	1	100	2.7	1.6	4.4	2.8	3.3	9	573
September	2015	4	2	34	29	13	3	6	1	8	1	100	2.8	1.5	4.4	2.9	3.2	8	585
October	2015	5	2	35	28	13	2	5	1	6	1	100	2.7	1.3	4.2	2.9	3.1	9	572
November	2015	4	3	34	30	13	2	5	1	7	2	100	2.7	1.3	4.0	2.7	3.0	8	561
December	2015	4	3	37	28	11	2	5	2	6	1	100	2.6	1.4	4.0	2.7	3.0	9	545
January	2016	4	3	34	29	12	2	6	1	9	1	100	2.7	1.6	4.2	2.6	3.1	8	562
February	2016	6	3	36	27	11	3	6	0	7	1	100	2.6	1.4	4.2	2.8	3.0	8	549
March	2016	6	3	34	28	10	3	5	1	9	1	100	2.6	1.4	4.1	2.7	3.0	9	562
April	2016	5	3	37	28	10	3	4	1	7	2	100	2.5	1.3	3.8	2.6	2.8	8	529
May	2016	4	2	37	28	12	3	4	1	8	1	100	2.6	1.3	4.0	2.7	2.9	8	538
June	2016	4	1	37	27	14	4	4	0	8	2	100	2.6	1.3	4.2	2.9	2.9	7	542
July	2016	3	2	37	28	13	4	3	1	7	2	100	2.6	1.3	4.2	2.9	3.0	7	596
August	2016	4	2	36	29	13	4	3	1	6	2	100	2.7	1.4	4.2	2.7	3.0	7	631
September	2016	4	4	37	28	11	4	3	1	6	2	100	2.6	1.3	4.1	2.8	3.0	8	646
October	2016	5	3	37	26	12	3	4	0	7	2	100	2.5	1.2	3.9	2.7	2.8	8	629
November	2016	5	3	39	24	12	3	4	1	8	2	100	2.4	1.2	4.0	2.8	2.8	9	618
December	2016	6	4	41	24	10	3	3	1	7	1	100	2.3	1.1	3.6	2.4	2.5	8	638
January	2017	5	4	39	26	11	3	3	1	7	1	100	2.4	1.1	3.7	2.6	2.6	8	676
February	2017	6	4	39	26	10	2	4	0	8	1	100	2.3	1.1	3.6	2.4	2.5	7	686
March	2017	6	4	36	26	10	2	5	0	10	1	100	2.4	1.2	3.6	2.5	2.6	8	677
April	2017	6	3	38	26	8	4	4	0	10	2	100	2.4	1.1	3.4	2.3	2.6	8	659
May	2017	5	2	40	24	8	4	3	0	10	2	100	2.3	1.1	3.4	2.2	2.7	8	659
June	2017	4	2	43	24	9	4	3	1	9	1	100	2.3	1.2	3.4	2.2	2.8	8	651
July	2017	3	2	42	28	10	2	3	1	8	1	100	2.4	1.2	3.5	2.3	2.8	8	604
August	2017	4	3	38	30	12	2	3	1	7	1	100	2.5	1.2	3.7	2.5	2.8	7	597
September	2017	4	3	37	30	11	2	4	1	6	2	100	2.6	1.2	3.8	2.6	2.9	8	595
October	2017	4	4	38	27	10	3	4	1	7	2	100	2.5	1.2	3.7	2.4	2.8	8	636
November	2017	5	4	40	26	9	2	4	1	7	1	100	2.4	1.2	3.6	2.3	2.8	8	645
December	2017	5	4	41	27	9	3	3	1	7	1	100	2.4	1.3	3.5	2.2	2.7	8	659