TABLE 33

EXPECTED CHANGE IN PRICES DURING THE NEXT 5 YEARS

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
Jan.-Mar.	1979	4	4	2	2	5	8	6	5	5	59	100	7.0	3.6	10.2	6.6	8.7	90	3014
Jan.-Mar.	1980	2	4	1	2	4	5	10	7	4	61	100	9.6	4.8	13.1	8.3	10.5	118	2495
Jul.-Sep.	1980	4	6	2	4	7	7	15	10	8	37	100	8.7	4.5	11.7	7.1	9.2	87	2008
Jan.-Mar.	1981	11	14	3	5	11	12	17	10	11	6	100	6.8	2.8	10.3	7.5	7.5	80	2068
Jul.-Sep.	1981	10	14	4	7	12	14	17	12	6	4	100	6.6	3.0	10.3	7.3	7.9	95	2070
Jan.-Mar.	1982	10	13	5	8	15	15	15	10	4	5	100	5.2	0.9	9.7	8.8	6.3	77	2088
Jul.-Sep.	1982	8	8	6	10	17	15	15	11	6	4	100	5.3	2.6	9.8	7.2	7.0	78	2083
Jan.-Mar.	1983	8	9	9	13	18	12	13	9	3	6	100	4.9	1.9	8.7	6.8	5.9	66	2087
Jul.-Sep.	1983	5	5	10	16	19	12	13	9	7	4	100	5.0	2.7	9.4	6.7	6.6	64	2057
Jan.-Mar.	1984	4	5	11	16	20	12	14	8	6	4	100	5.0	2.8	9.0	6.3	6.8	71	2068
Jul.-Sep.	1984	3	4	11	19	18	14	13	9	5	4	100	5.0	2.8	9.0	6.1	6.6	54	2038
Jan.-Mar.	1985	4	4	14	19	20	10	12	9	4	4	100	4.7	2.6	7.5	4.9	6.3	66	1948
Jul.-Sep.	1985	4	5	13	20	21	10	10	8	4	5	100	4.7	2.5	7.2	4.6	6.2	67	1945
Jan.-Mar.	1986	2	2	6	7	6	2	3	2	2	68	100	3.8	1.7	5.4	3.7	5.2	66	1970
Apr.-June	1986	1	1	6	8	6	4	3	2	1	68	100	3.9	2.1	6.1	4.0	5.1	39	1971
Jul.-Sep.	1986	1	1	5	8	7	3	3	2	2	68	100	4.0	2.3	5.5	3.1	5.4	59	1977
Oct.-Dec.	1986	2	1	7	7	7	3	2	2	1	68	100	3.8	2.1	5.4	3.4	4.9	37	1960
Jan.-Mar.	1987	1	1	6	8	7	3	2	2	2	68	100	3.9	2.3	5.5	3.2	5.2	46	1964
Apr.-June	1987	2	1	6	7	6	3	3	2	2	68	100	4.3	2.2	6.6	4.4	5.5	56	1957
Jul.-Sep.	1987	1	0	7	8	6	3	2	2	2	69	100	3.4	2.1	5.4	3.3	5.0	41	1955
Oct.-Dec.	1987	1	1	7	7	6	3	4	2	1	68	100	4.1	2.1	6.4	4.3	5.3	56	1501
Apr.-June	1990	4	2	19	21	23	10	8	5	6	2	100	4.4	2.3	5.5	3.2	5.2	45	1508
Jul.-Sep.	1990	3	1	19	22	21	11	10	5	5	3	100	4.5	2.5	6.5	4.0	5.4	40	1502
Oct.-Dec.	1990	4	3	16	21	21	11	10	7	5	2	100	4.6	2.5	6.8	4.3	5.8	56	1508
Jan.-Mar.	1991	3	3	15	23	22	10	9	7	5	3	100	4.6	2.6	6.7	4.0	5.9	57	1539
Apr.-June	1991	3	4	19	22	21	10	10	5	4	2	100	4.4	2.2	6.3	4.1	5.4	50	1502
Jul.-Sep.	1991	4	3	20	23	24	7	7	5	4	3	100	4.0	2.2	5.3	3.2	5.1	53	1502
Oct.-Dec.	1991	4	4	19	24	21	7	8	5	5	3	100	3.8	2.1	5.4	3.3	5.0	43	1510
Jan.-Mar.	1992	5	5	17	27	18	7	8	5	5	3	100	3.5	2.1	5.4	3.2	4.8	37	1518
Apr.-June	1992	3	3	20	24	19	7	9	5	7	3	100	3.7	2.2	5.4	3.2	4.9	38	1501
Jul.-Sep.	1992	5	4	20	23	20	7	9	5	5	2	100	3.8	2.0	5.4	3.4	4.9	38	1513
Oct.-Dec.	1992	5	3	20	24	18	7	8	5	7	3	100	3.5	2.1	5.4	3.3	5.2	58	1508
Jan.-Mar.	1993	5	3	19	25	19	9	6	6	5	3	100	3.6	2.1	5.4	3.3	5.2	51	1512
Apr.-June	1993	5	2	20	25	18	7	8	6	6	3	100	3.6	2.1	5.4	3.3	5.1	50	1507
Jul.-Sep.	1993	4	2	22	26	17	7	7	5	6	4	100	3.4	1.9	5.3	3.4	4.7	37	1513
Oct.-Dec.	1993	5	3	18	27	19	8	7	4	7	2	100	3.5	2.2	5.3	3.1	4.6	35	1526
Jan.-Mar.	1994	4	2	21	29	18	6	5	6	6	3	100	3.3	2.1	5.2	3.1	4.9	50	1515
Apr.-June	1994	4	3	22	27	18	6	7	4	5	4	100	3.3	2.0	5.2	3.2	4.8	43	1509
Jul.-Sep.	1994	3	2	23	29	16	6	8	4	6	3	100	3.3	2.1	5.2	3.1	4.9	48	1541
Oct.-Dec.	1994	3	3	24	28	19	5	5	4	7	2	100	3.2	1.9	5.0	3.1	4.3	28	1504
Jan.-Mar.	1995	3	3	24	30	17	5	6	2	8	2	100	3.2	2.0	5.0	3.0	4.1	25	1510
Apr.-June	1995	2	2	25	28	19	5	7	3	7	2	100	3.3	2.0	5.1	3.0	4.3	22	1503

TABLE 33

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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
Jul.-Sep.	1995	3	3	25	32	17	3	5	4	7	1	100	3.1	1.9	4.9	3.0	4.3	32	1504
Oct.-Dec.	1995	3	1	26	29	19	5	4	2	8	3	100	3.1	1.9	4.9	3.0	3.8	14	1507
Jan.-Mar.	1996	4	2	23	31	17	4	6	3	8	2	100	3.2	2.1	5.0	2.9	4.2	26	1505
Apr.-June	1996	2	3	27	29	18	4	5	3	7	2	100	3.1	1.8	4.9	3.1	4.3	31	1500
Jul.-Sep.	1996	2	2	24	31	19	4	6	4	5	3	100	3.2	2.1	5.0	2.9	4.3	26	1501
Oct.-Dec.	1996	3	1	29	28	18	4	4	3	8	2	100	3.0	1.8	4.8	3.1	3.9	27	1502
Jan.-Mar.	1997	2	2	27	31	16	4	5	2	9	2	100	3.1	1.9	4.8	2.9	3.8	13	1501
Apr.-June	1997	2	2	30	29	16	5	5	2	7	2	100	3.0	1.8	4.8	3.1	3.8	17	1501
Jul.-Sep.	1997	2	3	28	27	17	4	4	2	11	2	100	3.0	1.7	4.8	3.1	3.6	12	1500
Oct.-Dec.	1997	3	3	27	27	17	4	5	2	9	3	100	3.0	1.8	4.9	3.1	3.8	14	1500
Jan.-Mar.	1998	3	5	28	27	12	5	4	1	12	3	100	2.8	1.5	4.6	3.1	3.3	9	1499
Apr.-June	1998	2	3	31	25	14	3	5	0	14	3	100	2.8	1.5	4.6	3.1	3.3	7	1500
Jul.-Sep.	1998	2	3	31	27	12	4	3	1	14	3	100	2.8	1.5	4.4	2.9	3.2	7	1508
Oct.-Dec.	1998	3	2	31	30	12	4	4	1	10	3	100	2.8	1.5	4.3	2.8	3.1	7	1504
Jan.-Mar.	1999	3	2	31	25	15	3	6	1	11	3	100	2.8	1.5	4.7	3.1	3.2	8	1497
Apr.-June	1999	2	2	31	30	13	3	6	1	9	3	100	2.9	1.6	4.5	2.9	3.3	8	1500
Jul.-Sep.	1999	3	2	31	30	13	3	6	1	9	2	100	2.9	1.6	4.6	2.9	3.3	9	1501
Oct.-Dec.	1999	3	2	30	29	14	3	5	0	11	3	100	2.9	1.6	4.6	3.0	3.3	7	1497
Jan.-Mar.	2000	2	2	27	29	15	3	7	1	11	3	100	3.0	1.8	4.7	3.0	3.5	8	1509
Apr.-June	2000	3	2	30	30	13	3	4	1	11	3	100	2.9	1.6	4.5	2.9	3.3	9	1503
Jul.-Sep.	2000	3	3	30	29	14	4	5	1	9	2	100	2.9	1.7	4.7	3.0	3.4	10	1508
Oct.-Dec.	2000	2	2	29	28	14	4	6	2	10	3	100	3.0	1.7	4.8	3.1	3.7	12	1500
Jan.-Mar.	2001	2	3	27	27	16	4	5	1	11	4	100	3.0	1.8	4.8	3.0	3.6	9	1501
Apr.-June	2001	3	3	25	31	15	3	6	1	10	3	100	3.0	1.9	4.7	2.9	3.6	9	1501
Jul.-Sep.	2001	3	4	26	28	14	3	4	2	12	4	100	2.9	1.6	4.7	3.1	3.5	11	1501
Oct.-Dec.	2001	3	6	26	26	13	2	5	1	13	5	100	2.8	1.5	4.6	3.0	3.1	9	1510
Jan.-Mar.	2002	3	4	29	26	11	3	4	1	13	6	100	2.7	1.5	4.2	2.7	3.1	7	1500
Apr.-June	2002	2	3	27	30	13	3	4	1	13	4	100	2.9	1.7	4.6	2.8	3.4	8	1503
Jul.-Sep.	2002	3	3	30	27	12	3	5	1	13	3	100	2.8	1.6	4.5	2.9	3.2	9	1502
Oct.-Dec.	2002	3	4	28	26	12	4	5	1	14	3	100	2.8	1.6	4.6	3.0	3.2	8	1506
Jan.-Mar.	2003	5	3	29	28	11	3	4	1	13	3	100	2.7	1.5	4.2	2.7	3.0	8	1506
Apr.-June	2003	5	4	30	25	13	3	5	1	11	3	100	2.7	1.4	4.6	3.2	3.1	9	1500
Jul.-Sep.	2003	4	4	32	24	13	3	5	1	11	3	100	2.7	1.4	4.5	3.1	3.1	9	1503
Oct.-Dec.	2003	3	4	32	28	12	2	4	1	11	3	100	2.8	1.4	4.3	2.9	3.1	8	1505
Jan.-Mar.	2004	3	3	29	28	13	3	5	1	13	2	100	2.9	1.6	4.6	3.0	3.3	8	1510
Apr.-June	2004	3	3	30	29	12	3	5	1	12	2	100	2.8	1.7	4.5	2.9	3.3	8	1514
Jul.-Sep.	2004	4	2	31	30	11	3	5	1	11	2	100	2.8	1.5	4.1	2.6	3.1	8	1511
Oct.-Dec.	2004	2	3	31	31	12	3	4	1	11	2	100	2.8	1.5	4.2	2.6	3.1	8	1505
Jan.-Mar.	2005	3	2	32	27	14	4	5	0	12	1	100	2.8	1.6	4.6	3.0	3.2	8	1487
Apr.-June	2005	3	2	31	29	16	4	5	0	9	1	100	2.9	1.7	4.7	3.0	3.3	7	1502
Jul.-Sep.	2005	3	2	29	29	13	4	6	1	11	2	100	2.9	1.6	4.7	3.1	3.4	9	1524
Oct.-Dec.	2005	4	3	26	30	16	4	6	1	9	1	100	3.1	1.7	4.8	3.1	3.5	10	1516
Jan.-Mar.	2006	3	2	29	31	14	3	5	2	9	2	100	2.9	1.6	4.6	3.0	3.3	10	1496
Apr.-June	2006	4	3	26	28	17	5	6	1	9	1	100	3.1	1.8	4.9	3.1	3.6	11	1505
Jul.-Sep.	2006	3	3	27	31	17	3	4	1	10	1	100	3.0	1.7	4.7	3.0	3.3	7	1508
Oct.-Dec.	2006	3	3	26	32	16	3	6	1	8	2	100	3.0	1.7	4.7	3.0	3.5	9	1506
Jan.-Mar.	2007	3	2	29	34	12	3	6	1	9	1	100	2.9	1.8	4.5	2.7	3.4	7	1516
Apr.-June	2007	3	2	27	31	15	4	6	1	10	1	100	3.0	1.8	4.7	2.9	3.5	9	1510

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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
Jul.-Sep.	2007	2	2	27	31	13	4	5	2	12	2	100	3.0	1.8	4.6	2.9	3.5	8	1516
Oct.-Dec.	2007	3	3	28	30	14	3	6	1	11	1	100	2.9	1.7	4.6	2.9	3.3	8	1503
Jan.-Mar.	2008	5	3	27	28	15	4	6	1	10	1	100	2.9	1.7	4.7	3.0	3.4	9	1508
Apr.-June	2008	7	4	17	26	16	6	9	2	11	2	100	3.3	1.9	5.2	3.3	3.8	14	1514
Jul.-Sep.	2008	7	5	19	27	16	4	9	1	10	2	100	3.2	1.7	5.0	3.4	3.6	13	1505
Oct.-Dec.	2008	9	7	23	26	14	4	6	1	8	2	100	2.8	1.3	4.7	3.4	2.9	12	1517
Jan.-Mar.	2009	8	6	23	25	14	4	6	2	9	3	100	2.9	1.3	4.8	3.4	3.2	14	1513
Apr.-June	2009	6	6	25	27	15	4	6	1	8	2	100	2.9	1.4	4.7	3.3	3.1	11	1519
Jul.-Sep.	2009	6	5	26	26	14	4	6	1	10	2	100	2.9	1.6	4.7	3.2	3.2	13	1515
Oct.-Dec.	2009	5	4	29	27	16	4	5	1	7	2	100	2.9	1.5	4.7	3.2	3.2	10	1507
Jan.-Mar.	2010	4	5	30	26	13	3	7	1	9	2	100	2.8	1.4	4.6	3.2	3.2	11	1510
Apr.-June	2010	3	4	31	29	14	3	6	1	8	1	100	2.8	1.5	4.6	3.0	3.2	8	1516
Jul.-Sep.	2010	3	4	31	27	14	3	6	1	9	2	100	2.8	1.5	4.6	3.1	3.2	8	1516
Oct.-Dec.	2010	4	4	30	29	14	3	5	1	9	1	100	2.8	1.5	4.6	3.0	3.2	9	1525
Jan.-Mar.	2011	5	2	27	28	15	4	6	1	9	3	100	3.0	1.7	4.8	3.1	3.4	10	1513
Apr.-June	2011	6	4	27	26	15	4	7	1	8	2	100	2.9	1.6	4.8	3.3	3.4	10	1508
Jul.-Sep.	2011	4	4	28	28	15	3	6	1	9	2	100	2.9	1.6	4.7	3.1	3.3	10	1492
Oct.-Dec.	2011	5	3	34	29	11	3	5	1	7	2	100	2.7	1.5	4.1	2.7	3.0	8	1500
Jan.-Mar.	2012	4	4	29	28	15	4	5	1	8	2	100	2.9	1.6	4.7	3.1	3.3	8	1507
Apr.-June	2012	5	4	29	28	14	3	7	1	7	2	100	2.8	1.4	4.6	3.2	3.2	9	1501
Jul.-Sep.	2012	6	3	28	27	13	3	5	1	11	3	100	2.8	1.5	4.6	3.0	3.1	10	1531
Oct.-Dec.	2012	6	3	30	27	12	3	6	1	10	2	100	2.8	1.4	4.6	3.1	3.2	11	1515
Jan.-Mar.	2013	3	3	30	27	14	4	7	1	9	2	100	2.9	1.6	4.8	3.2	3.5	11	1502
Apr.-June	2013	2	3	32	26	14	4	6	2	9	2	100	2.9	1.5	4.8	3.2	3.6	11	1511
Jul.-Sep.	2013	2	2	32	31	13	4	6	2	7	1	100	2.9	1.6	4.7	3.1	3.5	10	1513
Oct.-Dec.	2013	3	3	33	29	12	4	6	2	6	2	100	2.8	1.5	4.6	3.1	3.4	10	1510
Jan.-Mar.	2014	2	2	32	31	12	4	5	2	8	2	100	2.9	1.6	4.5	2.9	3.5	10	1515
Apr.-June	2014	2	2	32	29	12	5	6	2	8	2	100	2.9	1.6	4.7	3.0	3.5	9	1515
Jul.-Sep.	2014	2	2	33	30	12	5	5	1	8	2	100	2.8	1.5	4.5	3.0	3.3	8	1511
Oct.-Dec.	2014	3	2	35	32	12	4	3	1	7	1	100	2.8	1.6	4.1	2.5	3.1	7	1506
Jan.-Mar.	2015	3	2	35	31	12	4	3	1	8	1	100	2.8	1.6	4.2	2.6	3.2	7	1514
Apr.-June	2015	3	1	37	29	12	4	5	1	7	1	100	2.7	1.5	4.2	2.7	3.2	8	1509
Jul.-Sep.	2015	3	2	35	30	12	3	4	1	9	1	100	2.7	1.5	4.2	2.7	3.1	8	1565
Oct.-Dec.	2015	3	3	39	28	11	3	4	1	7	1	100	2.6	1.3	3.8	2.5	3.0	7	1519
Jan.-Mar.	2016	3	3	37	28	11	4	4	1	8	1	100	2.6	1.4	4.1	2.7	3.1	8	1553
Apr.-June	2016	3	1	41	29	11	3	3	0	7	2	100	2.5	1.3	3.5	2.3	2.8	6	1585
Jul.-Sep.	2016	3	3	40	29	11	3	3	1	6	1	100	2.5	1.4	3.7	2.4	2.9	7	1668
Oct.-Dec.	2016	4	3	40	27	11	3	4	1	6	1	100	2.5	1.2	3.7	2.5	2.8	8	1787
Jan.-Mar.	2017	5	3	37	28	11	3	4	0	8	1	100	2.5	1.2	3.6	2.3	2.7	8	1806
Apr.-June	2017	4	3	41	26	10	3	3	1	7	2	100	2.4	1.2	3.5	2.3	2.8	7	1817
Jul.-Sep.	2017	4	2	40	29	10	3	3	1	6	2	100	2.5	1.3	3.5	2.2	2.8	7	1817
Oct.-Dec.	2017	3	3	42	29	9	2	3	1	7	1	100	2.4	1.4	3.4	2.1	2.8	7	1814
Jan.-Mar.	2018	4	2	40	30	11	3	2	1	6	1	100	2.5	1.3	3.5	2.1	2.7	6	1850
Apr.-June	2018	3	2	40	29	11	3	3	1	7	1	100	2.5	1.3	3.6	2.3	2.9	7	1814
Jul.-Sep.	2018	4	3	39	28	10	3	3	1	7	2	100	2.5	1.3	3.6	2.3	2.9	7	1823
Oct.-Dec.	2018	4	2	40	29	8	2	4	1	8	2	100	2.5	1.3	3.4	2.1	2.8	7	1807
Jan.-Mar.	2019	3	2	41	29	10	3	2	1	7	2	100	2.5	1.3	3.4	2.1	2.8	6	1802
Apr.-June	2019	3	2	42	29	8	3	4	1	6	2	100	2.4	1.3	3.4	2.1	2.8	7	1805

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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
Jul.-Sep.	2019	5	3	38	28	10	4	2	1	7	2	100	2.5	1.3	3.5	2.2	2.8	8	1804
Oct.-Dec.	2019	4	3	43	27	9	2	4	1	5	2	100	2.3	1.2	3.4	2.2	2.7	7	1915
Jan.-Mar.	2020	3	3	42	27	9	2	3	1	8	2	100	2.4	1.3	3.4	2.1	2.7	6	1933
Apr.-June	2020	5	4	34	28	11	3	3	1	9	2	100	2.6	1.3	3.7	2.4	2.8	8	1880
Jul.-Sep.	2020	5	4	33	30	12	3	4	0	8	1	100	2.7	1.4	3.9	2.5	2.9	7	1864
Oct.-Dec.	2020	4	3	38	28	9	2	4	1	9	2	100	2.5	1.3	3.5	2.1	2.8	7	1810
Jan.-Mar.	2021	4	3	33	27	11	4	5	1	11	1	100	2.7	1.5	4.4	3.0	3.2	9	1811
Apr.-June	2021	5	2	31	26	13	5	5	1	10	2	100	2.8	1.5	4.7	3.1	3.3	11	1815
Jul.-Sep.	2021	6	3	29	26	13	5	6	3	7	2	100	2.9	1.5	4.9	3.4	3.7	17	1816
Oct.-Dec.	2021	7	4	25	25	14	5	7	3	7	3	100	2.9	1.5	4.9	3.5	3.6	17	1809
Jan.-Mar.	2022	10	5	20	27	13	6	7	3	7	2	100	3.0	1.5	5.0	3.5	3.6	19	1804
Apr.-June	2022	14	6	18	22	14	6	7	5	4	4	100	3.0	1.0	5.1	4.2	3.8	37	1803
Jul.-Sep.	2022	15	8	19	22	13	5	6	4	4	4	100	2.8	0.7	4.9	4.3	3.6	41	1804
Oct.-Dec.	2022	14	7	18	27	11	6	6	5	4	2	100	3.0	0.9	5.0	4.1	4.0	55	1802