

TABLE 42

## SELECTED REASONS FOR OPINIONS ABOUT BUYING CONDITIONS FOR HOUSES

Response to the query: "Why do you say so?" following the question on Table 41.

May add to more than 100% due to multiple mentions.

| Year | GOOD TIME TO BUY         |                      |                  |                      |               |            | BAD TIME TO BUY |                                         |                 |                     |                   |
|------|--------------------------|----------------------|------------------|----------------------|---------------|------------|-----------------|-----------------------------------------|-----------------|---------------------|-------------------|
|      | Prices Low;<br>Good Buys | Prices<br>Won't Come | Interest<br>Rate | Borrow in<br>Advance | Times<br>Good | Good       | Prices          | Interest<br>Rates High;<br>Credit Tight | Can't<br>Afford | Uncertain<br>Future | Bad<br>Investment |
|      | Available                | Down                 | Low              | Rising Rates         | Prosperity    | Investment | High            |                                         | To Buy          |                     |                   |
| 1961 | 33                       | 0                    | 3                | 1                    | 2             | 6          | 19              | 5                                       | 6               | 6                   | 1                 |
| 1962 | 18                       | 15                   | 5                | 1                    | 5             | 7          | 17              | 3                                       | 4               | 1                   | 0                 |
| 1963 | 19                       | 14                   | 4                | 0                    | 4             | 10         | 17              | 2                                       | 4               | 1                   | 1                 |
| 1964 | 18                       | 13                   | 4                | 0                    | 6             | 5          | 17              | 1                                       | 2               | 1                   | NA                |
| 1965 | 15                       | 16                   | 3                | 0                    | 6             | 7          | 16              | 1                                       | 2               | 1                   | 1                 |
| 1966 | 3                        | 5                    | 0                | 0                    | 2             | 1          | 7               | 9                                       | 0               | 0                   | 0                 |
| 1967 | 2                        | 4                    | 1                | 0                    | 1             | 1          | 3               | 2                                       | 0               | 0                   | 0                 |
| 1968 | 1                        | 8                    | 1                | 1                    | 2             | 2          | 9               | 9                                       | 0               | 1                   | 0                 |
| 1969 | 2                        | 17                   | 1                | 5                    | 3             | 5          | 24              | 37                                      | 1               | 2                   | 1                 |
| 1970 | 3                        | 7                    | 1                | 2                    | 1             | 4          | 20              | 40                                      | 2               | 1                   | 0                 |
| 1971 | 4                        | 7                    | 5                | 1                    | 1             | 3          | 11              | 15                                      | 2               | 2                   | 0                 |
| 1972 | 6                        | 22                   | 12               | 5                    | 1             | 8          | 21              | 15                                      | 2               | 2                   | 0                 |
| 1973 | 2                        | 21                   | 2                | 4                    | 1             | 7          | 29              | 33                                      | 3               | 2                   | 1                 |
| 1974 | 2                        | 14                   | 2                | 4                    | 0             | 5          | 27              | 52                                      | 5               | 4                   | 0                 |
| 1975 | 6                        | 14                   | 7                | 4                    | 1             | 6          | 25              | 33                                      | 8               | 5                   | 0                 |
| 1976 | 6                        | 23                   | 8                | 5                    | 1             | 8          | 25              | 21                                      | 5               | 3                   | 0                 |
| 1977 | 5                        | 38                   | 6                | 6                    | 1             | 10         | 26              | 12                                      | 5               | 1                   | 0                 |
| 1978 | 1                        | 17                   | 1                | 3                    | 0             | 5          | 14              | 8                                       | 2               | 1                   | 0                 |
| 1979 | 1                        | 11                   | 1                | 3                    | 0             | 5          | 11              | 15                                      | 2               | 1                   | 0                 |
| 1980 | 4                        | 11                   | 6                | 5                    | 0             | 7          | 24              | 51                                      | 6               | 3                   | 0                 |
| 1981 | 6                        | 9                    | 3                | 3                    | 0             | 6          | 29              | 75                                      | 10              | 3                   | 0                 |
| 1982 | 15                       | 5                    | 10               | 3                    | 1             | 4          | 23              | 68                                      | 15              | 7                   | 1                 |
| 1983 | 20                       | 8                    | 37               | 9                    | 2             | 6          | 15              | 30                                      | 10              | 6                   | 0                 |
| 1984 | 14                       | 9                    | 28               | 13                   | 3             | 6          | 14              | 30                                      | 8               | 4                   | 0                 |
| 1985 | 20                       | 8                    | 45               | 7                    | 4             | 6          | 13              | 19                                      | 7               | 4                   | 0                 |
| 1986 | 22                       | 5                    | 70               | 5                    | 4             | 5          | 8               | 6                                       | 6               | 2                   | 0                 |
| 1987 | 21                       | 9                    | 49               | 12                   | 3             | 6          | 10              | 10                                      | 5               | 3                   | 0                 |
| 1988 | 20                       | 11                   | 33               | 14                   | 4             | 8          | 12              | 13                                      | 6               | 3                   | 0                 |
| 1989 | 21                       | 11                   | 24               | 12                   | 4             | 7          | 15              | 18                                      | 6               | 3                   | 0                 |
| 1990 | 30                       | 11                   | 21               | 7                    | 2             | 6          | 16              | 18                                      | 7               | 5                   | 1                 |
| 1991 | 44                       | 6                    | 41               | 2                    | 2             | 5          | 10              | 9                                       | 12              | 6                   | 1                 |
| 1992 | 37                       | 4                    | 63               | 3                    | 2             | 5          | 6               | 5                                       | 10              | 7                   | 0                 |
| 1993 | 30                       | 6                    | 70               | 5                    | 5             | 4          | 5               | 4                                       | 7               | 5                   | 1                 |
| 1994 | 20                       | 7                    | 54               | 20                   | 8             | 5          | 6               | 8                                       | 6               | 2                   | 0                 |
| 1995 | 19                       | 8                    | 43               | 12                   | 8             | 6          | 9               | 13                                      | 8               | 2                   | 0                 |
| 1996 | 20                       | 8                    | 49               | 9                    | 7             | 7          | 8               | 7                                       | 7               | 2                   | 0                 |
| 1997 | 19                       | 9                    | 44               | 7                    | 11            | 8          | 7               | 6                                       | 5               | 1                   | 0                 |
| 1998 | 14                       | 5                    | 64               | 2                    | 11            | 5          | 6               | 2                                       | 2               | 1                   | 0                 |
| 1999 | 12                       | 7                    | 55               | 6                    | 12            | 6          | 8               | 5                                       | 3               | 1                   | 0                 |
| 2000 | 10                       | 9                    | 32               | 11                   | 12            | 7          | 13              | 13                                      | 3               | 1                   | 0                 |
| 2001 | 15                       | 4                    | 59               | 2                    | 5             | 5          | 9               | 5                                       | 6               | 4                   | 0                 |
| 2002 | 16                       | 4                    | 64               | 3                    | 3             | 8          | 8               | 3                                       | 7               | 4                   | 0                 |
| 2003 | 14                       | 4                    | 70               | 3                    | 3             | 8          | 9               | 3                                       | 6               | 3                   | 0                 |
| 2004 | 10                       | 7                    | 62               | 10                   | 5             | 9          | 12              | 5                                       | 5               | 2                   | 0                 |
| 2005 | 10                       | 11                   | 44               | 11                   | 5             | 11         | 21              | 7                                       | 6               | 2                   | 0                 |
| 2006 | 24                       | 7                    | 25               | 10                   | 4             | 9          | 24              | 15                                      | 9               | 3                   | 1                 |

TABLE 42

## SELECTED REASONS FOR OPINIONS ABOUT BUYING CONDITIONS FOR HOUSES

| <u>Year</u> | <u>GOOD TIME TO BUY</u>                      |                                     |                                |                                             |                                    |                           | <u>BAD TIME TO BUY</u> |                                                |                                  |                            |                          |
|-------------|----------------------------------------------|-------------------------------------|--------------------------------|---------------------------------------------|------------------------------------|---------------------------|------------------------|------------------------------------------------|----------------------------------|----------------------------|--------------------------|
|             | Prices Low;<br>Good Buys<br><u>Available</u> | Prices<br>Won't Come<br><u>Down</u> | Interest<br>Rate<br><u>Low</u> | Borrow in<br>Advance<br><u>Rising Rates</u> | Times<br>Good<br><u>Prosperity</u> | Good<br><u>Investment</u> | Prices<br><u>High</u>  | Interest<br>Rates High;<br><u>Credit Tight</u> | Can't<br>Afford<br><u>To Buy</u> | Uncertain<br><u>Future</u> | Bad<br><u>Investment</u> |
| 2007        | 44                                           | 4                                   | 23                             | 4                                           | 3                                  | 5                         | 16                     | 15                                             | 13                               | 2                          | 1                        |
| 2008        | 59                                           | 2                                   | 24                             | 1                                           | 0                                  | 3                         | 8                      | 14                                             | 16                               | 5                          | 1                        |
| 2009        | 67                                           | 2                                   | 37                             | 0                                           | 1                                  | 3                         | 4                      | 9                                              | 13                               | 7                          | 1                        |
| 2010        | 63                                           | 3                                   | 40                             | 1                                           | 1                                  | 3                         | 4                      | 8                                              | 13                               | 7                          | 1                        |
| 2011        | 63                                           | 2                                   | 39                             | 1                                           | 1                                  | 3                         | 5                      | 10                                             | 15                               | 6                          | 2                        |
| 2012        | 62                                           | 3                                   | 49                             | 1                                           | 3                                  | 3                         | 4                      | 8                                              | 11                               | 5                          | 1                        |
| 2013        | 47                                           | 9                                   | 49                             | 5                                           | 7                                  | 4                         | 5                      | 7                                              | 10                               | 4                          | 1                        |
| 2014        | 39                                           | 9                                   | 46                             | 6                                           | 8                                  | 7                         | 7                      | 6                                              | 10                               | 4                          | 2                        |
| 2015        | 32                                           | 11                                  | 48                             | 7                                           | 11                                 | 7                         | 9                      | 6                                              | 8                                | 4                          | 1                        |
| 2016        | 26                                           | 10                                  | 45                             | 8                                           | 12                                 | 8                         | 12                     | 5                                              | 7                                | 5                          | 1                        |
| 2017        | 19                                           | 12                                  | 36                             | 12                                          | 14                                 | 10                        | 16                     | 6                                              | 6                                | 4                          | 1                        |
| 2018        | 17                                           | 11                                  | 31                             | 11                                          | 15                                 | 10                        | 20                     | 8                                              | 6                                | 5                          | 1                        |