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						
Year	Down	Same	1-2	3-4	5	6-9	10-14	15+	DK Up	DK,NA	Total	Median	25th	75th	Rng	Mean	Variance	Cases
1979	1	1	0	1	1	2	2	1	1	90	100	6.9	3.2	10.2	7.0	8.5	89	12960
1980	2	2	1	1	3	3	6	4	3	75	100	9.1	4.5	12.6	8.0	9.6	101	8675
1981	5	7	2	3	6	6	8	6	4	53	100	6.1	2.0	10.2	8.3	7.3	87	8273
1982	5	5	3	4	8	8	7	5	3	52	100	5.2	2.0	9.8	7.8	6.7	77	8318
1983	3	3	5	7	9	6	6	4	3	54	100	4.9	2.5	9.1	6.6	6.3	65	8356
1984	2	2	5	9	9	6	7	4	3	53	100	5.0	2.8	9.0	6.2	6.7	63	8301
1985	2	2	7	10	10	5	6	4	2	52	100	4.7	2.5	7.3	4.8	6.3	67	7836
1986	2	1	6	7	6	3	3	2	2	68	100	3.9	2.0	5.5	3.4	5.2	50	7878
1987	1	1	6	8	6	3	3	2	2	68	100	3.9	2.2	5.8	3.6	5.2	50	7377
1990	3	1	14	16	16	8	7	4	4	27	100	4.5	2.4	6.4	3.9	5.5	47	6032
1991	4	3	18	23	22	8	9	6	5	2	100	4.2	2.3	5.5	3.2	5.4	51	6053
1992	5	4	19	24	19	7	8	5	6	3	100	3.6	2.1	5.4	3.3	4.9	43	6040
1993	5	3	20	26	18	7	7	5	6	3	100	3.5	2.1	5.3	3.3	4.9	43	6058
1994	3	3	23	28	18	6	6	4	6	3	100	3.3	2.0	5.2	3.1	4.7	43	6069
1995	3	2	25	30	18	4	5	3	8	2	100	3.2	2.0	5.0	3.0	4.1	24	6024
1996	3	2	26	30	18	4	5	3	7	2	100	3.1	1.9	4.9	3.0	4.2	28	6008
1997	2	2	28	29	17	4	5	2	9	2	100	3.0	1.8	4.8	3.0	3.7	14	6002
1998	3	3	30	27	13	4	4	1	12	3	100	2.8	1.5	4.5	3.0	3.2	8	6011
1999	3	2	31	28	14	3	5	1	10	3	100	2.9	1.6	4.6	3.0	3.3	8	5995
2000	3	2	29	29	14	3	6	1	10	3	100	2.9	1.7	4.7	3.0	3.5	10	6020
2001	3	4	26	28	14	3	5	1	12	4	100	3.0	1.7	4.7	3.0	3.4	10	6013
2002	3	3	28	27	12	3	5	1	14	4	100	2.8	1.6	4.5	2.9	3.2	8	6011
2003	4	4	31	26	12	3	5	1	11	3	100	2.7	1.4	4.4	3.0	3.1	9	6014
2004	3	3	30	29	12	3	5	1	12	2	100	2.8	1.6	4.4	2.8	3.2	8	6040
2005	3	2	30	29	15	4	5	1	10	1	100	2.9	1.6	4.7	3.1	3.4	9	6029
2006	3	3	27	30	16	4	5	1	9	2	100	3.0	1.7	4.7	3.0	3.4	9	6015
2007	3	2	28	32	14	3	6	1	10	1	100	3.0	1.8	4.6	2.9	3.4	8	6045
2008	7	5	22	27	15	4	7	1	10	2	100	3.1	1.6	4.9	3.3	3.4	12	6044
2009	6	5	26	26	15	4	6	1	9	2	100	2.9	1.5	4.7	3.3	3.2	12	6054
2010	4	4	30	28	14	3	6	1	8	2	100	2.8	1.5	4.6	3.1	3.2	9	6067
2011	5	3	29	28	14	4	6	1	8	2	100	2.9	1.6	4.7	3.1	3.3	9	6013
2012	5	3	29	28	14	3	6	1	9	2	100	2.8	1.5	4.6	3.1	3.2	10	6054
2013	3	2	32	28	13	4	6	2	8	2	100	2.9	1.5	4.7	3.2	3.5	10	6036
2014	2	2	33	30	12	5	5	1	8	2	100	2.8	1.6	4.5	2.9	3.3	9	6047
2015	3	2	36	30	12	3	4	1	8	1	100	2.7	1.5	4.1	2.6	3.1	7	6107
2016	3	3	40	28	11	3	4	1	6	1	100	2.5	1.3	3.8	2.5	2.9	7	6593
2017	4	3	40	28	10	3	3	1	7	1	100	2.5	1.3	3.5	2.2	2.8	7	7254
2018	3	2	40	29	10	3	3	1	7	2	100	2.5	1.3	3.5	2.2	2.8	7	7294
2019	4	3	41	28	9	3	3	1	6	2	100	2.4	1.3	3.4	2.1	2.7	7	7326
2020	4	4	37	28	10	3	3	1	8	2	100	2.5	1.3	3.5	2.2	2.8	7	7487
2021	5	3	29	26	13	5	6	2	9	2	100	2.8	1.5	4.8	3.2	3.5	13	7251
2022	13	6	19	25	13	6	6	4	5	3	100	3.0	1.0	5.0	4.0	3.7	38	7213
2023	10	5	21	28	13	5	6	5	4	3	100	3.0	1.4	4.9	3.6	4.1	49	7223
2024	9	7	21	27	10	4	6	9	6	2	100	3.0	1.4	5.5	4.2	5.4	94	10154
2025	10	6	13	22	11	4	9	16	9	1	100	3.7	1.7	9.4	7.7	7.7	154	13869
2026	9	6	16	25	10	4	8	13	9	1	100	3.4	1.8	7.8	6.0	6.9	130	9153