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
February	1979	8	8	4	5	11	17	15	12	12	8	100	7.2	4.5	10.3	5.7	9.1	95	1361
February	1980	5	9	2	5	10	12	24	18	10	5	100	9.7	5.0	13.2	8.2	10.9	118	1019
August	1980	7	8	2	7	12	10	23	14	12	5	100	8.7	4.7	11.0	6.4	9.0	80	658
September	1980	5	10	4	6	8	12	21	16	11	7	100	9.3	4.7	12.7	8.0	9.8	94	682
January	1981	12	13	3	3	8	12	18	11	12	8	100	7.4	2.9	10.5	7.5	7.7	82	697
February	1981	8	16	3	6	12	11	18	9	9	8	100	6.7	3.1	10.3	7.2	7.8	79	668
March	1981	13	14	3	5	12	12	14	10	13	4	100	5.9	2.5	10.2	7.7	7.0	80	703
July	1981	13	11	4	7	13	13	17	10	9	3	100	5.8	2.8	10.1	7.4	7.4	98	694
August	1981	8	14	5	6	11	15	18	12	5	6	100	6.7	3.2	10.3	7.1	7.7	73	696
September	1981	9	16	3	7	13	13	14	15	6	4	100	6.5	3.1	10.4	7.3	8.4	105	680
January	1982	7	15	4	6	17	17	16	10	4	4	100	6.1	3.5	10.0	6.5	7.5	75	704
February	1982	9	15	4	8	13	15	16	9	5	6	100	5.9	2.9	9.9	7.0	6.8	61	700
March	1982	13	8	7	10	15	14	14	10	5	4	100	5.0	1.0	9.6	8.7	6.1	89	684
July	1982	8	10	6	10	15	18	12	11	7	3	100	5.3	2.4	9.6	7.2	7.0	81	708
August	1982	7	7	5	12	16	15	15	13	5	5	100	5.4	2.9	10.1	7.2	7.6	77	680
September	1982	10	7	7	9	19	12	15	10	6	5	100	5.1	2.3	9.8	7.4	6.6	76	695
January	1983	8	7	11	12	17	14	13	9	3	6	100	5.0	2.2	9.1	6.9	6.2	69	682
February	1983	10	11	8	11	17	11	12	10	3	7	100	4.8	1.1	9.3	8.2	6.0	77	709
March	1983	8	8	9	15	20	12	13	8	3	4	100	4.9	2.3	7.5	5.2	5.6	49	696
July	1983	6	4	11	15	20	11	14	8	6	5	100	5.0	2.7	9.3	6.6	6.2	53	680
August	1983	4	5	10	18	17	14	11	9	7	5	100	4.9	2.8	8.6	5.8	7.0	79	673
September	1983	6	5	10	15	18	12	14	9	8	3	100	5.0	2.7	9.6	6.9	6.6	66	704
January	1984	6	5	12	15	20	13	11	7	7	4	100	4.9	2.5	7.5	4.9	6.6	76	681
February	1984	3	5	11	17	19	14	13	8	6	4	100	5.0	2.8	8.5	5.7	6.9	69	687
March	1984	4	5	10	17	21	10	17	8	5	3	100	5.0	2.9	9.6	6.7	6.8	69	700
July	1984	3	4	10	18	19	17	12	9	3	5	100	5.1	3.0	8.5	5.5	6.6	49	656
August	1984	3	5	13	18	19	10	14	9	6	3	100	4.9	2.7	9.5	6.8	6.6	60	692
September	1984	4	3	10	21	17	13	14	8	6	4	100	4.9	2.9	9.3	6.4	6.6	54	690
January	1985	5	4	14	20	19	10	12	8	4	4	100	4.7	2.5	7.4	4.9	6.2	56	640
February	1985	3	4	12	21	19	10	13	11	4	3	100	4.8	2.7	9.6	6.9	7.1	77	655
March	1985	6	4	15	17	22	9	11	8	4	4	100	4.7	2.3	7.2	4.9	5.8	64	653
July	1985	4	5	14	20	22	10	9	7	5	4	100	4.6	2.5	6.7	4.2	6.2	73	641
August	1985	2	5	15	19	22	9	11	7	4	6	100	4.7	2.5	6.9	4.4	5.7	43	650
September	1985	6	5	12	19	18	11	12	9	3	5	100	4.7	2.5	8.1	5.6	6.7	86	654
March	1986	6	6	19	20	18	7	8	5	7	4	100	3.8	1.7	5.4	3.7	5.2	66	658
June	1986	4	4	19	24	19	10	9	5	4	2	100	3.9	2.1	6.1	4.0	5.1	39	658
September	1986	4	4	16	25	20	8	9	5	5	4	100	4.0	2.3	5.5	3.1	5.4	59	659
December	1986	5	3	20	22	20	9	7	5	5	4	100	3.8	2.1	5.4	3.4	4.9	37	653
March	1987	3	4	18	23	20	9	7	5	7	4	100	3.9	2.3	5.5	3.2	5.2	46	652
June	1987	5	2	17	21	18	11	8	7	7	4	100	4.3	2.2	6.6	4.4	5.5	56	654
September	1987	4	1	21	24	17	9	7	5	7	5	100	3.4	2.1	5.4	3.3	5.0	41	650
December	1987	4	4	20	21	18	8	13	5	3	4	100	4.1	2.1	6.4	4.3	5.3	56	500
April	1990	2	2	21	24	20	10	8	5	6	2	100	4.0	2.3	5.5	3.2	5.0	34	504
May	1990	6	2	19	19	22	11	6	5	7	3	100	4.3	2.0	5.5	3.4	5.2	58	504

TABLE 33

EXPECTED CHANGE IN PRICES DURING THE NEXT 5 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
June	1990	4	1	17	21	27	9	10	5	5	1	100	4.6	2.6	5.6	3.0	5.5	43	500
July	1990	4	2	20	22	22	9	9	4	5	3	100	4.2	2.3	5.5	3.2	4.9	32	500
August	1990	3	1	19	24	19	13	10	6	3	2	100	4.6	2.6	6.6	4.0	5.8	43	500
September	1990	3	1	18	19	22	11	12	5	6	3	100	4.7	2.5	6.8	4.3	5.6	43	502
October	1990	4	4	14	21	23	10	9	7	7	1	100	4.6	2.6	6.7	4.1	5.9	60	503
November	1990	4	2	17	22	20	13	10	6	4	2	100	4.6	2.5	6.8	4.3	5.7	53	501
December	1990	4	2	19	21	19	10	10	7	5	3	100	4.5	2.3	6.8	4.5	5.8	55	504
January	1991	3	4	15	22	22	10	10	5	6	3	100	4.6	2.6	6.5	3.9	5.6	45	531
February	1991	4	4	14	23	22	8	10	7	6	2	100	4.6	2.6	6.6	4.0	6.0	62	504
March	1991	3	2	17	23	21	11	8	8	4	3	100	4.6	2.6	6.8	4.2	6.2	63	504
April	1991	5	5	16	24	21	9	10	5	3	2	100	4.2	2.3	6.0	3.6	5.1	37	501
May	1991	4	4	20	20	20	11	12	4	3	2	100	4.4	2.1	6.6	4.5	5.4	51	500
June	1991	2	3	20	21	22	10	8	6	5	3	100	4.5	2.3	6.0	3.7	5.8	61	501
July	1991	4	3	20	22	21	9	8	7	3	3	100	4.2	2.2	5.8	3.6	5.4	52	502
August	1991	3	3	21	22	25	6	8	5	6	1	100	4.0	2.1	5.3	3.2	5.4	64	500
September	1991	6	3	18	24	26	6	6	4	3	4	100	3.9	2.1	5.2	3.1	4.5	43	500
October	1991	4	5	19	23	19	9	8	5	5	3	100	3.7	2.0	5.4	3.4	5.1	49	504
November	1991	4	5	20	22	18	7	9	7	5	3	100	3.8	2.1	5.8	3.7	5.3	42	505
December	1991	4	3	19	26	24	6	8	4	4	2	100	3.8	2.2	5.2	3.1	4.7	38	501
January	1992	6	4	17	26	17	7	7	7	6	3	100	3.6	2.2	5.5	3.3	5.3	54	510
February	1992	5	5	18	27	19	8	7	5	4	2	100	3.4	2.1	5.3	3.2	4.5	29	501
March	1992	5	5	17	27	19	7	10	3	4	3	100	3.6	2.2	5.3	3.2	4.5	28	507
April	1992	4	3	20	21	21	8	8	4	9	2	100	3.9	2.1	5.4	3.3	4.8	39	501
May	1992	1	3	20	24	20	7	9	6	7	3	100	4.0	2.4	5.5	3.1	5.4	40	500
June	1992	5	2	20	26	17	8	9	4	6	3	100	3.4	2.0	5.4	3.4	4.6	36	500
July	1992	5	5	21	21	20	7	9	5	4	3	100	3.7	1.7	5.4	3.6	4.6	39	507
August	1992	4	3	21	20	24	8	8	4	7	1	100	4.2	2.1	5.4	3.3	5.0	38	501
September	1992	5	4	18	28	17	7	9	6	4	2	100	3.5	2.2	5.5	3.3	5.0	38	505
October	1992	5	3	19	24	19	5	9	5	5	6	100	3.7	2.1	5.3	3.2	5.1	46	500
November	1992	5	2	22	22	18	7	8	7	7	2	100	3.7	2.1	5.5	3.4	5.4	61	504
December	1992	4	4	20	27	17	8	6	5	7	2	100	3.4	2.0	5.3	3.3	5.2	66	504
January	1993	6	4	21	24	18	8	7	5	4	3	100	3.4	1.8	5.3	3.5	4.8	44	501
February	1993	5	4	15	24	20	9	6	7	6	4	100	4.1	2.4	5.7	3.3	5.9	72	503
March	1993	4	3	20	27	20	10	5	5	5	1	100	3.6	2.2	5.4	3.2	4.9	37	508
April	1993	6	3	18	25	20	6	6	4	8	4	100	3.5	2.1	5.2	3.1	4.7	45	501
May	1993	4	2	23	25	16	6	9	7	5	3	100	3.5	1.9	5.5	3.5	5.6	66	506
June	1993	4	3	20	26	18	8	8	6	5	2	100	3.8	2.2	5.5	3.3	5.2	39	500
July	1993	5	2	20	26	18	7	7	6	5	4	100	3.5	2.0	5.3	3.3	5.0	45	502
August	1993	3	4	20	26	17	6	8	4	7	5	100	3.3	1.9	5.3	3.3	4.6	31	511
September	1993	5	2	26	24	16	7	8	4	5	3	100	3.3	1.8	5.3	3.5	4.5	35	500
October	1993	4	2	18	27	18	10	8	4	6	3	100	3.5	2.3	5.4	3.1	4.7	30	504
November	1993	5	3	20	27	20	6	7	3	7	2	100	3.4	2.1	5.2	3.1	4.4	35	512
December	1993	5	2	18	28	19	7	6	5	8	2	100	3.6	2.3	5.3	3.0	4.8	41	510
January	1994	5	3	22	28	18	6	3	6	6	3	100	3.2	2.0	5.1	3.2	4.8	49	503
February	1994	3	2	21	31	18	5	6	4	7	3	100	3.3	2.2	5.1	2.9	4.6	39	504
March	1994	3	2	21	28	19	7	5	6	7	2	100	3.4	2.2	5.3	3.0	5.3	62	508
April	1994	3	2	25	31	15	6	7	5	4	2	100	3.2	2.0	5.1	3.1	5.0	49	501
May	1994	5	3	21	26	20	6	7	3	5	4	100	3.4	2.0	5.2	3.2	4.5	44	500
June	1994	3	4	21	24	19	6	8	5	5	5	100	3.4	2.0	5.3	3.2	4.8	36	508
July	1994	3	3	22	29	16	6	7	4	7	3	100	3.2	1.9	5.2	3.2	4.6	42	529
August	1994	2	2	21	27	19	6	9	5	7	2	100	3.5	2.3	5.4	3.0	5.4	54	505
September	1994	2	2	24	32	14	6	8	4	4	4	100	3.2	2.0	5.1	3.1	4.8	50	507
October	1994	3	2	24	28	21	3	6	5	6	2	100	3.3	2.0	5.1	3.0	4.6	32	501

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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
November	1994	3	4	23	27	16	7	4	4	9	3	100	3.2	1.8	5.1	3.2	4.1	21	500
December	1994	3	4	24	29	19	6	5	2	6	2	100	3.2	1.8	5.0	3.2	4.2	31	503
January	1995	3	3	25	30	16	6	6	2	7	2	100	3.2	1.8	5.0	3.2	3.9	16	507
February	1995	3	3	24	31	15	5	7	2	8	2	100	3.2	2.0	5.0	3.0	4.0	24	502
March	1995	4	2	22	31	18	4	5	3	9	2	100	3.3	2.1	5.0	2.9	4.3	35	501
April	1995	3	1	26	24	22	6	8	2	7	1	100	3.5	2.0	5.2	3.2	4.4	22	500
May	1995	2	2	25	30	18	5	7	2	7	2	100	3.2	2.0	5.0	3.0	4.1	21	502
June	1995	2	3	24	30	17	3	6	4	9	2	100	3.1	2.1	5.0	2.9	4.4	24	501
July	1995	2	2	24	31	18	4	7	3	8	1	100	3.2	2.0	5.0	3.0	4.3	29	504
August	1995	4	4	25	31	16	4	5	3	6	2	100	3.1	1.7	4.9	3.1	4.1	30	500
September	1995	2	3	25	32	17	3	4	5	8	1	100	3.1	1.9	4.8	2.9	4.4	36	500
October	1995	3	1	24	32	20	3	5	1	7	4	100	3.2	2.0	4.9	2.8	3.7	12	506
November	1995	3	1	28	25	19	6	3	3	9	3	100	3.1	1.9	5.0	3.1	3.9	17	501
December	1995	3	2	28	29	17	5	5	2	7	2	100	3.1	1.9	4.9	3.0	3.9	15	500
January	1996	5	2	24	31	15	5	6	3	7	2	100	3.2	2.0	4.9	2.9	4.2	29	500
February	1996	3	3	21	32	18	2	6	3	10	2	100	3.3	2.2	4.9	2.7	4.2	23	504
March	1996	4	2	23	29	18	6	5	4	7	2	100	3.2	2.0	5.1	3.1	4.3	26	501
April	1996	2	2	28	31	16	4	5	3	7	2	100	3.0	1.8	4.8	3.0	4.1	31	500
May	1996	2	2	25	27	21	3	6	5	8	1	100	3.3	2.0	5.1	3.1	4.8	39	500
June	1996	2	3	28	29	17	4	5	3	7	2	100	3.1	1.8	4.9	3.1	4.0	22	500
July	1996	3	2	24	31	17	4	6	4	5	4	100	3.2	2.0	5.0	3.0	4.3	21	501
August	1996	2	2	23	31	19	4	5	5	5	4	100	3.3	2.2	5.0	2.8	4.6	33	500
September	1996	3	2	25	31	19	5	6	2	6	1	100	3.2	2.0	5.0	2.9	4.1	25	500
October	1996	3	2	28	30	16	5	3	3	9	1	100	3.0	1.8	4.8	3.0	4.1	36	500
November	1996	3	2	28	29	18	3	6	2	8	1	100	3.0	1.8	4.8	3.1	3.7	18	501
December	1996	3	1	31	27	18	4	3	2	8	3	100	3.0	1.7	4.8	3.1	3.9	27	501
January	1997	1	0	28	32	17	3	6	2	9	2	100	3.2	2.0	4.8	2.9	4.0	13	500
February	1997	3	3	25	31	18	4	4	2	8	2	100	3.1	2.0	4.8	2.9	3.7	13	500
March	1997	3	2	26	32	16	5	4	1	10	1	100	3.0	1.9	4.7	2.8	3.6	12	501
April	1997	3	1	31	30	16	3	5	2	8	1	100	2.9	1.7	4.7	3.0	3.6	16	500
May	1997	2	2	30	30	16	6	4	3	5	2	100	3.0	1.8	4.8	3.1	3.8	18	500
June	1997	2	2	28	29	17	5	5	2	8	2	100	3.1	1.8	4.9	3.1	3.9	16	501
July	1997	2	4	29	26	20	1	3	2	9	4	100	2.9	1.7	4.7	3.1	3.4	11	500
August	1997	2	3	29	26	15	3	6	3	11	2	100	3.0	1.7	4.8	3.2	3.8	14	500
September	1997	3	2	24	30	17	6	4	2	11	1	100	3.1	1.9	4.9	3.0	3.6	9	500
October	1997	4	1	27	31	16	4	4	2	8	3	100	3.0	1.9	4.8	2.9	3.6	14	500
November	1997	2	3	29	26	17	5	4	3	8	3	100	3.1	1.8	4.9	3.1	3.8	13	500
December	1997	3	3	26	24	17	5	8	1	9	4	100	3.1	1.8	5.1	3.3	3.9	14	500
January	1998	2	6	27	25	17	4	5	1	8	5	100	2.9	1.5	4.8	3.3	3.4	10	500
February	1998	3	4	28	28	11	5	4	0	14	3	100	2.9	1.5	4.4	2.9	3.2	8	496
March	1998	3	4	30	28	9	5	4	1	13	3	100	2.8	1.5	4.3	2.8	3.3	9	503
April	1998	2	4	33	22	13	3	5	0	14	4	100	2.7	1.5	4.6	3.1	3.2	7	500
May	1998	2	2	31	26	14	3	4	1	14	3	100	2.8	1.5	4.6	3.1	3.3	8	500
June	1998	3	4	29	26	16	3	5	0	12	2	100	2.9	1.5	4.8	3.3	3.3	7	500
July	1998	1	3	34	27	11	5	3	0	13	3	100	2.7	1.5	4.2	2.7	3.1	5	500
August	1998	3	3	32	25	12	3	3	1	14	4	100	2.7	1.4	4.3	2.9	3.0	7	500
September	1998	2	3	28	29	13	4	4	1	13	3	100	2.9	1.8	4.6	2.8	3.4	8	508
October	1998	2	2	30	31	12	3	4	1	12	3	100	2.8	1.6	4.2	2.5	3.2	7	500
November	1998	3	2	32	31	8	5	4	1	11	3	100	2.8	1.4	4.0	2.6	3.1	8	503
December	1998	4	1	31	29	16	3	4	0	8	4	100	2.9	1.4	4.6	3.2	3.2	7	501
January	1999	3	2	28	27	15	4	5	1	11	4	100	3.0	1.8	4.7	2.9	3.5	8	497
February	1999	2	2	33	24	16	4	6	0	10	3	100	2.8	1.5	4.8	3.3	3.3	8	500

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EXPECTED CHANGE IN PRICES DURING THE NEXT 5 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	1999	5	3	32	25	14	1	5	1	11	3	100	2.7	1.3	4.5	3.2	3.0	10	500
April	1999	1	2	31	35	12	2	3	0	10	4	100	2.8	1.7	4.0	2.3	3.0	5	500
May	1999	3	3	29	30	13	3	7	1	9	2	100	2.9	1.7	4.6	2.9	3.5	9	500
June	1999	2	2	34	27	12	4	8	0	8	3	100	2.8	1.4	4.7	3.3	3.3	10	500
July	1999	4	1	29	31	14	3	5	0	10	3	100	2.9	1.7	4.5	2.8	3.3	9	500
August	1999	2	4	31	31	10	3	6	1	10	2	100	2.8	1.5	4.2	2.7	3.3	9	501
September	1999	2	1	31	29	15	2	7	1	9	3	100	2.9	1.6	4.7	3.1	3.5	9	500
October	1999	2	3	32	27	14	2	5	0	12	3	100	2.8	1.5	4.4	3.0	3.2	7	500
November	1999	2	2	29	27	16	4	6	0	11	3	100	2.9	1.8	4.8	3.0	3.5	7	492
December	1999	4	1	30	31	13	4	4	0	10	3	100	2.9	1.6	4.5	2.8	3.2	7	505
January	2000	3	2	26	31	16	1	6	1	12	2	100	3.0	1.9	4.7	2.8	3.5	7	506
February	2000	2	2	31	29	15	2	5	0	11	3	100	2.9	1.6	4.6	2.9	3.3	7	503
March	2000	2	3	25	27	15	4	8	2	10	4	100	3.1	1.8	5.0	3.2	3.8	11	500
April	2000	2	3	30	27	13	4	2	2	15	2	100	2.8	1.4	4.5	3.0	3.2	8	502
May	2000	2	2	29	33	12	4	5	1	9	3	100	2.9	1.8	4.5	2.7	3.4	7	501
June	2000	4	2	30	29	13	2	6	1	11	2	100	2.8	1.5	4.6	3.0	3.3	11	500
July	2000	4	3	32	29	12	4	5	1	9	1	100	2.8	1.6	4.5	2.9	3.2	9	502
August	2000	3	4	31	27	14	4	6	1	8	2	100	2.9	1.6	4.7	3.1	3.5	11	505
September	2000	2	4	26	29	15	4	5	1	11	3	100	3.0	1.9	4.8	2.9	3.6	9	501
October	2000	2	2	29	27	15	4	7	1	9	4	100	3.0	1.8	4.9	3.1	3.7	11	500
November	2000	2	2	31	29	11	4	6	2	11	2	100	2.9	1.6	4.6	3.0	3.6	12	500
December	2000	2	3	28	29	14	4	6	2	9	3	100	3.0	1.8	4.8	3.0	3.7	12	500
January	2001	2	3	28	26	16	2	5	1	13	4	100	2.9	1.8	4.7	2.9	3.5	9	500
February	2001	2	3	26	26	15	4	6	1	12	5	100	3.0	1.9	4.8	3.0	3.6	9	501
March	2001	2	4	26	28	16	5	5	2	9	3	100	3.0	1.8	4.8	3.1	3.6	11	500
April	2001	3	2	26	30	17	3	6	1	9	3	100	3.1	1.9	4.8	2.9	3.6	9	500
May	2001	3	2	23	32	14	3	6	1	12	4	100	3.0	1.9	4.7	2.9	3.6	9	501
June	2001	1	5	26	31	14	4	6	1	9	3	100	3.0	1.9	4.7	2.8	3.6	9	500
July	2001	3	3	26	30	12	4	3	2	15	2	100	2.9	1.6	4.5	3.0	3.4	11	501
August	2001	4	2	26	28	15	4	4	2	11	4	100	3.0	1.7	4.8	3.1	3.6	12	500
September	2001	3	6	27	26	13	3	5	1	11	5	100	2.9	1.5	4.7	3.2	3.4	11	500
October	2001	4	8	27	27	12	1	4	0	13	4	100	2.7	1.4	3.9	2.6	2.8	7	506
November	2001	3	7	26	27	12	3	4	1	14	3	100	2.8	1.6	4.5	2.8	3.2	9	504
December	2001	3	4	24	25	16	3	6	1	11	7	100	3.0	1.7	4.8	3.2	3.4	10	500
January	2002	2	5	30	27	9	2	3	0	15	7	100	2.7	1.6	3.6	2.0	3.0	6	500
February	2002	3	4	29	28	10	4	4	0	13	5	100	2.8	1.4	4.3	2.9	3.1	7	500
March	2002	3	3	30	23	13	4	5	1	13	5	100	2.8	1.6	4.7	3.1	3.3	9	500
April	2002	2	4	27	30	14	2	2	1	14	4	100	2.8	1.6	4.3	2.7	3.2	8	502
May	2002	2	2	25	32	13	4	5	1	12	4	100	3.0	2.0	4.7	2.7	3.6	8	500
June	2002	2	2	28	27	13	3	6	1	14	4	100	2.8	1.6	4.6	3.0	3.3	9	501
July	2002	4	2	29	27	12	3	5	1	14	3	100	2.8	1.7	4.5	2.9	3.2	8	501
August	2002	3	2	27	28	11	5	5	1	15	3	100	2.9	1.7	4.7	3.0	3.5	10	500
September	2002	3	5	34	25	11	2	5	1	11	3	100	2.5	1.4	3.9	2.6	3.0	8	501
October	2002	4	4	28	25	12	3	6	0	15	3	100	2.8	1.6	4.6	3.0	3.3	8	502
November	2002	2	5	28	27	12	3	5	1	14	3	100	2.8	1.7	4.5	2.9	3.3	8	504
December	2002	4	4	28	26	12	4	5	0	14	3	100	2.8	1.4	4.6	3.2	3.2	9	500
January	2003	4	4	29	30	9	3	5	0	13	3	100	2.7	1.6	3.8	2.2	3.1	7	501
February	2003	4	3	31	26	12	3	4	1	13	3	100	2.7	1.5	4.4	2.9	3.1	9	501
March	2003	7	4	26	27	13	4	3	1	13	2	100	2.8	1.5	4.5	3.0	2.9	9	504
April	2003	6	4	29	27	12	2	6	1	10	3	100	2.7	1.4	4.4	3.0	3.1	11	500
May	2003	4	5	30	24	16	3	4	1	11	2	100	2.8	1.4	4.6	3.2	3.1	8	500
June	2003	4	4	32	24	12	4	5	0	12	3	100	2.7	1.3	4.6	3.3	3.0	9	500
July	2003	3	4	33	24	14	2	5	1	11	3	100	2.7	1.4	4.5	3.1	3.2	9	502

TABLE 33

EXPECTED CHANGE IN PRICES DURING THE NEXT 5 YEARS

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
August	2003	6	4	31	24	11	4	4	1	12	3	100	2.7	1.4	4.5	3.1	3.0	9	501
September	2003	4	4	32	25	13	3	4	1	11	3	100	2.7	1.4	4.5	3.1	3.0	9	500
October	2003	4	4	30	27	10	3	5	1	13	3	100	2.8	1.4	4.3	2.9	3.1	8	500
November	2003	2	3	34	28	14	3	3	0	11	2	100	2.7	1.5	4.2	2.7	3.1	6	505
December	2003	3	4	32	29	13	2	5	1	9	2	100	2.8	1.4	4.3	2.9	3.1	9	500
January	2004	2	4	31	28	12	2	6	1	12	2	100	2.8	1.6	4.5	2.9	3.4	8	509
February	2004	4	2	29	29	12	3	6	1	12	2	100	2.9	1.6	4.6	3.0	3.3	9	500
March	2004	4	3	27	25	16	4	4	1	14	2	100	2.9	1.7	4.8	3.1	3.4	8	501
April	2004	3	3	32	26	13	2	5	1	12	3	100	2.7	1.6	4.5	2.9	3.2	8	500
May	2004	2	3	30	30	11	3	5	1	13	2	100	2.8	1.6	4.4	2.8	3.3	8	500
June	2004	2	3	28	31	12	4	6	1	11	2	100	2.9	1.8	4.6	2.8	3.4	7	514
July	2004	4	2	29	32	11	3	5	0	12	2	100	2.8	1.5	3.9	2.3	3.1	7	509
August	2004	3	2	34	29	10	3	5	1	11	2	100	2.7	1.5	4.2	2.6	3.1	9	502
September	2004	4	3	30	30	11	3	4	1	12	2	100	2.8	1.5	4.1	2.6	3.1	8	500
October	2004	2	4	29	29	13	4	3	1	12	3	100	2.8	1.6	4.5	2.9	3.2	7	502
November	2004	3	4	32	32	9	2	6	1	10	1	100	2.7	1.4	3.8	2.4	3.1	9	502
December	2004	2	3	31	31	13	3	4	1	10	2	100	2.8	1.6	4.2	2.7	3.1	7	501
January	2005	4	1	35	24	14	5	4	1	10	2	100	2.7	1.4	4.6	3.2	3.2	8	494
February	2005	3	3	31	29	13	3	5	0	12	1	100	2.8	1.6	4.4	2.8	3.1	8	497
March	2005	3	3	30	27	16	4	4	1	12	0	100	2.9	1.6	4.7	3.1	3.3	7	496
April	2005	3	2	26	33	15	4	5	0	10	2	100	3.0	1.8	4.7	2.9	3.4	7	499
May	2005	2	2	33	26	16	4	6	0	10	1	100	2.9	1.7	4.8	3.0	3.5	7	502
June	2005	4	2	34	28	17	4	3	1	6	1	100	2.8	1.6	4.6	3.1	3.1	7	501
July	2005	2	2	30	30	15	3	5	0	12	1	100	2.9	1.5	4.6	3.1	3.3	7	506
August	2005	4	3	32	27	12	3	5	2	10	2	100	2.8	1.5	4.6	3.1	3.3	10	505
September	2005	3	3	25	31	12	4	8	2	10	2	100	3.1	1.8	4.9	3.0	3.8	11	513
October	2005	4	3	23	27	15	5	8	2	11	2	100	3.2	1.9	5.1	3.2	3.8	11	510
November	2005	5	2	27	33	16	3	4	1	8	1	100	3.0	1.6	4.6	2.9	3.3	9	503
December	2005	4	3	27	30	19	3	5	2	6	1	100	3.1	1.7	4.8	3.1	3.5	10	503
January	2006	5	3	27	30	14	2	8	1	9	1	100	2.9	1.6	4.7	3.1	3.4	13	500
February	2006	3	1	31	32	14	3	4	1	8	3	100	2.9	1.5	4.5	2.9	3.3	8	500
March	2006	2	2	30	29	15	4	4	1	11	2	100	2.9	1.7	4.7	3.0	3.3	9	496
April	2006	5	2	23	29	17	3	6	1	12	2	100	3.1	1.8	4.9	3.1	3.6	11	498
May	2006	3	3	26	25	19	6	6	2	9	1	100	3.2	1.9	5.1	3.2	3.8	11	497
June	2006	3	4	30	29	14	5	7	1	6	1	100	2.9	1.6	4.8	3.1	3.4	10	510
July	2006	2	5	29	30	16	3	3	1	9	2	100	2.9	1.5	4.6	3.1	3.2	6	500
August	2006	3	3	25	30	18	2	6	1	11	1	100	3.2	1.8	4.8	3.0	3.5	9	501
September	2006	4	2	26	34	16	4	4	0	9	1	100	3.0	1.8	4.6	2.9	3.2	6	507
October	2006	3	2	27	32	17	3	6	1	7	2	100	3.1	1.9	4.8	2.9	3.5	9	504
November	2006	2	4	26	31	17	4	5	1	8	2	100	3.0	1.7	4.8	3.1	3.5	7	492
December	2006	4	3	27	31	15	2	7	1	8	2	100	3.0	1.7	4.7	3.0	3.4	10	510
January	2007	2	2	26	36	12	4	8	0	9	1	100	3.0	1.8	4.6	2.8	3.5	8	505
February	2007	2	2	30	33	12	4	5	0	10	2	100	2.9	1.8	4.3	2.5	3.3	6	508
March	2007	3	2	31	33	13	3	5	1	8	1	100	2.9	1.7	4.4	2.7	3.3	7	503
April	2007	3	2	28	32	15	3	6	1	9	1	100	3.1	1.9	4.7	2.8	3.6	9	508
May	2007	3	2	24	31	16	5	6	1	10	2	100	3.1	2.0	4.9	2.9	3.7	10	500
June	2007	4	2	29	29	13	4	5	1	12	1	100	2.9	1.7	4.6	2.9	3.3	9	502
July	2007	3	1	25	32	15	4	5	2	11	2	100	3.1	1.8	4.8	3.0	3.6	10	507
August	2007	2	2	27	33	12	5	3	1	13	2	100	2.9	1.9	4.5	2.6	3.4	7	505
September	2007	3	4	28	30	14	3	5	1	11	1	100	2.9	1.6	4.6	3.0	3.4	8	504
October	2007	3	3	30	32	13	1	5	1	10	2	100	2.8	1.7	4.1	2.4	3.1	6	500
November	2007	4	3	27	30	12	3	8	1	11	1	100	2.9	1.7	4.6	3.0	3.4	11	501
December	2007	3	4	26	28	16	5	6	1	10	1	100	3.1	1.6	4.8	3.2	3.5	8	502

TABLE 33

EXPECTED CHANGE IN PRICES DURING THE NEXT 5 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
January	2008	3	2	28	28	17	3	5	1	11	2	100	3.0	1.8	4.7	2.9	3.4	8	504
February	2008	5	3	26	27	15	4	6	1	11	2	100	3.0	1.6	4.8	3.2	3.4	10	500
March	2008	6	4	27	29	13	4	6	1	9	1	100	2.9	1.6	4.6	3.0	3.2	10	504
April	2008	9	4	18	26	16	5	7	1	12	2	100	3.2	1.7	5.0	3.3	3.5	12	505
May	2008	6	5	15	27	18	6	9	1	11	2	100	3.4	2.2	5.2	3.0	4.0	14	504
June	2008	8	3	17	26	15	6	10	2	11	2	100	3.4	1.8	5.3	3.4	4.0	16	505
July	2008	9	5	16	26	17	4	9	1	11	2	100	3.2	1.4	5.1	3.7	3.5	14	506
August	2008	5	5	19	27	14	5	9	2	12	2	100	3.2	1.9	5.1	3.2	3.9	12	502
September	2008	7	5	22	28	15	4	7	1	9	2	100	3.0	1.6	4.8	3.2	3.3	11	497
October	2008	8	6	20	27	15	4	7	0	10	3	100	2.9	1.4	4.8	3.4	3.1	11	508
November	2008	9	7	24	21	17	5	6	2	8	1	100	2.9	1.3	4.9	3.6	3.1	14	500
December	2008	9	9	25	28	12	2	5	1	7	2	100	2.6	1.1	4.0	2.9	2.6	12	509
January	2009	6	7	25	26	12	3	6	2	10	3	100	2.9	1.4	4.7	3.4	3.4	14	504
February	2009	8	5	19	26	18	5	6	2	8	3	100	3.1	1.7	5.0	3.3	3.5	17	500
March	2009	9	7	26	24	11	3	6	1	10	3	100	2.6	1.1	4.5	3.4	2.9	12	509
April	2009	7	6	27	25	15	4	6	1	7	2	100	2.8	1.3	4.7	3.4	3.1	13	501
May	2009	7	6	24	27	15	4	4	1	9	3	100	2.9	1.4	4.7	3.3	3.1	11	510
June	2009	6	5	25	28	15	5	6	1	8	1	100	3.0	1.6	4.8	3.2	3.2	10	508
July	2009	8	3	25	23	15	3	7	2	13	1	100	3.0	1.6	4.9	3.3	3.4	14	505
August	2009	6	6	27	27	13	5	6	1	7	2	100	2.8	1.5	4.6	3.2	3.1	11	506
September	2009	6	5	28	27	13	3	6	2	8	2	100	2.8	1.6	4.7	3.1	3.2	13	504
October	2009	4	6	28	29	14	5	6	1	5	2	100	2.9	1.4	4.7	3.3	3.2	10	497
November	2009	4	3	28	28	18	5	5	0	7	2	100	3.0	1.6	4.8	3.2	3.2	8	508
December	2009	6	4	31	26	15	2	5	1	8	2	100	2.7	1.4	4.6	3.1	3.0	11	502
January	2010	4	5	25	30	12	4	6	1	10	3	100	2.9	1.5	4.6	3.1	3.3	11	503
February	2010	5	4	32	23	14	3	7	2	8	2	100	2.7	1.3	4.7	3.4	3.3	14	502
March	2010	4	4	34	25	13	2	7	1	8	2	100	2.7	1.4	4.5	3.1	3.1	9	505
April	2010	2	3	34	29	12	3	5	1	8	3	100	2.7	1.4	4.4	2.9	3.2	8	506
May	2010	3	5	28	30	15	3	7	1	7	1	100	2.9	1.7	4.7	3.0	3.4	9	509
June	2010	4	4	30	30	16	3	5	0	7	1	100	2.8	1.5	4.6	3.0	3.1	7	501
July	2010	3	4	29	26	15	3	8	1	9	2	100	2.9	1.5	4.9	3.5	3.4	10	503
August	2010	4	4	31	29	14	3	6	0	7	2	100	2.8	1.6	4.5	2.9	3.1	8	513
September	2010	3	5	32	28	13	3	4	1	10	1	100	2.7	1.5	4.4	2.9	3.1	7	500
October	2010	6	5	27	31	12	4	6	1	7	1	100	2.8	1.3	4.4	3.1	3.0	10	509
November	2010	3	4	32	27	16	2	4	1	11	0	100	2.8	1.6	4.6	3.0	3.2	8	508
December	2010	4	2	32	28	15	3	6	1	8	1	100	2.8	1.7	4.7	3.0	3.3	10	508
January	2011	4	3	28	29	14	3	6	1	9	3	100	2.9	1.8	4.6	2.8	3.3	9	505
February	2011	6	2	29	26	15	3	6	1	10	2	100	2.9	1.6	4.7	3.1	3.2	9	504
March	2011	5	2	22	28	17	6	7	1	9	3	100	3.2	1.8	5.0	3.3	3.6	11	504
April	2011	7	3	26	28	14	4	6	1	8	3	100	2.9	1.6	4.7	3.2	3.3	11	502
May	2011	5	4	28	26	14	4	6	1	9	3	100	2.9	1.6	4.8	3.2	3.3	10	502
June	2011	5	3	28	24	17	5	7	1	8	2	100	3.0	1.6	5.0	3.4	3.6	11	504
July	2011	3	5	27	29	15	3	5	1	10	2	100	2.9	1.7	4.7	2.9	3.3	8	480
August	2011	6	4	26	27	14	4	6	1	10	2	100	2.9	1.6	4.8	3.2	3.3	12	506
September	2011	5	4	31	27	15	2	8	0	6	2	100	2.8	1.5	4.7	3.1	3.2	10	506
October	2011	8	4	31	30	12	3	4	1	5	2	100	2.7	1.3	4.1	2.8	2.8	9	502
November	2011	3	3	37	28	13	4	4	0	6	2	100	2.7	1.6	4.2	2.6	3.0	7	502
December	2011	4	3	33	29	9	3	7	1	9	2	100	2.7	1.6	4.1	2.6	3.2	9	496
January	2012	3	4	34	28	12	5	5	0	7	2	100	2.7	1.5	4.3	2.8	3.1	7	501
February	2012	5	5	26	27	17	2	5	0	11	2	100	2.9	1.6	4.8	3.2	3.2	8	501
March	2012	3	3	27	29	17	4	6	1	8	2	100	3.0	1.7	4.8	3.1	3.5	9	505
April	2012	6	4	26	30	12	4	8	1	6	3	100	2.9	1.5	4.7	3.2	3.4	12	505

TABLE 33

EXPECTED CHANGE IN PRICES DURING THE NEXT 5 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
May	2012	5	4	32	26	14	3	5	0	8	3	100	2.7	1.3	4.5	3.2	3.0	8	501
June	2012	5	4	30	29	14	3	7	0	7	1	100	2.8	1.5	4.6	3.2	3.2	8	495
July	2012	6	4	31	24	12	3	7	0	10	3	100	2.7	1.3	4.5	3.2	3.1	9	510
August	2012	5	3	26	26	16	4	4	1	13	2	100	3.0	1.6	4.7	3.2	3.2	8	510
September	2012	7	2	28	31	11	3	4	1	10	3	100	2.8	1.6	4.2	2.6	3.0	11	511
October	2012	6	4	31	26	11	2	6	2	10	2	100	2.7	1.2	4.4	3.2	3.1	13	512
November	2012	7	2	29	27	12	4	6	2	9	2	100	2.8	1.6	4.6	3.0	3.2	12	501
December	2012	3	3	30	29	14	4	5	1	9	2	100	2.9	1.5	4.6	3.1	3.2	8	502
January	2013	3	4	29	28	13	5	7	1	8	2	100	2.9	1.6	4.8	3.2	3.5	11	502
February	2013	3	3	29	25	14	4	7	2	11	2	100	3.0	1.6	4.9	3.3	3.7	12	499
March	2013	3	3	32	27	14	3	6	1	9	2	100	2.8	1.5	4.6	3.2	3.4	10	501
April	2013	2	3	32	25	17	4	5	2	8	2	100	2.9	1.5	4.8	3.3	3.5	10	505
May	2013	3	4	31	28	11	3	7	3	9	1	100	2.9	1.6	4.7	3.1	3.6	14	504
June	2013	2	2	33	25	15	5	6	1	10	1	100	2.9	1.5	4.8	3.3	3.5	9	502
July	2013	1	2	35	33	12	2	7	0	7	1	100	2.8	1.6	4.2	2.6	3.3	7	505
August	2013	2	3	32	29	14	4	5	2	7	2	100	2.9	1.4	4.7	3.3	3.5	12	505
September	2013	3	1	30	29	14	6	6	2	8	1	100	3.0	1.7	4.9	3.2	3.6	10	503
October	2013	3	4	34	27	13	4	7	1	6	1	100	2.8	1.4	4.7	3.2	3.3	10	502
November	2013	4	2	30	30	13	3	6	2	7	3	100	2.9	1.5	4.6	3.1	3.5	11	504
December	2013	4	2	35	29	11	4	5	2	6	2	100	2.7	1.5	4.3	2.8	3.3	10	504
January	2014	2	2	33	34	12	3	5	2	6	1	100	2.9	1.6	4.4	2.8	3.4	9	505
February	2014	2	2	32	28	14	5	5	2	8	2	100	2.9	1.6	4.8	3.2	3.6	10	506
March	2014	2	2	32	32	11	3	5	1	10	2	100	2.9	1.7	4.3	2.6	3.4	9	504
April	2014	1	2	33	27	14	5	7	1	7	3	100	2.9	1.6	4.8	3.2	3.6	8	506
May	2014	2	2	34	28	12	6	5	2	7	2	100	2.8	1.6	4.6	3.0	3.5	9	503
June	2014	3	1	30	33	11	4	6	2	8	2	100	2.9	1.7	4.5	2.8	3.4	9	506
July	2014	2	2	35	27	12	5	4	0	10	3	100	2.7	1.6	4.5	2.9	3.2	8	502
August	2014	4	3	29	35	9	5	6	1	7	1	100	2.9	1.5	4.2	2.7	3.3	9	500
September	2014	2	1	36	27	14	5	5	1	7	2	100	2.8	1.5	4.7	3.2	3.4	8	509
October	2014	3	3	33	34	12	5	3	1	5	1	100	2.8	1.7	4.2	2.5	3.2	7	502
November	2014	3	3	36	29	12	4	3	1	8	1	100	2.6	1.4	3.9	2.5	2.9	7	501
December	2014	2	2	34	32	12	4	3	1	9	1	100	2.8	1.6	4.2	2.6	3.2	7	503
January	2015	3	2	34	34	11	3	4	1	7	1	100	2.8	1.6	4.0	2.4	3.2	7	506
February	2015	4	2	36	27	13	3	4	1	9	1	100	2.7	1.5	4.3	2.8	3.1	8	505
March	2015	2	1	34	33	13	4	3	1	8	1	100	2.8	1.7	4.2	2.5	3.2	7	503
April	2015	2	1	39	29	13	2	5	0	8	1	100	2.6	1.5	3.9	2.4	3.0	6	500
May	2015	4	1	34	29	12	7	5	1	6	1	100	2.8	1.3	4.6	3.2	3.2	9	503
June	2015	2	1	39	29	10	3	5	1	8	2	100	2.6	1.5	3.9	2.4	3.2	8	506
July	2015	2	2	34	30	11	4	5	1	10	1	100	2.8	1.6	4.3	2.7	3.3	8	501
August	2015	4	2	36	30	12	3	4	1	7	1	100	2.7	1.5	4.1	2.6	3.1	8	564
September	2015	3	2	35	30	14	2	4	1	8	1	100	2.7	1.4	4.1	2.7	3.0	7	500
October	2015	3	3	40	29	10	4	3	2	5	1	100	2.5	1.2	3.8	2.6	3.0	9	503
November	2015	2	3	38	29	11	2	4	1	9	1	100	2.6	1.5	3.5	2.1	2.9	6	508
December	2015	3	1	40	27	12	4	4	1	7	1	100	2.6	1.4	4.1	2.7	3.0	7	508
January	2016	3	3	35	27	11	4	5	1	10	1	100	2.7	1.5	4.3	2.9	3.2	8	503
February	2016	4	3	39	27	11	4	4	1	5	2	100	2.5	1.3	3.9	2.6	2.9	8	505
March	2016	2	2	37	29	12	2	4	1	9	2	100	2.7	1.3	4.1	2.7	3.1	8	545
April	2016	4	2	42	27	10	3	4	1	6	1	100	2.5	1.3	3.6	2.4	2.9	8	528
May	2016	2	1	43	29	12	2	3	1	6	1	100	2.5	1.3	3.5	2.3	2.8	5	547
June	2016	4	1	39	30	11	3	3	0	7	2	100	2.6	1.3	3.5	2.2	2.7	6	510
July	2016	2	4	39	28	10	4	3	2	7	1	100	2.6	1.4	4.0	2.6	3.0	8	538
August	2016	3	3	40	29	11	3	3	1	6	1	100	2.5	1.4	3.6	2.2	2.9	7	550
September	2016	3	3	39	28	11	3	4	1	6	2	100	2.6	1.3	3.5	2.2	2.9	7	580

TABLE 33

EXPECTED CHANGE IN PRICES DURING THE NEXT 5 YEARS

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
October	2016	3	3	41	26	11	3	4	1	6	2	100	2.4	1.2	3.8	2.6	2.8	7	575
November	2016	4	2	39	29	12	3	4	1	5	1	100	2.6	1.4	3.8	2.4	2.9	8	610
December	2016	5	4	40	26	10	4	3	1	6	1	100	2.3	1.1	3.5	2.4	2.6	8	602
January	2017	5	4	36	28	14	2	3	0	7	1	100	2.6	1.2	3.7	2.5	2.7	7	601
February	2017	6	3	37	30	10	2	4	0	8	0	100	2.5	1.3	3.5	2.2	2.6	8	602
March	2017	5	4	37	26	8	4	4	0	10	2	100	2.4	1.2	3.5	2.3	2.7	9	603
April	2017	5	2	42	26	9	5	2	0	7	2	100	2.4	1.2	3.4	2.2	2.7	7	602
May	2017	3	3	41	25	12	3	2	1	8	2	100	2.4	1.3	3.5	2.2	2.8	7	611
June	2017	4	3	40	27	11	3	4	1	6	1	100	2.5	1.2	3.7	2.5	3.0	8	604
July	2017	3	2	39	33	9	3	3	0	7	1	100	2.6	1.2	3.4	2.2	2.8	5	603
August	2017	5	3	39	30	11	2	3	0	5	2	100	2.5	1.3	3.4	2.2	2.7	6	602
September	2017	3	2	41	25	10	4	4	2	7	2	100	2.5	1.3	3.8	2.5	3.1	9	612
October	2017	3	3	42	29	11	3	3	0	5	1	100	2.5	1.3	3.4	2.1	2.8	6	604
November	2017	5	2	41	31	8	1	4	1	6	1	100	2.4	1.3	3.3	2.0	2.7	7	606
December	2017	2	3	42	26	10	3	3	1	8	2	100	2.4	1.4	3.5	2.1	2.9	7	604
January	2018	4	2	39	31	10	3	1	1	7	2	100	2.5	1.3	3.4	2.0	2.6	6	622
February	2018	4	3	39	30	11	2	3	1	6	1	100	2.5	1.2	3.5	2.2	2.7	7	609
March	2018	3	2	41	28	11	3	3	1	6	2	100	2.5	1.3	3.6	2.3	2.9	6	619
April	2018	3	2	42	28	11	2	4	0	7	1	100	2.5	1.3	3.6	2.3	2.9	6	604
May	2018	4	1	41	31	10	3	3	1	5	1	100	2.5	1.4	3.5	2.1	2.8	6	602
June	2018	3	2	37	28	11	5	3	1	9	1	100	2.6	1.3	3.9	2.6	2.9	8	608
July	2018	4	4	40	25	10	3	3	1	8	2	100	2.4	1.3	3.5	2.2	2.8	7	600
August	2018	4	2	36	27	11	3	3	1	10	3	100	2.6	1.4	4.0	2.5	3.0	8	605
September	2018	3	2	41	31	9	2	4	1	5	2	100	2.5	1.3	3.5	2.1	2.8	7	618
October	2018	3	2	42	26	8	3	4	1	8	3	100	2.4	1.3	3.4	2.0	2.8	6	601
November	2018	3	2	38	32	8	2	4	1	8	2	100	2.6	1.3	3.5	2.1	2.9	7	604
December	2018	4	2	40	29	9	2	4	1	8	1	100	2.5	1.3	3.4	2.1	2.8	7	602
January	2019	3	2	39	31	10	2	3	0	8	2	100	2.6	1.4	3.5	2.0	2.8	6	601
February	2019	4	2	44	25	8	2	4	1	7	3	100	2.3	1.3	3.4	2.1	2.7	7	601
March	2019	3	2	41	30	11	3	1	1	6	2	100	2.5	1.4	3.4	2.1	2.7	5	600
April	2019	2	3	45	28	8	2	3	1	6	2	100	2.3	1.3	3.4	2.0	2.7	5	601
May	2019	3	1	38	31	10	3	4	1	7	2	100	2.6	1.4	3.6	2.2	3.0	7	602
June	2019	4	3	43	29	7	2	4	0	6	2	100	2.3	1.2	3.4	2.2	2.6	7	602
July	2019	5	2	38	29	9	5	3	1	6	2	100	2.5	1.3	3.6	2.3	2.9	8	602
August	2019	5	3	36	30	10	3	2	1	8	2	100	2.6	1.3	3.5	2.2	2.7	7	601
September	2019	6	3	41	26	10	3	3	1	5	2	100	2.4	1.3	3.5	2.2	2.7	8	601
October	2019	5	4	43	27	9	2	3	1	5	1	100	2.3	1.1	3.3	2.2	2.6	7	650
November	2019	3	1	42	29	9	2	4	1	6	3	100	2.5	1.3	3.6	2.2	2.8	8	631
December	2019	5	3	44	25	9	3	4	0	5	2	100	2.2	1.2	3.3	2.2	2.6	6	634
January	2020	2	3	41	28	10	4	3	0	7	2	100	2.5	1.4	3.4	2.1	2.8	7	621
February	2020	3	3	43	26	9	2	3	1	9	1	100	2.3	1.3	3.4	2.1	2.7	7	620
March	2020	3	3	43	28	9	2	3	1	7	1	100	2.3	1.2	3.3	2.1	2.6	6	692
April	2020	5	5	37	26	12	3	3	0	8	1	100	2.5	1.2	3.8	2.5	2.7	7	620
May	2020	6	4	31	30	10	3	4	1	10	1	100	2.7	1.4	3.9	2.5	2.9	9	645
June	2020	5	5	35	28	11	3	2	0	9	2	100	2.5	1.3	3.5	2.1	2.6	6	615
July	2020	5	3	34	30	10	3	3	0	11	1	100	2.6	1.4	3.7	2.3	2.8	7	603
August	2020	5	4	32	30	13	4	4	0	7	1	100	2.7	1.4	4.1	2.7	2.9	7	660
September	2020	3	4	35	29	13	3	4	0	8	1	100	2.7	1.4	4.0	2.6	3.0	7	601
October	2020	5	4	39	30	8	2	2	1	7	2	100	2.4	1.2	3.3	2.1	2.6	8	605
November	2020	4	3	39	27	11	2	4	0	8	2	100	2.5	1.4	3.5	2.1	2.9	6	604
December	2020	4	2	37	28	9	3	4	1	11	1	100	2.5	1.4	3.6	2.2	2.9	7	601
January	2021	6	2	33	27	11	5	3	1	11	1	100	2.7	1.5	4.0	2.5	3.0	9	603

TABLE 33

EXPECTED CHANGE IN PRICES DURING THE NEXT 5 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
February	2021	4	2	34	27	12	4	5	1	10	1	100	2.7	1.4	4.5	3.1	3.2	8	604
March	2021	2	3	32	26	11	4	7	1	12	2	100	2.8	1.5	4.6	3.1	3.4	9	604
April	2021	2	2	36	25	15	4	2	1	12	1	100	2.7	1.4	4.5	3.1	3.0	6	601
May	2021	5	2	27	27	13	5	6	1	12	2	100	3.0	1.7	4.8	3.1	3.5	10	606
June	2021	8	2	29	26	11	4	7	2	8	3	100	2.8	1.5	4.7	3.2	3.4	16	608
July	2021	6	5	28	24	11	7	5	3	8	3	100	2.8	1.4	4.8	3.4	3.5	15	604
August	2021	4	3	29	26	15	3	6	5	7	2	100	2.9	1.6	4.9	3.3	3.9	18	600
September	2021	6	3	28	27	13	5	8	3	5	2	100	3.0	1.5	4.9	3.4	3.8	18	612
October	2021	8	5	26	24	14	5	7	2	6	3	100	2.9	1.4	4.9	3.5	3.4	14	604
November	2021	7	4	24	25	12	6	8	3	8	3	100	3.0	1.6	5.0	3.5	3.8	18	602
December	2021	7	5	26	25	14	4	7	3	6	3	100	2.9	1.4	4.9	3.5	3.6	18	603
January	2022	9	4	19	31	14	6	7	2	6	2	100	3.1	1.7	5.0	3.3	3.6	17	602
February	2022	11	4	21	27	13	6	7	2	7	2	100	3.0	1.4	4.9	3.5	3.5	17	600
March	2022	10	7	19	25	14	5	6	3	8	3	100	3.0	1.4	5.0	3.6	3.6	22	602
April	2022	14	7	18	23	13	6	7	5	4	3	100	3.0	0.8	5.1	4.2	3.8	37	600
May	2022	12	6	19	22	14	7	8	3	6	3	100	3.0	1.2	5.2	4.0	3.5	26	601
June	2022	17	5	17	21	16	6	5	6	4	3	100	3.1	0.8	5.2	4.4	4.0	47	602
July	2022	18	8	15	22	14	7	5	4	3	4	100	2.9	0.3	5.0	4.7	3.4	46	601
August	2022	13	6	20	25	14	3	7	4	5	3	100	2.9	1.0	4.8	3.9	3.8	41	602
September	2022	14	8	22	20	11	4	8	5	4	4	100	2.7	0.6	5.0	4.4	3.5	37	601
October	2022	15	7	17	27	10	7	5	5	5	2	100	2.9	0.8	4.9	4.1	3.8	53	600
November	2022	14	8	17	26	11	6	7	5	4	2	100	3.0	0.8	5.1	4.3	4.0	54	602
December	2022	12	6	21	27	12	5	5	6	4	2	100	3.0	1.1	4.9	3.9	4.3	57	600
January	2023	11	6	22	27	15	5	4	5	3	2	100	2.9	1.3	4.9	3.6	3.7	43	600
February	2023	11	6	22	28	10	6	5	5	4	3	100	2.9	1.2	4.8	3.6	4.0	49	602
March	2023	12	6	22	24	15	6	4	5	3	3	100	2.9	1.1	5.0	3.9	3.9	54	603
April	2023	9	5	24	27	12	5	6	5	4	3	100	3.0	1.4	5.0	3.5	4.3	58	601
May	2023	10	6	19	29	12	6	5	6	4	3	100	3.1	1.4	5.0	3.7	4.3	50	605
June	2023	11	6	18	29	12	5	7	5	4	3	100	3.0	1.2	5.0	3.8	4.3	49	600
July	2023	10	3	22	28	13	5	7	5	3	4	100	3.0	1.6	5.0	3.4	4.3	48	601
August	2023	10	4	23	28	12	6	5	6	4	2	100	3.0	1.4	5.0	3.6	4.3	56	604
September	2023	10	6	23	28	12	3	5	4	4	5	100	2.8	1.2	4.6	3.5	3.5	30	602
October	2023	11	5	20	28	14	4	6	6	4	2	100	3.0	1.5	5.0	3.5	4.5	55	605
November	2023	10	4	18	30	12	7	8	5	4	2	100	3.2	1.8	5.3	3.5	4.8	63	600
December	2023	9	6	24	29	12	4	5	3	4	4	100	2.9	1.4	4.6	3.2	3.4	27	600
January	2024	10	4	24	31	12	6	5	4	2	2	100	2.9	1.5	4.8	3.2	3.6	29	601
February	2024	8	6	24	30	13	3	5	6	3	2	100	2.9	1.5	4.8	3.3	4.4	56	602
March	2024	9	5	25	30	12	5	6	2	3	3	100	2.8	1.3	4.6	3.4	3.5	35	602
April	2024	8	4	22	32	10	5	6	6	5	2	100	3.0	1.5	4.9	3.4	4.6	56	801
May	2024	9	6	20	29	10	4	6	8	6	2	100	3.0	1.4	5.1	3.7	5.0	75	991
June	2024	6	7	21	26	12	3	6	10	7	2	100	3.0	1.5	5.2	3.7	5.6	90	961
July	2024	7	8	20	25	7	6	7	12	7	1	100	3.0	1.4	6.7	5.3	6.5	128	862
August	2024	8	8	20	25	8	4	7	10	9	1	100	3.0	1.6	5.5	3.9	6.1	119	1166
September	2024	8	7	20	25	9	4	6	12	8	1	100	3.1	1.4	5.5	4.0	6.5	135	953
October	2024	7	7	24	22	9	5	7	11	7	1	100	3.0	1.3	5.5	4.2	6.6	138	948
November	2024	11	9	14	24	8	4	7	13	9	1	100	3.2	1.1	7.7	6.6	6.5	139	824
December	2024	13	8	18	21	9	2	8	12	8	1	100	3.0	1.0	6.0	5.1	5.6	124	843
January	2025	12	9	14	22	11	4	6	13	8	1	100	3.2	1.0	6.3	5.3	6.3	129	1044
February	2025	13	6	11	21	11	4	10	13	9	2	100	3.5	1.5	9.7	8.2	6.6	131	977
March	2025	12	7	10	18	12	4	8	18	10	1	100	4.1	1.6	10.1	8.5	8.2	186	1482
April	2025	12	8	11	16	10	4	10	20	8	1	100	4.4	1.3	10.8	9.4	8.9	191	1104
May	2025	11	6	11	19	10	4	8	20	10	1	100	4.2	1.9	10.2	8.3	8.8	185	1181
June	2025	10	5	13	20	9	4	10	19	9	1	100	4.0	2.0	10.3	8.3	8.5	165	1095

TABLE 33

EXPECTED CHANGE IN PRICES DURING THE NEXT 5 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
July	2025	8	5	15	24	9	3	8	18	9	1	100	3.4	1.9	10.0	8.0	8.3	166	1287
August	2025	9	6	15	22	10	4	10	16	6	2	100	3.5	1.7	9.9	8.2	7.4	128	1066
September	2025	7	5	14	24	12	5	7	14	11	1	100	3.7	2.1	9.5	7.4	7.7	149	1241
October	2025	6	6	14	23	12	3	9	16	10	1	100	3.9	2.1	9.9	7.8	8.2	147	1184
November	2025	9	5	13	25	9	5	8	15	10	1	100	3.4	1.9	9.6	7.7	7.2	132	1129
December	2025	10	6	16	25	11	3	8	12	8	1	100	3.2	1.7	6.6	5.0	6.8	134	1079
January	2026	10	5	15	26	10	5	7	14	7	1	100	3.3	1.9	8.1	6.2	7.2	147	1283
February	2026	8	6	15	27	11	4	7	12	8	2	100	3.3	1.9	6.4	4.5	6.3	106	1297
March	2026	8	7	17	24	8	5	8	12	10	1	100	3.2	1.6	6.9	5.3	6.7	131	1504
April	2026	8	5	16	22	12	3	9	13	11	1	100	3.5	1.9	9.5	7.6	6.9	122	1223
May	2026	8	5	14	22	12	6	9	15	8	1	100	3.9	2.1	9.6	7.5	7.6	130	1152
June	2026	9	6	15	25	11	4	8	13	8	1	100	3.3	1.8	7.7	5.9	7.0	140	1380
July	2026	9	6	17	26	9	4	8	12	9	0	100	3.3	1.6	6.6	5.0	6.8	137	1314