SURVEY OF CONSUMER EXPECTATIONS
Housing Survey – 2015

Federal Reserve Bank of New York

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Outline

Technical Notes

1. Household heads in the SCE panel were invited to participate in the internet-based housing survey during February 2015.

2. Of 1383 eligible respondents, 1205 (87.1%) participated in the survey, of whom 861 (71.5%) were current homeowners.

3. Only selected questions are presented.

4. The general layout of each slide is such that we show the question wording, the summary statistics for that question, and the relevant sub-sample to whom the question was directed.

5. All continuous outcomes reported in the chart packet are winsorized at the top/bottom 2.5%. An exception is made for "bounded" questions such as those asking for a "percent chance," since only responses ranging from 0 to 100 were accepted by the online survey.

6. All statistics reported are unweighted.

Demographic Characteristics

Demographics

	Full Sample	Renters	Owners
Observations	1205	344	861
Fraction of Sample (%)		28.5	71.5
Age	51.1	46.8	52.9
	(31.2)	(53.4)	(14.8)
Male (%)	52.4	49.1	53.7
Retired (%)	22.7	10.8	27.5
Married or Living with Partner (%)	66.3	48.8	73.3
Education: College Degree or Higher (%)	52	45.6	54.5
White (%)	81	73.1	84.1
Region: Midwest (%)	20.8	20.9	20.8
Region: Northeast (%)	15.5	15.1	15.7
Region: South (%)	39.4	37.5	40.1
Region: West (%)	24.3	26.5	23.4
Tenure in Town/City, Years	19.2	13.8	21.4
	(16.5)	(14.4)	(16.8)
Unemployed (%)	4.1	5.5	3.5
Have You Ever Owned a Home? (%)	36.9	36.9	.
Own home that is not primary residence (%)	14.5	5.5	18
Has been foreclosed on before (%)	5.7	11.9	3.3

Note: Mean reported for continuous outcomes (those variables not marked with a %); standard dev. in parentheses.

Household Income

Which category represents the total combined pre-tax income of all members of your household (including you) during the past 12 months?

Please include money from all jobs, net income from business, farm or rent, pensions, interest on savings or bonds, dividends, social security income, unemployment benefits, Food Stamps, workers compensation or disability benefits, child support, alimony, scholarships, fellowships, grants, inheritances and gifts, and any other money income received by members of your household who are 15 years of age or older.

| | Full Sample | | Renters | | Owners | |
	Freq	Pct	Freq	Pct	Freq	Pct
<$10k	33	2.8	22	6.5	11	1.3
$10k-20k	95	8.0	46	13.5	49	5.8
$20k-30k	134	11.2	59	17.3	75	8.8
$30k-40k	105	8.8	41	12.0	64	7.5
$40k-50k	100	8.4	32	9.4	68	8.0
$50k-60k	107	9.0	29	8.5	78	9.2
$60k-75k	177	14.8	44	12.9	133	15.6
$75k-100k	151	12.7	31	9.1	120	14.1
$100k-150k	168	14.1	23	6.7	145	17.0
$150k-200k	63	5.3	8	2.3	55	6.5
$200k+	60	5.0	6	1.8	54	6.3
Total	1193	100.0	341	100.0	852	100.0

Note: Question asked in Monthly SCE.

Credit Score

What would you say is your credit score?

	Full Sample		Renters		Owners	
	Freq	Pct	Freq	Pct	Freq	Pct
< 620	103	8.6	70	20.3	33	3.8
620-679	120	10.0	57	16.6	63	7.3
680-719	144	12.0	56	16.3	88	10.2
720-760	267	22.2	65	18.9	202	23.5
> 760	446	37.0	51	14.8	395	45.9
Don't Know	124	10.3	45	13.1	79	9.2
Total	1204	100.0	344	100.0	860	100.0

Liquid Savings

If you added up all the money in the following accounts that you and your family members have invested in, which category represents how much they would amount to?

- *Checking or savings accounts*
- *Money market funds*
- *CDs (Certificates of Deposit)*
- *Government/Municipal Bonds or Treasury Bills*
- *Stocks or bonds in publicly held corporations, stock or bond mutual funds, or investment trusts*

	Full Sample		Renters		Owners	
	Freq	Pct	Freq	Pct	Freq	Pct
< $2,000	295	24.9	159	46.9	136	16.1
$2,000 - $10,000	199	16.8	66	19.5	133	15.7
$10,000 - $50,000	231	19.5	56	16.5	175	20.7
$50,000 - $250,000	264	22.3	39	11.5	225	26.6
> $250,000	195	16.5	19	5.6	176	20.8
Total	1184	100.0	339	100.0	845	100.0

Non-Housing Debt

Which category represents your current total outstanding debt, excluding all housing debt (such as mortgage debt, and home equity loans and lines of credit)? This would, for example, include outstanding carried-over balances on credit cards (including retail cards), student loans, auto loans, and other personal loans.

	Full Sample		Renters		Owners	
	Freq	Pct	Freq	Pct	Freq	Pct
Less than $500	251	20.9	53	15.4	198	23.2
$500 to $999	58	4.8	16	4.7	42	4.9
$1,000 to $1,999	64	5.3	15	4.4	49	5.7
$2,000 to $4,999	109	9.1	40	11.6	69	8.1
$5,000 to $9,999	114	9.5	39	11.3	75	8.8
$10,000 to $19,999	177	14.8	60	17.4	117	13.7
$20,000 to $29,999	122	10.2	32	9.3	90	10.5
$30,000 to $49,999	121	10.1	35	10.2	86	10.1
$50,000 to $99,999	101	8.4	31	9.0	70	8.2
$100,000 or more	82	6.8	23	6.7	59	6.9
Total	1199	100.0	344	100.0	855	100.0

Zip Code Home Price Expectations

Estimate of Current Price for Typical Home in Zip

Consider a typical home (house/apartment) in your zip code. What is your best guess of the value of such a home as of today?

(By value, we mean how much that typical home would approximately sell for today.)

	Summary		Percentile
Mean	244191.4	25%	130000.0
Std. Dev.	168051.5	50%	200000.0
		75%	300000.0
N	1201		

Past Perceived Home Price Change

You indicated that you estimate the current value of a typical home in your zip code to be X dollars (see previous question). Now, think about how the value of such a home has changed over time. What do you think the average value of such a home was one and five years ago?

	Mean	Std. Dev.	25%	50%	75%	N
			Percentile			
Past Perceived Change, 1yr	5.0	8.2	0.0	3.2	8.0	602
Past Perceived Change, 5yrs	2.0	4.4	-0.5	2.1	4.6	602

Note: Question seen by 1/2 of sample only. Values are percent change, annualized (100 = 100%). T Year annual percent change constructed as

$$\left(\frac{\text{Estimate of Current Price for Typical Home in Zip}}{\text{Past Perceived Home Price, } T \text{ Years Ago}}\right)^{(1/T)} - 1$$

See **previous slide** for more information on "Estimate of Current Price for Typical Home in Zip."

Past Perceived Home Price Changes for Zip Code vs. Realized HPI

Comparison to realized values of CoreLogic HPI*:

	Mean	Std. Dev.	25%	50%	75%	N
			Percentile			
Past Perceived Change, 1yr	5.0	8.2	0.0	3.2	8.0	602
Past Perceived Change, 5yr	2.0	4.4	-0.5	2.1	4.6	602
Realized HPI Change, 1yr	4.7	5.2	1.6	4.6	7.9	603
Realized HPI Change, 5yr	2.4	3.0	0.2	2.2	4.4	603

Note: Question seen by 1/2 of sample only. Values are percent change, annualized (100 = 100%). HPI T year annual percent change constructed as

$$\left(\frac{\text{CoreLogic HPI Today}}{\text{CoreLogic HPI, } T \text{ Years Ago}} \right)^{(1/T)} - 1$$

See **previous slide** for more information on annualized past perceived home price changes.

*HPI values at the one- and five-year horizons are matched, in decreasing order of preference, to a respondent's zip code, county, and state HPI. A zip or county HPI match exists for approximately 92% of the sample.

Past Perceived Home Price Changes for Zip Code by Quintile of Realized HPI Change, One-Year Horizon

One year *perceived* home price changes by quintile of *realized* percent change in HPI over past one year (First Quintile = smallest or most negative change).

	Mean	Std. Dev.	Percentile 25%	50%	75%	N
First Quintile, 1yr	4.3	8.3	0.0	2.5	7.1	118
Second Quintile, 1yr	5.0	6.8	0.0	3.5	8.5	124
Third Quintile, 1yr	5.6	8.8	0.0	4.2	9.1	111
Fourth Quintile, 1yr	5.4	9.0	0.0	3.5	7.7	118
Fifth Quintile, 1yr	4.7	8.3	0.0	2.8	8.3	131
Total	5.0	8.2	0.0	3.2	8.0	602

Note: Question seen by 1/2 of sample only. Values are percent change, annualized (100 = 100%). See previous slides for more information on

- Annualized **past perceived** home price changes.
- Annualized **past realized** HPI home price changes.

Past Perceived Home Price Changes for Zip Code by Quintile of Realized HPI Change, Five-Year Horizon

Five year *perceived* home price changes by quintile of *realized* percent change in HPI over past *five* years (First Quintile = smallest or most negative change).

	Mean	Std. Dev.	Percentile 25%	50%	75%	N
First Quintile, 5yr	0.7	4.3	-2.8	1.1	3.3	127
Second Quintile, 5yr	1.4	4.1	-0.6	1.6	3.4	125
Third Quintile, 5yr	1.7	4.1	0.0	2.1	4.2	108
Fourth Quintile, 5yr	2.4	3.9	0.4	2.6	4.9	124
Fifth Quintile, 5yr	3.9	4.9	1.3	3.9	7.0	118
Total	2.0	4.4	-0.5	2.1	4.6	602

Note: Question seen by 1/2 of sample only. Values are percent change, annualized (100 = 100%). See previous slides for more information on

- Annualized **past perceived** home price changes.
- Annualized **past realized** HPI home price changes.

Expected Future Annual Price Changes in Zip

You estimated the current value of a typical home in your zip code to be X dollars (see earlier question). Now, we would like you to think about the future value of such a home.

What do you think the average value of a home in your zip will be one and five years from today?

	Mean	Std. Dev.	25%	50%	75%	N
			Percentile			
Exp. Future Change in Zip, 1yr	4.4	6.1	0.6	3.0	6.7	602
Exp. Future Change in Zip, 5yrs	2.9	2.8	1.3	2.4	4.0	602

Note: Question seen by 1/2 of sample only. Values are percent change, annualized (100 = 100%). T Year annual percent change constructed as

$$\left(\frac{\text{Exp. Future Home Price in Zip, } T \text{ Years From Today}}{\text{Estimate of Current Price for Typical Home in Zip}} \right)^{(1/T)} - 1$$

See **previous slide** for more information on "Estimate of Current Price for Typical Home in Zip."

Expected Future Price Changes in Zip over 1 Year by Quintile of Past Perceived Changes over 1 Year

One year *expected* future home price changes by quintile of *past perceived* home price changes over past one year (First Quintile = smallest or most negative change).

	Mean	Std. Dev.	Percentile 25%	Percentile 50%	Percentile 75%	N
First Quintile, 1yr	4.1	7.5	0.0	1.7	6.7	203
Second Quintile, 1yr	1.7	1.7	0.6	1.2	2.5	38
Third Quintile, 1yr	3.5	4.0	1.8	2.9	4.5	137
Fourth Quintile, 1yr	4.2	4.6	2.0	3.9	6.7	109
Fifth Quintile, 1yr	7.0	6.6	2.9	6.1	10.0	115
Total	4.4	6.1	0.6	3.0	6.7	602

Note: Question seen by 1/2 of sample only. Values are percent change, annualized (100 = 100%). See previous slides for more information on

- Annualized **past perceived** home price changes.
- Annualized **expected future** home price changes.

Unequal numbers of observations across quintiles arise from bunching of responses at the boundaries of each quintile.

Expected Future Price Changes in Zip over 5 Years by Quintile of Past Perceived Changes over 5 Years

Five year *expected* future home price changes by quintile of *past perceived* home price changes over past *five* years (First Quintile = smallest or most negative change).

	Mean	Std. Dev.	Percentile 25%	50%	75%	N
First Quintile, 5yr	3.8	3.6	1.8	3.5	5.9	121
Second Quintile, 5yr	2.0	2.2	0.8	1.5	2.4	122
Third Quintile, 5yr	2.2	2.0	1.2	1.9	2.9	122
Fourth Quintile, 5yr	2.7	2.1	1.6	2.5	3.7	118
Fifth Quintile, 5yr	4.0	3.2	2.4	3.5	5.5	119
Total	3.0	2.8	1.3	2.4	4.0	602

Note: Question seen by 1/2 of sample only. Values are percent change, annualized (100 = 100%). See previous slides for more information on

- Annualized **past perceived** home price changes.
- Annualized **expected future** home price changes.

Unequal numbers of observations across quintiles arise from bunching of responses at the boundaries of each quintile.

Uncertainty about Future Home Prices, One-Year Horizon

You estimated the current value of a typical home in your zip code to be V dollars (see question). What do you think is the percent chance that the value of such a home one year from today will be less than $X, between $X and $V, between $V and $Y, or more than $Y?

$X = 0.95 \times$ (Estimate of Current Price for Typical Home in Zip)
$V = 1.00 \times$ (Estimate of Current Price for Typical Home in Zip)
$Y = 1.10 \times$ (Estimate of Current Price for Typical Home in Zip)

	Mean	Std. Dev.	Percentile 25%	50%	75%	N
< X	10.9	15.6	0.0	5.0	15.0	603
Between X and V	28.7	24.2	10.0	25.0	40.0	603
Between V and Y	48.0	28.5	25.0	50.0	70.0	603
> Y	12.4	15.6	0.0	10.0	20.0	603

Note: Question seen by 1/2 of sample only. Values are in percent (100 = 100%). See **previous slide** for more information on "Estimate of Current Price for Typical Home in Zip"

Uncertainty about Future Home Prices, Five-Year Horizon

What do you think is the percent chance that the value of such a home five years from today will be less than X, between X and V, between V and Y, or more than Y?

$X = 0.9 \times$ (Estimate of Current Price for Typical Home in Zip)
$V = 1.0 \times$ (Estimate of Current Price for Typical Home in Zip)
$Y = 1.2 \times$ (Estimate of Current Price for Typical Home in Zip)

	Mean	Std. Dev.	Percentile 25%	50%	75%	N
< X	7.8	13.2	0.0	5.0	10.0	603
Between X and V	20.0	19.6	5.0	15.0	30.0	603
Between V and Y	52.2	27.6	30.0	50.0	75.0	603
> Y	20.0	23.1	3.0	10.0	25.0	603

Note: Question seen by 1/2 of sample only. Values are in percent (100 = 100%). See **previous slide** for more information on "Estimate of Current Price for Typical Home in Zip."

Rents: Current Levels and Expected Changes

If this typical home in your zip code could be rented, what do you think the average monthly rent of such a home (excluding utilities) would be today, one year from today, and five years from today?

Perceived Current Rent

	Summary		Percentile
Mean	1394.3	25%	800.0
Std. Dev.	780.0	50%	1200.0
		75%	1700.0
N	1200		

Expected Future Changes

			Percentile			
	Mean	Std. Dev.	25%	50%	75%	N
Exp. Average Monthly Rent in 1yr	6.4	5.9	0.0	5.6	10.0	1198
Exp. Average Monthly Rent in 5yrs	4.2	2.6	2.4	3.7	5.9	1198

Note: Values in "Expected Future Changes" table are percent change, annualized ($100 = 100\%$). T Year annual percent change constructed as

$$\left(\frac{\text{Expected Average Monthly Rent, } T \text{ Years from Today}}{\text{Estimate of Average Monthly Rent, Today}}\right)^{(1/T)} - 1$$

Current and Expected Price-to-Rent Estimates

Ratio of estimated price to estimated yearly rental price for average home in zip:

	Mean	Std. Dev.	Percentile 25%	Percentile 50%	Percentile 75%	N
Today	14.7	5.9	10.8	13.9	17.1	599
1 Year from Now	14.7	6.4	10.4	13.5	17.2	599
5 Years from Now	14.3	6.5	10.0	12.8	17.2	599

Note: Ratio constructed using **Estimate of Current Price for Typical Home in Zip**, **Expected Future Home Prices in Zip**, and **Estimate and Expectations of Monthly Rent** as follows

- Ratio today:

$$\frac{\text{Estimate of Current Price for Typical Home in Zip}}{12 \times \text{Estimate of Current Average Monthly Rent in Zip}}$$

- Ratio T years from Now

$$\frac{\text{Expected Future Home Price in Zip, } T \text{ Years from Now}}{12 \times \text{Expected Future Average Monthly Rent in Zip, } T \text{ Years from Now}}$$

Investment Value of Homes in Zip

If someone had a large sum of money that they wanted to invest, would you say that relative to other possible financial investments, buying property in your zip code today is

	Freq.	Percent
Very good investment	220	18.3
Somewhat good investment	534	44.3
Neither good nor bad as an investment	330	27.4
Somewhat bad investment	102	8.5
Very bad investment	19	1.6
N	1205	

Investment Value, Now vs. Future

Do you think that buying property in your zip code is a better investment idea today than it will be a year from today?

	Freq.	Percent
Much Better	135	11.2
Somewhat Better	421	35.0
Neutral	586	48.7
Somewhat Worse	55	4.6
Much Worse	7	0.6
N	1204	

General Questions for Both
Owners and Renters

Future Moving Plans

3yr Moving Probability: *We would now like you to think about your future moving plans. What is the percent chance that over the next 3 years you will move to a different primary residence?*

1yr Moving Probability: *And looking at the more immediate future, what is the percent chance that over the next 12 months you will move to a different primary residence?*

	Mean	Std. Dev.	Percentile			N
			25%	50%	75%	
1yr Moving Probability*	20.0	31.0	0.0	4.0	25.0	1198
3yr Moving Probability	34.1	35.9	1.0	20.0	60.0	1198

Note: "1yr Moving Probability" is only asked if "3yr Moving Probability" $\geq 5\%$.

*For those who answer $< 5\%$ for "3yr Moving Probability," the probability at the 1 year horizon is imputed by setting the 1 year value equal to the 3 year probability.

Main Reasons for Not Moving

What would be your main reason for not moving to a different primary residence over the next 3 years?

	Freq.	Percent
I like my current home, or no reason to move	566	60.3
Weak economy/job market	23	2.5
Have not saved enough	53	5.7
Difficult to qualify for mortgage	31	3.3
Difficult to find a new place to move into	24	2.6
I cannot get the price I want for my current home	54	5.8
I cannot sell my home for enough to cover my mortgage	10	1.1
Children in school	43	4.6
Closeness to family	35	3.7
Age/health	61	6.5
Other	38	4.1
N	938	

Note: Question only asked to those respondents whose 3yr Moving Probability (see **previous slide**) is less than 70%.

Probability of Moving to Same Town/City

If you were to move to a different primary residence over the next 3 years, what is the percent chance that this home would be in your current town/city?

	Summary		Percentile
Mean	44.5	25%	10.0
Std. Dev.	35.4	50%	50.0
		75%	80.0
N	817		

Note: Question only asked to those respondents whose 3yr Moving Probability (see **previous slide**) is greater than or equal to 5%.

Probability of Buying Given Move

And if you were to move to a different primary residence over the next 3 years, what is the percent chance that you would buy (as opposed to rent) your new home?

	Summary		Percentile
Mean	63.7	25%	40.0
Std. Dev.	35.1	50%	75.0
		75%	98.0
N	817		

Note: Question only asked to those respondents whose 3yr Moving Probability (see **previous slide**) is greater than or equal to 5%.

Main Reasons for Renting over Buying

Which of the following are reasons you would rent and not purchase a home if you were to move over the next three years?

	Freq	Pct
I don't make enough money	136	37.4
I don't have enough money saved up, or I have too much debt	148	40.7
My credit is not good enough	96	26.4
I am worried about my or my spouse's job security	44	12.1
I am concerned housing prices might fall	22	6.0
It is more affordable to rent than buy	83	22.8
I don't want to tie my money up in a house	73	20.1
I don't want to, or can't be tied-down to a certain area	87	23.9
I don't want the upkeep of ownership	122	33.5
I can live in a better neighborhood or in a nicer home by renting	45	12.4
Would likely not stay in the new home very long	51	14.0
Age/health reasons	90	24.7
Other	34	9.3
N	364	.

Note: Respondents could select multiple reasons.

Question only asked to those respondents whose **3yr Moving Probability** is greater than or equal to 5%, and whose **Probability of Buying Given Move** is less than 70%.

Buy Non-Primary Home

What is the percent chance that over the next 3 years you will buy a home that you would NOT use as your primary residence (meaning you would use it as a vacation home, or as an investment property, etc.)?

	Summary		Percentile
Mean	9.3	25%	0.0
Std. Dev.	19.1	50%	0.0
		75%	10.0
N	1198		

Use for Second Home

If you were to buy such a home over the next 3 years, what would you most likely use it as?

	Freq.	Percent
Vacation/Second home	204	38.1
Investment Property	252	47.0
Residence for Family Member	61	11.4
Other	19	3.5
N	536	

Note: This question is only asked to those respondents who answer Prob. Buy New Non-Primary 3yr with a probability greater than 0.

Mortgage Rate Estimates

Items in table and corresponding question:

- **Current Self Rate Estimate**: *Assume that you applied for a 30-year fixed-rate mortgage today. What mortgage rate do you think you would qualify for?*

- **Current Average Rate Estimate**: *What do you think the average interest rate (for all borrowers) on a new 30-year fixed-rate mortgage is as of today?*

	Mean	Std. Dev.	25%	50%	75%	N
Exp. Self Rate	4.5	2.0	3.5	4.0	5.0	1018
Exp. National Rate	5.0	2.4	3.8	4.0	5.0	1203

(Percentile spans the 25%, 50%, 75% columns)

Note: 183 respondents selected "Would not qualify at any rate."

Freddie Mac Primary Mortgage Market Survey rate (**link**) was between 3.59 and 3.80% over the time period the survey was fielded (Feb. 01 - 28).

Mortgage Rate Expectations

What do you think the average interest rate on a 30-year fixed-rate mortgage will be: one year from today and three years from today?

	Mean	Std. Dev.	25%	50%	75%	N
				Percentile		
Exp. Mortgage Rate Change, 1yr	0.47	0.96	0.00	0.25	1.00	1203
Exp. Mortgage Rate Change, 3yr	1.6	1.8	0.5	1.0	2.0	1202

Note: Expected rate change computed as

(Expected Average Rate in T years) − (Current Average Rate Estimate)

For more information on "Current Average Rate Estimate", see **previous slide**.

Uncertainty about Future Mortgage Rates, 1yr

What do you think is the percent chance that one year from today average interest rate on a 30-year fixed-rate mortgage will be

- $< X\%$, where $X = $ (Current Ave. Rate Estimate) $- 1\%$.
- Between $X\%$ and $V\%$, where $V = $ (Current Ave. Rate Estimate).
- Between $V\%$ and $Y\%$, where
  $Y = $ (Current Ave. Rate Estimate) $+ 2\%$.
- $> Y\%$.

	Mean	Std. Dev.	25%	50%	75%	N
Lower by at least 1 percentage point	9.5	14.8	0.0	5.0	10.0	1202
Between -1 and 0 percentage points	40.5	28.1	20.0	40.0	55.0	1202
Between 0 and +2 percentage points	39.8	28.0	20.0	38.0	50.0	1202
Higher by 2 percentage points or more	10.1	14.9	0.0	5.0	15.0	1202

(Percentile columns: 25%, 50%, 75%)

Note: Values are in percent (100 = 100%). See previous slides for **Current Ave. Rate Estimate** and **Expected Ave. Rate in T Years**

Rate Type Recommendation

If a friend of yours sought your advice about taking out a fixed-rate mortgage or an adjustable-rate mortgage today, would you recommend a fixed-rate mortgage or an adjustable-rate mortgage?

(An adjustable-rate mortgage is one where the interest rate of the mortgage can change over the life of the loan, depending on market interest rates.)

	Freq.	Percent
Definitely Fixed Rate	752	62.4
Likely Fixed Rate	260	21.6
Make No Recommendation	178	14.8
Likely Adjustable	14	1.2
Definitely Adjustable	1	0.1
N	1205	

Credit Conditions

Current Credit Conditions: *Compared to 12 months ago, do you think it is generally harder or easier these days for people to obtain a mortgage?*

Expected Credit Conditions: *Looking ahead, do you think that 12 months (and 3 years) from now it will generally be harder or easier for people to obtain a mortgage than it is currently?*

	1yr ago		1yr hence		3yrs hence	
	Freq	Pct	Freq	Pct	Freq	Pct
Much Harder	89	7.4	50	4.1	58	4.8
Somewhat Harder	329	27.3	274	22.7	312	25.9
Equally Easy/Hard	525	43.6	624	51.8	491	40.7
Somewhat Easier	252	20.9	252	20.9	320	26.6
Much Easier	10	0.8	5	0.4	24	2.0
Total	1205	100.0	1205	100.0	1205	100.0

Expected Economic Conditions

Do you think that 12 months from now (and 3 years from now) economic conditions in your town/city will be better or worse than they are currently?

| | 12 Months from Now | | 3yrs From Now | |
	Freq	Pct	Freq	Pct
Much worse	12	1.0	22	1.8
Somewhat worse	183	15.2	192	15.9
Unchanged	465	38.6	273	22.7
Somewhat better	524	43.5	667	55.4
Much better	20	1.7	51	4.2
Total	1204	100.0	1205	100.0

Perceived Underwater Status, Own Zip

Please indicate your best guess as to what percentage of all homeowners with a mortgage in your zip code owe more on their home than what it is worth now?

	Summary		Percentile
Mean	29.0	25%	10.0
Std. Dev.	24.0	50%	20.0
		75%	45.0
N	1201		

Note: Values in percent (100 = 100%)

Foreclosure History

Have you ever entered foreclosure on a home you owned (or currently own)?

	Freq.	Percent
No	796	92.0
Yes	69	8.0
N	865	

Note: Question asked to current owners and renters who indicate that they have previously owned a home.

Reasons for Foreclosure

Which of the following were factors in your home being foreclosed?

	Freq	Pct
Health issues/medical bills	18	26.1
A disability	14	20.3
Job loss/unemployment	39	56.5
Reduction in income	27	39.1
Death of a spouse	1	1.4
Separation or divorce	19	27.5
Increase in monthly mortgage payment due	14	20.3
Decline in home value	16	23.2
Other	10	14.5
Total	69	100.0

Note: Respondents could select multiple reasons.

Question only asked to those respondents who have entered foreclosure on a home they own or have owned.

Short Sale History

Have you ever sold a home you owned in a short sale?

A short sale is where the seller of a home arranges with their mortgage lender to accept a price that's less than the amount they owe on the property. As part of this arrangement, the lender typically agrees to forgive the rest of the loan.

	Freq.	Percent
No	839	97.0
Yes	26	3.0
N	865	

Reasons for Short Sale

Which of the following were factors in your home being short sold?

	Freq	Pct
Health issues/medical bills	3	11.5
A disability	0	0.0
Job loss/unemployment	9	34.6
Reduction in income	10	38.5
Death of a spouse	0	0.0
Separation or divorce	5	19.2
Increase in monthly mortgage payment due	4	15.4
Decline in home value	9	34.6
Other	6	23.1
Total	26	100.0

Respondents could select multiple reasons.

Note: Question only asked to those respondents who have sold a home they owned in short sale.

Homeowner Section

Purchase Year

What year did you buy your current primary residence?

	Summary		Percentile
Mean	2000	25%	1995
Std. Dev.	14	50%	2003
		75%	2010
N	860		

Expected Tenure in Residence

When you moved to your primary residence, how long did you expect to stay in this home?

	Freq.	Percent
< 2yrs	9	1.0
2-3 yrs	23	2.7
4-5 yrs	76	8.8
6-7 yrs	29	3.4
8-10 yrs	77	8.9
> 10 yrs	366	42.5
No specific time frame	281	32.6
N	861	

Expected Future Tenure in Residence

How many more years do you expect to stay in this home as of today?

	Freq.	Percent
< 2yrs	104	12.1
2-3 yrs	77	9.0
4-5 yrs	104	12.1
6-7 yrs	47	5.5
8-10 yrs	120	14.0
> 10 yrs	408	47.4
N	860	

Purchase Price

What did you pay for this home?

	Summary		Percentile
Mean	178326.8	25%	85000.0
Std. Dev.	132558.5	50%	145000.0
		75%	235000.0
N	835		

Down Payment

How much was your down payment?

	Mean	Std. Dev.	Percentile 25%	50%	75%	N
Down Payment Amount	39233	58823	3800	16000	50000	828

As a fraction of the purchase price:

	Mean	Std. Dev.	Percentile 25%	50%	75%	N
Down Payment Fraction	0.21	0.26	0.03	0.12	0.25	829

Note: Down payment fraction constructed using Down Payment amount and Purchase Price (see **previous slide**):

$$\frac{\text{Down Payment Amount}}{\text{Purchase Price}}$$

Current Home Price Estimate

What do you think your home would sell for today?

	Summary		Percentile
Mean	245038.6	25%	123500.0
Std. Dev.	180862.7	50%	190000.0
		75%	300000.0
N	860		

Perceived Annual Change in Home Price Since Purchase

Perceived percent annual home price change since purchase:

	Summary		Percentile
Mean	2.7	25%	0.4
Std. Dev.	4.0	50%	2.0
		75%	4.2
N	826		

Note: Values are percent change, annualized ($100 = 100\%$). Values constructed using **Purchase Year**, **Purchase Price**, and **Current Home Price Estimate**:

$$\left(\frac{\text{Current Home Price Estimate}}{\text{Purchase Price}}\right)^{\frac{1}{(2015-\text{Purchase Year})}} - 1$$

Expected Future Annual Price Changes for Own Home

Please think about the current and future value of your home, under the assumption that you don't make any investments in your home other than regular maintenance/repairs. What do you think your home would sell for one year from today and five years from today?

	Mean	Std. Dev.	25%	50%	75%	N
Exp. Future Annual Price Change, 1yr	2.8	4.2	0.0	2.2	4.5	859
Exp. Future Annual Price Change, 5yrs	2.0	2.5	0.9	1.9	3.1	858

(Percentile spans the 25%, 50%, 75% columns)

Note: Values are percent change, annualized (100 = 100%). *T* Year annual percent change constructed as

$$\left(\frac{\text{Exp. Future Own Home Price, } T \text{ Years From Today}}{\text{Current Home Price Estimate}} \right)^{(1/T)} - 1$$

See **previous slide** for more information on "Current Home Price Estimate."

Chance of Selling

What is the percent chance that you will put your primary residence up for sale in the next 12 months?

	Summary		Percentile
Mean	14.6	25%	0.0
Std. Dev.	25.5	50%	3.0
		75%	15.0
N	854		

Probability of Investing in Own Home

What do you think is the percent chance that, over the next 12 months and 3 years, you will make any investments in your home (such as remodeling, additions, upgrades, landscaping, but not including regular maintenance and repairs) costing more than $5000 total?

	Mean	Std. Dev.	Percentile			N
			25%	50%	75%	
Prob. Invest, 1yr*	27.3	31.3	2.0	10.0	50.0	857
Prob. Invest, 3yrs	42.6	35.9	10.0	40.0	75.0	857

Note: "Prob. Invest 1yr" only asked if Prob. Invest, 3yr $\geq$ 5%.

*For those who answer $< 5\%$ for "Prob. Invest 3yr," the 1 year horizon is imputed by setting the 1 year value equal to the 3 year probability.

Past Investment in Home

Over the past 3 years, did you make any investments in your home (such as remodeling, additions, upgrades, landscaping, but not including regular maintenance and repairs)?

	Freq.	Percent
No	336	39.0
Yes	525	61.0
N	861	

Size of Investment in Home

Approximately how much did you spend on investments in your home (not including regular maintenance and repairs) over the past 3 years?

	Summary		Percentile
Mean	13281.3	25%	3000.0
Std. Dev.	17305.3	50%	8000.0
		75%	15000.0
N	524		

Note: Question only asked to those who have invested in the past 3 years (see **previous slide**).

Outstanding Loans

Do you (or your spouse/partner) have any outstanding loans against the value of your home, including all mortgages, home equity loans and home equity lines of credit?

	Freq.	Percent
Yes, mortgage(s) only	484	56.3
Yes, HELOC only	41	4.8
Yes, both mortgage(s) and HELOC	73	8.5
No	262	30.5
N	860	

Note: Question asked to all respondents who own their primary residence.

Probability of an Additional Loan

What is the percent chance that over the next 12 months, you will apply for an additional loan on your primary residence?

	Summary		Percentile
Mean	5.0	25%	0.0
Std. Dev.	13.6	50%	0.0
		75%	3.0
N	857		

Note: Question asked to all respondents who own their primary residence, including those who currently have no outstanding loans against their home.

Reasons for an Additional Loan

If you do end up taking out an additional loan on your primary
residence over the next 12 months, what would you use it for?

	Freq	Pct
To make renovations or improvements to the home	89	63.1
To help pay my other debt, such as credit card debt, auto loans, student loans, or medical bills	31	22.0
To pay for cost of college, education, or training for members of my household (including myself)	11	7.8
To make the down payment on a second home or investment property	15	10.6
To pay for a car	8	5.7
To pay for traveling or vacation	2	1.4
To pay for other large purchases	1	0.7
To invest in my own (or my family's) business, or to start a new business	6	4.3
To make other financial investments (for instance, buy stocks)	5	3.5
To pay for my regular living expenses	8	5.7
To help a family member	4	2.8
To put in a savings account	1	0.7
Other	12	8.5
Total	141	100.0

Note: Respondents could select multiple uses. Question only asked to those respondents whose **Probability of an Additional Loan** in the next 12 months is greater than or equal to 10%.

Questions for Homeowners with Debt

Total Outstanding Home Loan Balances

Approximately, what is the total amount of outstanding loans against your primary residence as of today, including all mortgages and home equity loans?

	Summary		Percentile
Mean	150995.9	25%	75000.0
Std. Dev.	107463.4	50%	128500.0
		75%	200000.0
N	596		

Note: Question only asked to those homeowners who have outstanding loans (see **previous slide**).

Perceived Equity in Home

Loan to Value (LTV):

	Summary		Percentile
Mean	62.8	25%	44.4
Std. Dev.	27.4	50%	65.8
		75%	85.0
N	594		

Note: Values are in percentages (100 = 100%). Constructed using **Total Outstanding Home Loan Balances** and **Current Home Price Estimate**:

$$\text{LTV} = 100 \times \left(\frac{\text{Outstanding Loan Balances}}{\text{Current Home Price Estimate}} \right)$$

A total of 36 respondents indicate that they have negative equity (that is, LTV>100).

The table above excludes the 262 respondents who own their home but indicate that they have no outstanding home loans.

Monthly Loan Payments

Approximately, how much do you pay per month in total on all outstanding loans against your primary residence (including all mortgages and home equity loans)?

	Summary		Percentile
Mean	1310.2	25%	706.0
Std. Dev.	833.1	50%	1100.0
		75%	1700.0
N	594		

Note: Question only asked to those homeowners with outstanding loans.

Loan Payments as a Fraction of Household Income

Annual loan payments as a percent of annual household income:

	Summary		Percentile	
Mean	21.9	25%	12.0
Std. Dev.	18.5	50%	17.3
		75%	24.7
N	591		

Note: Question only asked to those homeowners with outstanding loans. Values in percent (100 = 100%), constructed using **Monthly Loan Payments** and annual **Household Income**

$$100 \times \frac{12 \times \text{Monthly Loan Payments}}{\text{Household Income}}$$

To get a continuous measure of household income, we take the midpoint of household income intervals (see **previous question**). For the highest interval, we set the continuous measure equal to the lower bound.

History of Missed Payments

During the past 12 months, did you miss two or more payments on any outstanding loans against your primary residence (including all mortgages and home equity loans)?

	Freq.	Percent
No	582	97.5
Yes	15	2.5
N	597	

Note: Question only asked to those homeowners with outstanding loans.

Reasons for Missing Payments

Which of the following are reasons you missed two or more payments on loans against your home?

	Freq	Pct
Health issues or medical bills	5	33.3
A disability	2	13.3
Job loss or unemployment	5	33.3
Reduction in income	9	60.0
Death of a spouse	1	6.7
Separation or divorce	0	0.0
Increase in monthly mortgage payment due	3	20.0
Decline in home value	2	13.3
Accidentally forgot to pay	0	0.0
To get lender to modify loan	5	33.3
Other	4	26.7
Total	15	100.0

Note: Respondents could select multiple reasons.

Risk of Missing Current Payments

What do you think is the percent chance that over the next 12 months you will miss two or more payments on any outstanding loans against your home?

	Summary		Percentile
Mean	3.7	25%	0.0
Std. Dev.	11.3	50%	0.0
		75%	2.0
N	596		

Note: Question only asked to those homeowners with outstanding loans.

Hypothetical Risk of Missing Higher Payments

If your monthly payment was 50 percent higher than it is today, what do you think would be the percent chance that over the next 12 months you would miss two or more payments on any outstanding loans against your home?

	Summary		Percentile	
Mean	21.2	25%		0.0
Std. Dev.	30.6	50%		5.0
		75%		30.0
N	595			

Note: Question only asked to those homeowners with outstanding loans.

Consideration of Stopping Payments

*You mentioned that the total amount of outstanding loans against your primary residence as of today is $X (from **previous question**), while you think the house would sell for $Y (from **previous question**). That is, you owe more on the home than you think it could sell for. Over the past 12 months, have you considered no longer making your monthly payments on loans against your home?*

	Freq.	Percent
No, absolutely not	28	75.7
Yes, considered but did not stop	4	10.8
Yes, seriously considered but did not stop	1	2.7
Yes, actually did stop	4	10.8
N	37	

Note: Question only asked of those respondents who indicate that they have negative equity (**see previous slide**).

Reasons for Stopping Payments

Why did you not stop making your mortgage payments?

	Freq	Pct
I like my home and don't want to lose it	24	72.7
The lender can come after my other belongings if I stop making payments	10	30.3
House prices will recover and my home will eventually be worth more than the debt on the home	14	42.4
Not making payments will negatively affect my credit score	21	63.6
The cost of having to move to a different home is too high if I stop making payments	8	24.2
I think it is morally wrong to stop making payments	19	57.6
Not making payments will negatively affect the community	4	12.1
Other	5	15.2
Total	33	100.0

Note: Respondents could select multiple reasons. Question only asked if respondent did not stop making payments (see **previous slide**).

Chance of Future Foreclosure

What is the percent chance that over the next 12 months you will face foreclosure or lose your home through a repossession?

	Summary		Percentile
Mean	2.4	25%	0.0
Std. Dev.	8.6	50%	0.0
		75%	1.0
N	596		

Note: Question only asked to those respondents with outstanding loans.

Type of Mortgage Rate

In the next few questions, we will ask you about the mortgage on your primary residence. If you have more than one mortgage on your primary residence, please consider the one with the largest balance when answering these questions.

Is the interest rate of your mortgage adjustable/floating (meaning it can change over the life of the loan) or fixed?

	Freq.	Percent
Adjustable/Floating	34	6.3
Fixed	509	93.7
N	543	

Note: Question only asked to those respondents who currently have a mortgage.

Current Mortgage Rate

And what is the current interest rate on your mortgage?

	Summary		Percentile
Mean	4.3	25%	3.5
Std. Dev.	1.3	50%	4.0
		75%	4.9
N	555		

Note: Values in percent (100 = 100%). Question only asked to those respondents who currently have a mortgage.

Refinance History

Have you ever refinanced the mortgage on your primary residence?

	Freq.	Percent
No	240	43.1
Yes	310	55.7
Don't Know	7	1.3
N	557	

Note: Question only asked to those respondents who currently have a mortgage.

Refinance Year

When did you last refinance your mortgage?

	Freq.	Percent
Last 6 mos	10	3.2
6 mos to 1yr ago	14	4.5
1yr to 2yrs ago	70	22.6
2yrs to 3yrs ago	74	23.9
3yrs to 5yrs ago	75	24.2
5yrs to 7yrs ago	29	9.4
More than 7yrs ago	38	12.3
N	310	

Note: Question only asked to those respondents who have refinanced their mortgage (see **previous slide**).

Refinancing Consequences

When you last refinanced, how did the terms of your mortgage change?

	Freq	Pct
Lower rate	283	91.3
Balance increased	63	20.3
Term increased	22	7.1
Term decreased	68	21.9
Floating to fixed	17	5.5
Fixed to floating	12	3.9
Changed servicer	75	24.2
Other	15	4.8
Total	310	100.0

Note: Respondents could select multiple options. Question only asked to those respondents who have refinanced their mortgage (see **previous slide**).

Use for Proceeds

You indicated that you increased the balance on your mortgage when you last refinanced. What did you use this money for?

	Freq	Pct
Use toward the down payment on some other home	0	0.0
To pay for refinancing fees and other fees	14	22.2
To make renovations or improvements to the home	29	46.0
To help pay my other debt, such as credit card debt, auto loans, student loans, or medical bills	30	47.6
To pay for college, education, or training for members of my household (including myself)	6	9.5
To make the down payment on a second home or investment property	3	4.8
To pay for a car or other large purchases	5	7.9
To pay for traveling or vacation	1	1.6
To invest in my own (or my family's) business, or to start a new business	3	4.8
To make other financial investments (for instance, buy stocks)	2	3.2
To pay for my regular living expenses	4	6.3
To help a family memeber	2	3.2
Put it into my savings	1	1.6
Other	5	7.9
Total	63	100.0

Note: Question only asked to those respondents who increased the balance of their mortgage (see **previous slide**).

Monthly Payment Change Upon Refinance

As a result of refinancing your mortgage, how did your required monthly payment change?

	Freq.	Percent
Increased	71	22.9
Unchanged	47	15.2
Decreased	185	59.7
Don't Know	7	2.3
N	310	

By approximately how much did your monthly payment change?

	Summary		Percentile
Mean	-80.1	25%	-200.0
Std. Dev.	252.8	50%	-100.0
		75%	0.0
N	298		

Note: Question only asked to those respondents who refinanced their mortgage.

The table of monthly payment changes includes those respondents whose monthly payment did not change, in which case the change is recorded as $0.

Use for Savings Upon Refinance

What did you do with the $X (see previous question) you no longer had to spend on your monthly mortgage payment after the refinancing?

	Freq	Pct
Paid down some of the balance of my mortgage	33	18.1
Paid down other debt (e.g. on credit cards, auto loans, student loans, or medical bills)	57	31.3
Used it to finance a large purchase (e.g. a car)	4	2.2
Used it to make renovations or improvements to the home	15	8.2
Used it to pay for other expenses	91	50.0
Used it to purchase financial assets (e.g. stocks)	4	2.2
Other	7	3.8
Nothing / put it into my savings	26	14.3
Total	182	100.0

Note: Question only asked to those respondents whose monthly mortgage payment decreased upon refinancing (see **previous slide**).

Probability of Refinancing

What is the percent chance that over the next 12 months you will refinance the mortgage on your primary residence?

	Summary		Percentile
Mean	12.2	25%	0.0
Std. Dev.	20.2	50%	2.0
		75%	11.0
N	553		

Note: Question only asked to those respondents who currently have a mortgage.

Probability of Refinancing Given Lower Rates

If instead available mortgage rates were 1 percentage point lower than what lenders are offering today, what would be the percent chance that you would refinance the mortgage on your primary residence over the next 12 months?

	Summary		Percentile
Mean	34.5	25%	2.0
Std. Dev.	32.6	50%	25.0
		75%	60.0
N	552		

Note: Question only asked to those respondents who currently have a mortgage.

Reasons for Refinancing

If you do end up refinancing over the next 12 months, what would be your reasons for doing so?

	Freq	Pct
Lower the interest rate on my mortgage, and thus my monthly payment	165	86.4
Increase the balance on my mortgage (cash out some of the equity in my home)	12	6.3
Pay off part of the balance on my mortgage	21	11.0
Reduce the term of my mortgage (for instance, change from a 30-year to a 15-year mortgage)	51	26.7
Increase the term of my mortgage (for instance, change from a 15-year to a 30-year mortgage)	6	3.1
Change from an adjustable/floating rate mortgage to a fixed-rate mortgage	9	4.7
Change from a fixed-rate mortgage to an adjustable/floating rate mortgage	2	1.0
Change my mortgage servicer	15	7.9
Combine multiple liens into a single mortgage	15	7.9
Consolidate non-mortgage debt	25	13.1
Other	11	5.8
Total	191	100.0

Note: Question only asked to those respondents whose **Probability of Refinancing** in the next 12 months is greater than 10%.

Reasons for Not Refinancing

If you do not end up refinancing over the next 12 months, what would be your reasons for that?

	Freq	Pct
The savings on my monthly payment would not be worth it	288	52.6
Too time consuming / too much hassle	155	28.3
I am planning to sell my home soon	86	15.7
The upfront monetary cost is too large	149	27.2
The balance on my mortgage is too low to refinance (it is almost paid off)	38	6.9
Don't want to take out a new long-term loan	124	22.6
Don't trust mortgage lenders / I'm afraid to be taken advantage of	29	5.3
Would not get approved because the value of my home is too low relative to my mortgage balance	31	5.7
Would not get approved because I don't have a good enough credit record	42	7.7
Would not get approved because I don't have sufficient income at the moment	38	6.9
I am satisfied with the terms of my current mortgage	220	40.1
Other	30	5.5
Total	548	100.0

Note: Question only asked to those respondents whose **Probability of Refinancing** in the next 12 months is less than or equal to 90%.

HELOC Balances

Approximately, how much of the total amount of outstanding loans against your primary residence is in the form of home equity loans/lines of credit?

	Summary		Percentile
Mean	54674.3	25%	18000.0
Std. Dev.	59595.6	50%	35000.0
		75%	68000.0
N	113		

HELOC Uses

You indicated that you have home equity loans/lines of credit on your home. What did you use these for?

	Freq	Pct
Use toward the down payment on the home	6	5.3
To make renovations or improvements to the home	68	59.6
To help pay my other debt, such as credit card debt, auto loans, student loans, or medical bills	39	34.2
To pay for college, education, or training for members of my household (including myself)	4	3.5
To make the down payment on a second home or investment property	6	5.3
To pay for a car or other large purchase(s)	18	15.8
To pay for traveling or vacation	6	5.3
To invest in my own (or my family's) business, or to start a new business	13	11.4
To make other financial investments (for instance, buy stocks)	5	4.4
To pay for my regular living expenses	3	2.6
To help a family member	4	3.5
Other	7	6.1
Have not used it, or put into my savings	3	2.6
Total	114	100.0

Renter Questions

Beginning of Lease

In what year did you start renting your current primary residence?

	Summary		Percentile
Mean	2009	25%	2009
Std. Dev.	7	50%	2012
		75%	2014
N	344		

Expected Tenure in Residence

When you moved to your primary residence, how long did you expect to stay in this home?

	Freq.	Percent
< 1yr	15	4.4
1-2 yrs	71	20.6
2-3 yrs	71	20.6
4-5 yrs	51	14.8
6-7 yrs	17	4.9
8-10 yrs	10	2.9
> 10 yrs	25	7.3
No specific time frame	84	24.4
N	344	

Current Monthly Rent

How much is the total monthly rent for your home (regardless of whether you pay the whole amount yourself or you split it with others)?

	Summary		Percentile
Mean	986.8	25%	600.0
Std. Dev.	653.2	50%	850.0
		75%	1210.0
N	341		

Annual Rent as a Fraction of Household Income

Annual monthly rent payments as a percent of annual household income:

	Summary		Percentile
Mean	36.1	25%	14.6
Std. Dev.	42.5	50%	22.9
		75%	36.0
N	339		

Note: Values in percent (100 = 100%), constructed using **Current Monthly Rent*** and annual **Household Income**

$$100 \times \frac{12 \times \text{Current Monthly Rent}}{\text{Household Income}}$$

To get a continuous measure of household income, we take the midpoint of **household income intervals**. For the highest interval, we set the continuous measure equal to the lower bound.

*Ratio likely biased upwards as "Current Monthly Rent" (see **previous slide**) corresponds to the total rent for the unit, regardless of whether payments are split with roommates or other non-family members living in the unit.

Monthly Rent at Move-In

How much was your monthly rent when you first moved to this home?

	Summary		Percentile
Mean	895.5	25%	492.0
Std. Dev.	726.5	50%	700.0
		75%	1050.0
N	240		

Change in Rent Since Move-In

Estimated annualized rent increases for primary residence since move-in:

	Summary		Percentile
Mean	1.2	25%	0.0
Std. Dev.	2.2	50%	0.4
		75%	2.3
N	233		

Note: Values are percent change, annualized ($100 = 100\%$). Values constructed using **Current Monthly Rent**, **Monthly Rent at Move-In**, and **Beginning of Lease**:

$$\left(\frac{\text{Current Monthly Rent}}{\text{Monthly Rent at Move-In}}\right)^{\frac{1}{2015 - \text{Beginning of Lease}}} - 1$$

Expected Future Rent Change

What do you think the rent for the home you are currently in will be **one year** *and* **five years** *from today?*

	Mean	Std. Dev.	Percentile			N
			25%	50%	75%	
Exp. Annual Rent Change, 1yr	4.7	7.3	0.0	1.6	6.3	329
Exp. Annual Rent Change, 5yrs	3.4	2.8	1.5	2.8	4.6	329

Note: Values are percent change, annualized ($100 = 100\%$). T Year annual percent change constructed with **Current Monthly Rent** as follows:

$$\left(\frac{\text{Exp. Future Monthly Rent, } T \text{ Years From Today}}{\text{Current Monthly Rent}}\right)^{(1/T)} - 1$$

Unable to Make Rent Payments

Were you unable to make a rent payment over the past 12 months?

	Freq.	Percent
No	316	91.9
Yes	28	8.1
N	344	

Note: Question only asked to respondents who rent their primary residence.

Reasons for Missed Payments

Which of the following are reasons you were unable to make a rent payment?

	Freq	Pct
Health issues/medical bills	5	17.9
A disability	4	14.3
Job loss/unemployment	10	35.7
Reduction in income	7	25.0
Death of a spouse	1	3.6
Separation or divorce	0	0.0
Increase in rent	2	7.1
Accidentally forgot to pay	0	0.0
Other	11	39.3
Total	28	100.0

Note: Question only asked to those respondents who have missed a rent payment (see **previous slide**).

Chance of Missing Payments

What do you think is the percent chance that over the next 12 months you will be unable to make a rent payment?

	Summary		Percentile
Mean	10.4	25%	0.0
Std. Dev.	19.3	50%	1.0
		75%	10.0
N	339		

Note: Question only asked to respondents who rent their primary residence.

Ease of Obtaining Financing

If you wanted to buy a home today, do you think it would be easy or difficult for you to obtain a home mortgage?

	Freq.	Percent
Very easy	19	5.5
Somewhat easy	46	13.4
Neither	59	17.2
Somewhat difficult	112	32.6
Very difficult	108	31.4
N	344	

Note: Question only asked to respondents who rent their primary residence.

Home Ownership Among Renters

Have you ever owned a home?

	Freq.	Percent
No	217	63.1
Yes	127	36.9
N	344	

If yes, do you still own that home?

	Freq.	Percent
No	108	85.0
Yes	19	15.0
N	127	

Reasons for Renting

You indicated that you had previously owned a primary residence. Why are you now renting your primary residence?

	Freq	Pct
Renting better fits my needs in terms of the unit/location I could get	15	13.4
Renting better fits my household's needs right now	29	25.9
Renting is a better financial deal	13	11.6
I cannot currently afford to buy a home	33	29.5
I moved to a different area and was unable to find a home of my liking that I could own	11	9.8
I do not want to make a long-term commitment	18	16.1
I lost my previous home through foreclosure or short sale, and don't want to buy a home again	14	12.5
I lost my previous home through foreclosure or short sale, and have not been able to obtain a mortgage to buy a home again	16	14.3
Change in household composition (e.g. divorce)	19	17.0
Other	17	15.2
Total	112	100.0

Note: Question only asked to renters who had previously owned their primary residence.

Respondents could select multiple reasons.

Preferences for Owning Over Renting

Assuming you had the financial resources to do so, would you like to own instead of rent your primary residence?

(By primary residence, we mean the place where you usually live.)

	Freq.	Percent
Strongly prefer owning	157	45.6
Prefer owning	78	22.7
Indifferent renting/owning	43	12.5
Prefer renting	46	13.4
Strongly prefer renting	20	5.8
N	344	

Chance of Owning in the Future

What do you think is the percent chance that you will own a primary residence at some point in the future?

	Summary		Percentile
Mean	56.2	25%	20.5
Std. Dev.	36.1	50%	60.0
		75%	90.0
N	340		

Timeline of Owning in the Future

At what point in the future do you think you will own a primary residence? Please provide us with your best guess.

	Freq.	Percent
Less than 1 year	23	8.2
1-2 years	43	15.3
3-5 years	108	38.4
5-10 years	83	29.5
More than 10 years	24	8.5
N	281	