



Cornell University



USFM2016-070

Country: United States

Title: Fannie Mae's National Housing Survey Monthly Home Purchase Sentiment Index (HPSI) and Key Indicators-February, 2016 (a subset of the complete monthly Fannie Mae National Housing Survey)

Survey Organization: Penn, Schoen and Berland Associates

Sponsor: Fannie Mae

Field Dates: February 1-25, 2016

Sample: National Adult

Sample Size: 1,005

Sample Notes:

Interview method: Telephone (both Landline and Cell)

Weight Location: Columns 113-116 (x.xx) -- Varname: ALLWT

No. of records per respondent: 1

Usage Notes: Please note an addition of two questions: Q122a and Q122b. These two have replaced our previous Age variable (q122), starting in October of this year (JOB=66 onward). Q122a contains the numeric answer for age given by a respondent, while Q122b codes it into the same buckets we used in Q122, allowing for backwards compatibility as well as more granular detail. Fannie Mae's National Housing Survey Monthly Home Purchase Sentiment Index (HPSI) and Key Indicators is a subset of the complete monthly Fannie Mae National Housing Survey. Researchers should contact Fannie Mae directly for information regarding other modules of questions asked on this survey

Please note that data provided by the Roper Center for Public Opinion Research may not be disseminated without written permission. The results of any analyses conducted on the data may, however, be published with appropriate acknowledgments and source citation.

Data Locations

Variable	Rec	Start	End	Format
Q10	1	1	1	F1.0
Q11	1	2	2	F1.0
Q12	1	3	3	F1.0
Q13	1	4	4	F1.0
Q15	1	5	5	F1.0
Q16	1	6	16	F11.0
Q17	1	17	27	F11.0
Q18	1	28	28	F1.0
Q19	1	29	39	F11.0
Q20	1	40	50	F11.0
Q20B	1	51	51	F1.0
Q22	1	52	52	F1.0
Q24	1	53	53	F1.0
Q31	1	54	54	F1.0
Q112B_Filt	1	55	55	F1.0
Q116	1	56	56	F1.0
Q122	1	57	58	F2.0
Q122a	1	59	66	F8.0
Q122b	1	67	68	F2.0
Q125	1	69	69	F1.0
Q139	1	70	70	F1.0
Q142	1	71	72	F2.0
GENDER	1	73	73	F1.0
MSA	1	74	75	F2.0
REGION	1	76	76	F1.0
ALLWT	1	77	84	F8.2
JOB	1	85	86	F2.0
CENSUS	1	87	87	F1.0
STATE	1	88	89	F2.0
CMB1	1	90	90	F1.0

National Housing Survey Questionnaire, Q1-2016

In Partnership with Penn Schoen Berland

Questions highlighted in grey are asked during one quarter of the year as part of a rotating series of questions that aim to delve into a new aspect of the housing market. This quarter, the rotating questions focus on the home buying process and Americans' personal finances.

SCREENERS

/* Q1S */ /* CODE */ SAMPLE UDF

- 1) RDD (a job)
- 2) RDD HISP (b job)
- 3) RDD AA (b job)
- 4) RDD CELL ONLY (c job)
- 5) Targeted (a job)
- 6) FM Sample – 0%-80% AMI
- 7) FM Sample – 80%-100% AMI
- 8) Spanish

/* Q1A */ /* CODE */ 2016 Oversample Code

- 1) General Population
- 2) Fannie Mae Sample – 0%-80% AMI
- 3) Fannie Mae Sample – 80%-100% AMI

/* Q1B */ /* CODE */ AUDIENCE

- 1) General Population
- 2) Hispanic – English Dominant
- 3) Hispanic – Spanish Dominant
- 4) Oversample Delinquent (PSB)
- 5) Oversample Delinquent (Fannie Mae)
- 6) Cell Phone Only
- 7) Hispanic – Bilingual

/* Q1 */ /* CODE */ SAMPLE

- 1) General Population
- 2) Hispanic – English Dominant
- 3) Hispanic – Spanish Dominant
- 4) Oversample Delinquent (PSB)
- 5) Oversample Delinquent (Fannie Mae)
- 6) Oversample 0%-80% AMI

7) Oversample 80%-100% AMI

**/* Q122a */ What is your age? /* OPEN END NUMERIC (18 TO 120) */ ## ALLOW DON'T KNOW ##
TERMINATE IF YOUNGER THAN 18 ##**

/* Q122b */ /* CODE */ Age buckets ## CODE BASED ON Q122a ##

- 1) 18-20 ## IF Q122A=18-20 ##
- 2) 21-24 ## IF Q122A=21-24 ##
- 3) 25-29 ## IF Q122A=25-29 ##
- 4) 30-34 ## IF Q122A=30-34 ##
- 5) 35-39 ## IF Q122A=35-39 ##
- 6) 40-44 ## IF Q122A=40-44 ##
- 7) 45-49 ## IF Q122A=45-49 ##
- 8) 50-54 ## IF Q122A=50-54 ##
- 9) 55-59 ## IF Q122A=55-59 ##
- 10) 60-64 ## IF Q122A=60-64 ##
- 11) 65-69 ## IF Q122A=65-69 ##
- 12) 70-74 ## IF Q122A=70-74 ##
- 13) 75+ ## IF Q122A=75-120 ##
- 14) Don't know ## IF Q122A=Don't know ##

**/* Q120a */ What is the ZIP code where you currently live? /* OPEN END NUMERIC (00001 TO 99999)
*/ ## ADD DON'T KNOW VOL OPTION ##**

/* Q3a */ /* CODE */ State ## CODE BASED ON Q120a ##

- 1) Alabama
- 2) Alaska
- 3) Arizona
- 4) Arkansas
- 5) California
- 6) Colorado
- 7) Connecticut
- 8) Delaware
- 9) District of Columbia
- 10) Florida
- 11) Georgia
- 12) Hawaii
- 13) Idaho
- 14) Illinois
- 15) Indiana
- 16) Iowa
- 17) Kansas
- 18) Kentucky
- 19) Louisiana
- 20) Maine
- 21) Maryland
- 22) Massachusetts

- 23) Michigan
- 24) Minnesota
- 25) Mississippi
- 26) Missouri
- 27) Montana
- 28) Nebraska
- 29) Nevada
- 30) New Hampshire
- 31) New Jersey
- 32) New Mexico
- 33) New York
- 34) North Carolina
- 35) North Dakota
- 36) Ohio
- 37) Oklahoma
- 38) Oregon
- 39) Pennsylvania
- 40) Rhode Island
- 41) South Carolina
- 42) South Dakota
- 43) Tennessee
- 44) Texas
- 45) Utah
- 46) Vermont
- 47) Virginia
- 48) Washington
- 49) West Virginia
- 50) Wisconsin
- 51) Wyoming
- 52) Refused/Do not live in the United States

/* Q139 */ For statistical purposes only, could you please tell me your race?

- 1) White / Caucasian
- 2) Black / African-American
- 3) Hispanic / Latino
- 4) Asian
- 5) Middle Eastern
- 6) American Indian or Alaska Native
- 7) Native Hawaiian or Pacific Islander
- 8) Other **/* SPECIFY */**
- 9) Don't know **VOL**

/* Q142 */ For statistical purposes only, we need to know your total family income for 2015. Will you please tell me which of the following categories best represents your total family income? **READ CHOICES**

- 1) Less than \$10,000
- 2) \$10,000-\$14,999
- 3) \$15,000-\$24,999
- 4) \$25,000-\$34,999
- 5) \$35,000-\$49,999

- 6) \$50,000-\$74,999
- 7) \$75,000-\$99,999
- 8) \$100,000-\$149,999
- 9) \$150,000-\$199,999
- 10) \$200,000+
- 11) Don't know **VOL**

CURRENT ENVIRONMENT

/* DISPLAY */ Today I'd like to hear your opinions on some topics that people have been talking about recently.

/* Q10 */ In general do you think our economy is on the right track or is it off on the wrong track?

- 1) Right track
- 2) Wrong track
- 3) Don't know **VOL**

/* Q11 */ Looking ahead one year, do you expect your personal financial situation to get much better, somewhat better, stay about the same, get somewhat worse, or get much worse?

- 1) Much better
- 2) Somewhat better
- 3) Stay about the same
- 4) Somewhat worse
- 5) Much worse
- 6) Don't know **VOL**

CLIMATE FOR HOME OWNERSHIP— CORE TRACKERS

/* DISPLAY */ In this survey I'll be asking you some questions related to housing. For the purposes of this survey, when I use the word house or home, I am referring to a person's primary residence, whether it's a house, a townhome, a condo, an apartment or any other place that a person might live.

/* Q12 */ In general, do you think this is a very good time to buy a house, a somewhat good time, a somewhat bad time, or a very bad time to buy a house?

- 1) Very good time
- 2) Somewhat good time
- 3) Somewhat bad time
- 4) Very bad time

5) Don't know **VOL**

/* Q13 */ In general, do you think this is a very good time to sell a house, a somewhat good time, a somewhat bad time, or a very bad time to sell a house?

- 1) Very good time
- 2) Somewhat good time
- 3) Somewhat bad time
- 4) Very bad time
- 5) Don't know **VOL**
- 6)

/* Q15 */ During the next 12 months, do you think home prices in general will go up, go down, or stay the same as where they are now?

- 1) Prices will go up
- 2) Prices will go down
- 3) Prices will remain about the same
- 4) Don't know **VOL**

/* Q16 */ ## IF DOWN (Q15=C2) ## By about what percent do you think home prices in general will go down on the average over the next 12 months? **/* OPEN END NUMERIC (0 TO 100) */**

ADD DON'T KNOW VOL OPTION

/* Q17 */ ## IF UP (Q15=C1) ## By about what percent do you think home prices in general will go up on the average over the next 12 months? **/* OPEN END NUMERIC (0 TO 100) */**

ADD DON'T KNOW VOL OPTION

/* Q18 */ During the next 12 months, do you think home rental prices in general will go up, go down, or stay the same as where they are now?

- 1) Prices will go up
- 2) Prices will go down
- 3) Prices will remain about the same
- 4) Don't know **VOL**

/* Q19 */ ## IF DOWN (Q18=C2) ## By about what percent do you think home rental prices in general will go down on the average over the next 12 months? **/* OPEN END NUMERIC (0 TO 100) */**

ADD DON'T KNOW VOL OPTION

/* Q20 */ ## IF UP (Q18=C1) ## By about what percent do you think home rental prices in general will go up on the average over the next 12 months? **/* OPEN END NUMERIC (0 TO 100) */**

ADD DON'T KNOW VOL OPTION

/* Q20b */ During the next 12 months, do you think home mortgage interest rates will go up, go down, or stay the same as where they are now?

- 1) Rates will go up
- 2) Rates will go down
- 3) Rates will remain about the same
- 4) Don't know **VOL**

/* DISPLAY */ We'd now like to ask you some questions about home ownership and the climate of buying homes today. In answering these questions, please focus just on your primary residence, as opposed to any second home or investment properties.

/* Q22 */ Do you think it would be very difficult, somewhat difficult, somewhat easy, or very easy for you to get a home mortgage today?

- 1) Very difficult
- 2) Somewhat difficult
- 3) Somewhat easy
- 4) Very easy
- 5) Don't know **VOL**

OWNING AND RENTING — CLASSIFICATION QUESTIONS

/* Q24 */ /* CODE */ HOMEOWNERSHIP STATUS

- 1) Own your home outright and do not have any debt on it **## CODE OWNER IF 24D=C2 ##**
- 2) Have a mortgage on your home, such as a first mortgage, second mortgage or Home Equity Line of Credit or HELOC **## CODE MORTGAGE IF 24D=C1 ##**
- 3) Rent **## CODE RENTER IF 24G=C1 ##**
- 4) Live with someone else and don't pay for housing **## CODE BOARDER IF 24G=C2 ##**
- 5) Don't know **VOL /* TERMINATE */**

OWNING VERSUS RENTING

/* Q31 */ If you were going to move, would you be more likely to: **READ CHOICES /* RANDOM ROTATE CHOICES */**

- 1) Rent
- 2) Buy
- 3) Don't know **VOL /* DO NOT ROTATE */**

/* Q112b */ How concerned are you that you will lose your job in the next twelve months? Are you very concerned, somewhat concerned, not very concerned, or not at all concerned that you will lose your job in the next twelve months?

- 1) Very concerned
- 2) Somewhat concerned
- 3) Not very concerned
- 4) Not at all concerned
- 5) Don't know **VOL**

/* Q116 */ How does your current monthly household income compare to what it was twelve months ago? Would you say it is: **READ CHOICES**

- 1) Significantly higher now
- 2) About the same vs. twelve months ago
- 3) Significantly lower now
- 4) Don't know **VOL**

DEMOGRAPHICS

/* Q121 */ What is the last grade that you completed? **READ CHOICES**

- 1) Grade school
- 2) Some high school
- 3) High school graduate
- 4) Some college
- 5) College graduate
- 6) Graduate school
- 7) Technical school
- 8) Don't know **VOL**

/* Q125 */ What is your current marital status - are you: **READ CHOICES**

- 1) Married or have an unmarried partner
- 2) Single
- 3) Widowed
- 4) Divorced
- 5) Other **VOL /* SPECIFY */**
- 6) Don't know **VOL**

/* QGENDER */

- 1) Male
- 2) Female

That concludes our interview today. We realize your time is valuable and would like to thank you for your patience and input.

Enjoy your evening. Goodnight!

Column Frequencies for USFM2016-070
Source: The Roper Center, 04/25/2016

TYPE=oneasc

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2	0	0	0	139	276	449	94	32	15	0	0	0	0	0	1005	2
3	0	0	0	196	460	194	72	83	0	0	0	0	0	0	1005	3
4	0	0	0	145	371	317	94	78	0	0	0	0	0	0	1005	4
5	0	0	0	438	94	413	60	0	0	0	0	0	0	0	1005	5
6	0	0	0	0	0	0	0	0	0	0	0	0	1005	0	0	6
7	0	0	0	0	0	0	0	0	0	0	0	0	1005	0	0	7
8	0	0	0	0	0	0	0	0	0	0	0	0	1005	0	0	8
9	0	0	0	0	0	0	0	0	0	0	0	0	1005	0	0	9
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12	0	0	0	0	0	0	0	0	0	0	0	0	1005	0	0	12
13	0	0	0	0	0	0	0	0	0	0	0	0	1005	0	0	13
14	0	0	0	0	0	0	0	0	0	0	0	0	1005	0	0	14
15	0	0	0	33	8	2	0	0	0	0	0	0	962	0	43	15
16	0	0	36	6	9	6	3	15	1	2	2	1	924	0	81	16
17	0	0	0	0	0	0	0	0	0	0	0	0	1005	0	0	17
18	0	0	0	0	0	0	0	0	0	0	0	0	1005	0	0	18
19	0	0	0	0	0	0	0	0	0	0	0	0	1005	0	0	19
20	0	0	0	0	0	0	0	0	0	0	0	0	1005	0	0	20
21	0	0	0	0	0	0	0	0	0	0	0	0	1005	0	0	21
22	0	0	0	0	0	0	0	0	0	0	0	0	1005	0	0	22
23	0	0	0	0	0	0	0	0	0	0	0	0	1005	0	0	23
24	0	0	0	0	0	0	0	0	0	0	0	0	1005	0	0	24
25	0	0	0	0	0	0	0	0	0	0	0	0	1005	0	0	25
26	0	0	0	88	9	0	0	0	0	0	0	0	908	0	97	26
27	0	0	83	7	49	48	15	120	3	4	6	1	669	0	336	27
28	0	0	0	531	35	371	68	0	0	0	0	0	0	0	1005	28
29	0	0	0	0	0	0	0	0	0	0	0	0	1005	0	0	29
30	0	0	0	0	0	0	0	0	0	0	0	0	1005	0	0	30
31	0	0	0	0	0	0	0	0	0	0	0	0	1005	0	0	31
32	0	0	0	0	0	0	0	0	0	0	0	0	1005	0	0	32
33	0	0	0	0	0	0	0	0	0	0	0	0	1005	0	0	33
34	0	0	0	0	0	0	0	0	0	0	0	0	1005	0	0	34
35	0	0	0	0	0	0	0	0	0	0	0	0	1005	0	0	35
36	0	0	0	0	0	0	0	0	0	0	0	0	1005	0	0	36
37	0	0	0	0	0	0	0	0	0	0	0	0	1005	0	0	37
38	0	0	0	9	3	0	1	0	0	0	0	0	992	0	13	38
39	0	0	10	0	3	1	0	11	0	0	0	0	980	0	25	39
40	0	0	0	0	0	0	0	0	0	0	0	0	1005	0	0	40
41	0	0	0	0	0	0	0	0	0	0	0	0	1005	0	0	41
42	0	0	0	0	0	0	0	0	0	0	0	0	1005	0	0	42
43	0	0	0	0	0	0	0	0	0	0	0	0	1005	0	0	43
44	0	0	0	0	0	0	0	0	0	0	0	0	1005	0	0	44
45	0	0	0	0	0	0	0	0	0	0	0	0	1005	0	0	45
46	0	0	0	0	0	0	0	0	0	0	0	0	1005	0	0	46
47	0	0	0	0	0	0	0	0	0	0	0	0	1005	0	0	47
48	0	0	0	0	0	0	0	0	0	0	0	0	1005	0	0	48
49	0	0	0	143	24	0	0	0	0	0	0	0	838	0	167	49
50	0	0	134	13	30	50	19	170	4	4	8	2	571	0	434	50
51	0	0	0	552	46	351	56	0	0	0	0	0	0	0	1005	51
52	0	0	0	187	209	293	289	27	0	0	0	0	0	0	1005	52
53	0	0	0	279	413	252	61	0	0	0	0	0	0	0	1005	53
54	0	0	0	278	676	51	0	0	0	0	0	0	0	0	1005	54
55	0	0	0	23	64	121	412	3	0	0	0	0	382	0	623	55
56	0	0	0	236	627	128	14	0	0	0	0	0	0	0	1005	56
57	0	0	0	0	0	0	0	0	0	0	0	0	1005	0	0	57
58	0	0	0	0	0	0	0	0	0	0	0	0	1005	0	0	58
59	0	0	0	0	0	0	0	0	0	0	0	0	1005	0	0	59
60	0	0	0	0	0	0	0	0	0	0	0	0	1005	0	0	60
61	0	0	0	0	0	0	0	0	0	0	0	0	1005	0	0	61
62	0	0	0	0	0	0	0	0	0	0	0	0	1005	0	0	62
63	0	0	0	0	0	0	0	0	0	0	0	0	1005	0	0	63
64	0	0	0	0	0	0	0	0	0	0	0	0	1005	0	0	64
65	0	0	0	16	115	160	167	212	227	81	24	3	0	0	1005	65
66	0	0	145	81	111	109	92	120	82	77	102	86	0	0	1005	66
67	0	0	0	335	0	0	0	0	0	0	0	0	670	0	335	67
68	0	0	129	125	100	112	88	72	79	88	112	100	0	0	1005	68
69	0	0	0	604	210	57	89	13	32	0	0	0	0	0	1005	69
70	0	0	0	697	108	120	23	5	14	6	24	8	0	0	1005	70
71	0	0	0	161	0	0	0	0	0	0	0	0	844	0	161	71
72	0	0	46	180	59	98	88	106	171	118	99	40	0	0	1005	72
73	0	0	0	514	491	0	0	0	0	0	0	0	0	0	1005	73
74	0	0	0	135	7	0	0	0	0	0	0	0	863	0	142	74
75	0	0	23	86	64	32	20	24	23	29	26	24	654	0	351	75
76	0	0	0	57	54	5	2	3	5	2	3	2	872	0	133	76
77	0	0	0	0	0	0	0	0	0	0	0	0	1005	0	0	77
78	0	0	0	0	0	0	0	0	0	0	0	0	1005	0	0	78
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[illegible]