



Cornell University



USFM2016-071

Country: United States
Title: Fannie Mae's National Housing Survey Monthly Home Purchase Sentiment Index (HPSI) and Key Indicators-March, 2016 (a subset of the complete monthly Fannie Mae National Housing Survey)
Survey Organization: Penn, Schoen and Berland Associates
Sponsor: Fannie Mae
Field Dates: March 1-25, 2016
Sample: National Adult
Sample Size: 1,000
Sample Notes:
Interview method: Telephone (both Landline and Cell)
Weight Location: Columns 77-84 (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 USFM2016-071
Source: The Roper Center, 04/25/2016

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Records = 1000

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2	0	0	0	129	251	491	78	29	22	0	0	0	0	0	1000	2
3	0	0	0	149	513	197	71	70	0	0	0	0	0	0	1000	3
4	0	0	0	133	366	313	106	82	0	0	0	0	0	0	1000	4
5	0	0	0	434	90	401	75	0	0	0	0	0	0	0	1000	5
6	0	0	0	0	0	0	0	0	0	0	0	0	1000	0	0	6
7	0	0	0	0	0	0	0	0	0	0	0	0	1000	0	0	7
8	0	0	0	0	0	0	0	0	0	0	0	0	1000	0	0	8
9	0	0	0	0	0	0	0	0	0	0	0	0	1000	0	0	9
10	0	0	0	0	0	0	0	0	0	0	0	0	1000	0	0	10
11	0	0	0	0	0	0	0	0	0	0	0	0	1000	0	0	11
12	0	0	0	0	0	0	0	0	0	0	0	0	1000	0	0	12
13	0	0	0	0	0	0	0	0	0	0	0	0	1000	0	0	13
14	0	0	0	0	0	0	0	0	0	0	0	0	1000	0	0	14
15	0	0	0	29	6	0	0	0	0	0	0	0	965	0	35	15
16	0	0	26	1	5	8	2	20	0	0	1	0	937	0	63	16
17	0	0	0	0	0	0	0	0	0	0	0	0	1000	0	0	17
18	0	0	0	0	0	0	0	0	0	0	0	0	1000	0	0	18
19	0	0	0	0	0	0	0	0	0	0	0	0	1000	0	0	19
20	0	0	0	0	0	0	0	0	0	0	0	0	1000	0	0	20
21	0	0	0	0	0	0	0	0	0	0	0	0	1000	0	0	21
22	0	0	0	0	0	0	0	0	0	0	0	0	1000	0	0	22
23	0	0	0	0	0	0	0	0	0	0	0	0	1000	0	0	23
24	0	0	0	0	0	0	0	0	0	0	0	0	1000	0	0	24
25	0	0	0	0	0	0	0	0	0	0	0	0	1000	0	0	25
26	0	0	0	91	15	0	0	0	0	0	0	0	894	0	106	26
27	0	0	73	13	40	58	11	130	3	5	4	0	663	0	337	27
28	0	0	0	531	41	369	59	0	0	0	0	0	0	0	1000	28
29	0	0	0	0	0	0	0	0	0	0	0	0	1000	0	0	29
30	0	0	0	0	0	0	0	0	0	0	0	0	1000	0	0	30
31	0	0	0	0	0	0	0	0	0	0	0	0	1000	0	0	31
32	0	0	0	0	0	0	0	0	0	0	0	0	1000	0	0	32
33	0	0	0	0	0	0	0	0	0	0	0	0	1000	0	0	33
34	0	0	0	0	0	0	0	0	0	0	0	0	1000	0	0	34
35	0	0	0	0	0	0	0	0	0	0	0	0	1000	0	0	35
36	0	0	0	0	0	0	0	0	0	0	0	0	1000	0	0	36
37	0	0	0	0	0	0	0	0	0	0	0	0	1000	0	0	37
38	0	0	0	10	4	0	0	0	0	0	0	0	986	0	14	38
39	0	0	11	0	2	3	3	9	0	3	0	0	969	0	31	39
40	0	0	0	0	0	0	0	0	0	0	0	0	1000	0	0	40
41	0	0	0	0	0	0	0	0	0	0	0	0	1000	0	0	41
42	0	0	0	0	0	0	0	0	0	0	0	0	1000	0	0	42
43	0	0	0	0	0	0	0	0	0	0	0	0	1000	0	0	43
44	0	0	0	0	0	0	0	0	0	0	0	0	1000	0	0	44
45	0	0	0	0	0	0	0	0	0	0	0	0	1000	0	0	45
46	0	0	0	0	0	0	0	0	0	0	0	0	1000	0	0	46
47	0	0	0	0	0	0	0	0	0	0	0	0	1000	0	0	47
48	0	0	0	0	0	0	0	0	0	0	0	0	1000	0	0	48
49	0	0	0	133	33	6	0	0	0	0	0	0	828	0	172	49
50	0	0	134	15	42	50	19	164	4	12	2	0	558	0	442	50
51	0	0	0	532	40	363	65	0	0	0	0	0	0	0	1000	51
52	0	0	0	175	226	276	291	32	0	0	0	0	0	0	1000	52
53	0	0	0	300	396	248	56	0	0	0	0	0	0	0	1000	53
54	0	0	0	279	667	54	0	0	0	0	0	0	0	0	1000	54
55	0	0	0	29	64	116	409	1	0	0	0	0	381	0	619	55
56	0	0	0	210	649	110	31	0	0	0	0	0	0	0	1000	56
57	0	0	0	0	0	0	0	0	0	0	0	0	1000	0	0	57
58	0	0	0	0	0	0	0	0	0	0	0	0	1000	0	0	58
59	0	0	0	0	0	0	0	0	0	0	0	0	1000	0	0	59
60	0	0	0	0	0	0	0	0	0	0	0	0	1000	0	0	60
61	0	0	0	0	0	0	0	0	0	0	0	0	1000	0	0	61
62	0	0	0	0	0	0	0	0	0	0	0	0	1000	0	0	62
63	0	0	0	0	0	0	0	0	0	0	0	0	1000	0	0	63
64	0	0	0	0	0	0	0	0	0	0	0	0	1000	0	0	64
65	0	0	0	12	120	187	158	204	200	85	31	3	0	0	1000	65
66	0	0	154	79	89	89	101	129	86	95	88	90	0	0	1000	66
67	0	0	0	319	0	0	0	0	0	0	0	0	681	0	319	67
68	0	0	103	117	102	129	91	96	75	83	112	92	0	0	1000	68
69	0	0	0	580	216	70	70	10	54	0	0	0	0	0	1000	69
70	0	0	0	684	104	120	41	5	17	6	17	6	0	0	1000	70
71	0	0	0	180	0	0	0	0	0	0	0	0	820	0	180	71
72	0	0	62	182	55	82	95	116	154	101	111	42	0	0	1000	72
73	0	0	0	545	455	0	0	0	0	0	0	0	0	0	1000	73
74	0	0	0	127	7	0	0	0	0	0	0	0	866	0	134	74
75	0	0	23	98	46	30	29	35	20	33	22	23	641	0	359	75
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Column Frequencies for USFM2016-071
Source: The Roper Center, 04/25/2016

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[illegible]