



USFM2015-069

Country: United States

Title: Fannie Mae's National Housing Survey Monthly Home

Purchase Sentiment Index (HPSI) and Key

Indicators-January, 2016 (a subset of the complete monthly Fannie Mae National Housing Survey)

Survey Organization: Penn, Schoen and Berland Associates

Sponsor: Fannie Mae

Field Dates: January 1-25, 2016

Sample: National Adult

Sample Size: 1,000

Sample Notes:

Interview method: Telephone (both Landline and Cell)

Weight Location:

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

No. of records per

respondent:

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 redisseminated 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	116	F40.2
JOB	1	117	118	F2.0
CENSUS	1	119	119	F1.0
STATE	1	120	121	F2.0
CMB1	1	122	122	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

National Housing Survey Questionnaire, Q4-2015

In Partnership with Penn Schoen Berland

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 First Time Homebuyer
- 7) FM Sample Repeat Homebuyer
- 8) Spanish

/* Q1A */ /* CODE */ 2015 Oversample Code

- 1) General Population
- 2) Fannie Mae Sample First Time Homebuyers
- 3) Fannie Mae Sample Repeat Homebuyers

/* Q1B */ /* CODE */ AUDIENCE

- 1) General Population
- 2) Hispanic English Dominant
- 3) Hispanic Spanish Dominant
- 4) Oversample Delinquent (PSB)
- 5) Oversample Delinguent (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 First Time Homebuyers

7) Oversample Repeat Homebuyers

/* Q3 */ What state do you live in? OPEN END WITH PRE-CODES

- 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) lowa
- 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

/* QCENSUS */ /* CODE */

- 1) Division 1 ## CODE DIVISION 1 IF Q3=C7,20,22,30,40,46 ##
- 2) Division 2 ## CODE DIVISION 2 IF Q3=C31,33,39 ##
- 3) Division 3 ## CODE DIVISION 3 IF Q3=C14,15,23,36,50 ##
- 4) Division 4 ## CODE DIVISION 4 IF Q3=C16,17,24,26,28,35,42 ##
- 5) Division 5 ## CODE DIVISION 5 IF Q3=C8,9,10,11,21,34,41,47,49 ##
- 6) Division 6 ## CODE DIVISION 6 IF Q3=C1,18,25,43 ##
- 7) Division 7 ## CODE DIVISION 7 IF Q3=C4,19,37,44 ##
- 8) Division 8 ## CODE DIVISION 8 IF Q3=C3,6,13,27,29,32,45,51 ##
- 9) Division 9 ## CODE DIVISION 9 IF Q3=C2,5,12,38,48 ##

/* 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 ##

/* 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 2014. 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

/* Q11b */ Now looking back over the past year, has your personal financial situation gotten much better, somewhat better, stayed about the same, gotten somewhat worse, or gotten much worse?

- 1) Much better
- 2) Somewhat better
- 3) Stayed about the same4) 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
- /* 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

/* 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 */**

/* 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**

/* 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**

/* Q GENDER */

- 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!

Source: The Roper Center, 02/22/2016 Records = 1000									000							
COL	&	-	0	1	2	3	4	5	6	7	8	9	BLANK	OTHER	NONBLNK	COL
				424	490	86						0			1000	1
2	0	0	0	153	266	450	77	40	14	0	0	0	0	0	1000	2
3	0	0	0	170	478	176	80	96	0	0	0	0	0	0	1000	3
4 5	0	0	0 0	112 467	384 81	282 391	120 61	102 0	0	0 0	0	0	0	0	1000 1000	4 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 11	0	0	0	0 0	0 0	0	0 0	0 0	0	0 0	0	0	1000 1000	0	0	10 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 16	0	0	0 24	25 2	7 7	1 6	0 2	0 22	0 0	0 2	0 1	0	967 934	0	33 66	15 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 21	0	0	0	0	0 0	0	0	0 0	0	0	0	0	1000 1000	0	0	20 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 27	0	0	0 77	79 12	21 50	0 74	0 14	0 95	0 10	0 9	0 9	0 1	900 649	0	100 351	26 27
28	0	0	0	539	32	363	66	0	0	0	0	0	040	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 32	0	0	0 0	0	0 0	0	0 0	0	0	0	0	0	1000 1000	0	0	31 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 38	0	0	0	0 10	0 5	0	0 0	0 0	0	0 0	0	0	1000 985	0	0 15	37 38
39	0	0	8	0	3	1	0	13	0	0	0	0	975	0	25	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 43	0	0	0	0	0 0	0	0	0	0 0	0	0	0	1000 1000	0	0	42 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 48	0	0	0 0	0 0	0 0	0	0 0	0 0	0 0	0	0	0	1000	0	0	47
49	0	0	0	136	36	0	0	0	0	0	0	0	1000 828	0	172	48 49
50	0	0	131	16	51	42	9	175	8	10	6	0	552	0	448	50
51	0	0	0	581	36	328	55	0	0	0	0	0	0	0	1000	51
52 53	0	0	0	180 254	229 413	303 275	253 58	35 0	0 0	0	0	0	0	0	1000 1000	52 53
54	0	0	0	281	671	48	0	0	0	0	0	0	0	0	1000	54
55	0	0	0	24	62	149	386	4	0	0	0	0	375	0	625	55
56	0	0	0	221	627	120	32	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 59	0	0 0	0 0	0 0	0 0	0	0 0	0 0	0 0	0	0 0	0	1000 1000	0	0	58 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 64	0	0 0	0	0 0	0 0	0	0 0	0 0	0 0	0	0 0	0	1000 1000	0	0	63 64
65	0	0	0	21	126	171	208	215	154	80	22	3	0	0	1000	65
66	0	0	156	63	89	84	103	123	104	90	92	96	0	0	1000	66
67	0	0	0	259	0	0	0	0	0	0	0	0	741	0	259	67
68	0	0	86	98	91	131	77	94	100	108	112	103	0	0	1000	68
69 70	0	0 0	0 0	583 684	214 100	61 122	79 34	15 1	48 10	0 5	0 31	0 13	0	0	1000 1000	69 70
70	0	0	0	166	0	0	0	0	0	0	0	0	834	0	166	71
72	0	0	54	171	62	79	85	99	154	128	121	47	0	0	1000	72
73	0	0	0	503	497	0	0	0	0	0	0	0	0	0	1000	73
74	0	0	0	118	18	0	0	0	0	0	0	0	864	0	136	74
75 76	0	0 0	29 0	72 53	57 53	34 64	23 57	40 90	33 230	34 156	36 236	22 55	620 6	0	380 994	75 76
. 5	J	J	Ū	33	33	01	3,	,,	250		230	33	3	5	,,,	. 0

77 0 0 0 0	0 0	0 0	0 0	0 0	1000	0	0	77
78 0 0 0 0	0 0	0 0	0 0	0 0	1000	0	0	78
79 0 0 0 0	0 0	0 0	0 0	0 0	1000	0	0	79

Column Frequencies for USFM2015-069 TYPE=oneasc FORM 1 CARD 1 (COL=0) Source: The Roper Center, 02/22/2016 Records = 1000

Source: The Roper Center, 02/22/2016 Records										rds = 1	s = 1000					
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82	0	0	0	0	0	0	0	0	0	0	0	0	1000	0	0	82
83	0	0	0	0	0	0	0	0	0	0	0	0	1000	0	0	83
84	0	0	0	0	0	0	0	0	0	0	0	0	1000	0	0	84
85	0	0	0	0	0	0	0	0	0	0	0	0	1000	0	0	85
86	0	0	0	0	0	0	0	0	0	0	0	0	1000	0	0	86
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95	0	0	0	0	0	0	0	0	0	0	0	0	1000	0	0	95
96	0	0	0	0	0	0	0	0	0	0	0	0	1000	0	0	96
97	0	0	0	0	0	0	0	0	0	0	0	0	1000	0	0	97
98	0	0	0	0	0	0	0	0	0	0	0	0	1000	0	0	98
99	0	0	0	0	0	0	0	0	0	0	0	0	1000	0	0	99
100	0	0	0	0	0	0	0	0	0	0	0	0	1000	0	0	100
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103	0	0	0	0	0	0	0	0	0	0	0	0	1000	0	0	103
104	0	0	0	0	0	0	0	0	0	0	0	0	1000	0	0	104
105	0	0	0	0	0	0	0	0	0	0	0	0	1000	0	0	105
106	0	0	0	0	0	0	0	0	0	0	0	0	1000	0	0	106
107	0	0	0	0	0	0	0	0	0	0	0	0	1000	0	0	107
108	0	0	0	0	0	0	0	0	0	0	0	0	1000	0	0	108
109	0	0	0	0	0	0	0	0	0	0	0	0	1000	0	0	109
110	0	0	0	0	0	0	0	0	0	0	0	0	1000	0	0	110
111	0	0	0	0	0	0	0	0	0	0	0	0	1000	0	0	111
112	0	0	0	0	0	0	0	0	0	0	0	0	1000	0	0	112
113	0	0	0	295	61	15	6	3	1	0	0	0	619	0	381	113
114	0	0	0	0	0	0	0	0	0	0	0	0	0	1000	1000	114
115	0	0	87	83	88	108	124	130	125	95	95	65	0	0	1000	115
116	0	0	118	102	102	83	103	103	81	116	90	102	0	0	1000	116
117	0	0	0	0	0	0	0	0	1000	0	0	0	0	0	1000	117
118	0	0	0	0	0	0	0	0	0	0	1000	0	0	0	1000	118
119	0	0	0	49	131	141	79	199	52	116	74	159	0	0	1000	119
120	0	0	0	203	134	256	206	27	0	0	0	0	174	0	826	120
121	0	0	97	100	32	104	188	154	95	70	80	80	0	0	1000	121
122	0	0	0	1000	0	0	0	0	0	0	0	0	0	0	1000	122