

December 2013 Data Release

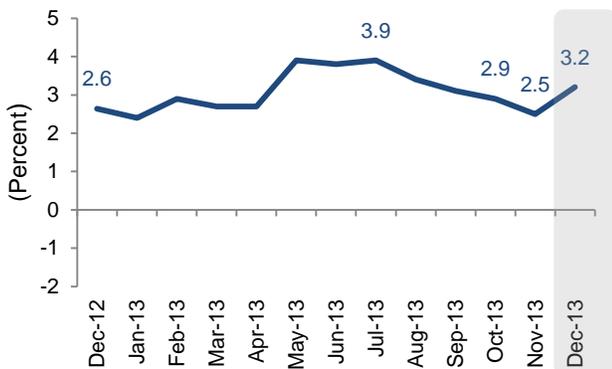
Fannie Mae's consumer attitudinal survey polls the adult U.S. general population to assess their attitudes about homeownership, renting a home, the economy, and household finances.

CONSUMER ATTITUDES ABOUT HOMEOWNERSHIP

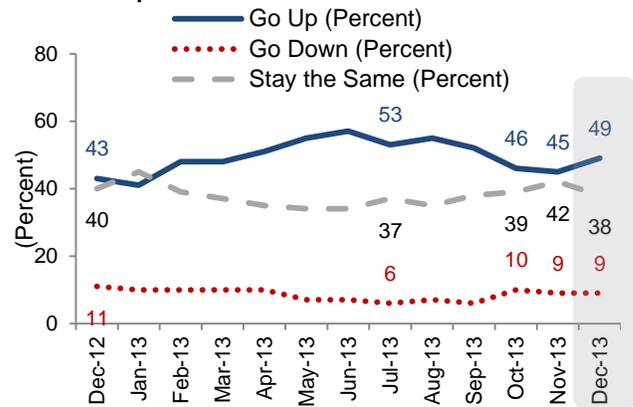
At 3.2%, the average 12-month home price change expectation increased dramatically from last month.

The share of people who say home prices will go up in the next 12 months increased four percentage points to 49%, and those who say home prices will go down held steady at 9%.

Average 12 Month Home Price Change Expectation (Percent)



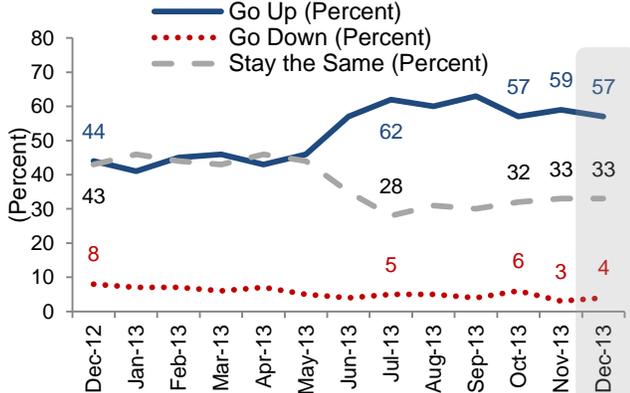
Share of respondents who say home prices will ... in the next 12 months



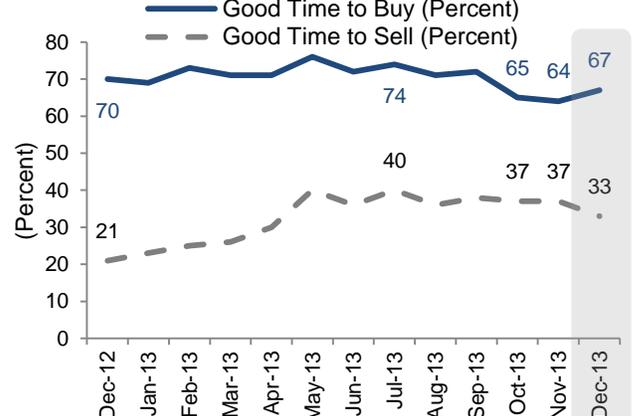
The share of respondents who say mortgage rates will go up in the next 12 months decreased by two percentage points, to 57%.

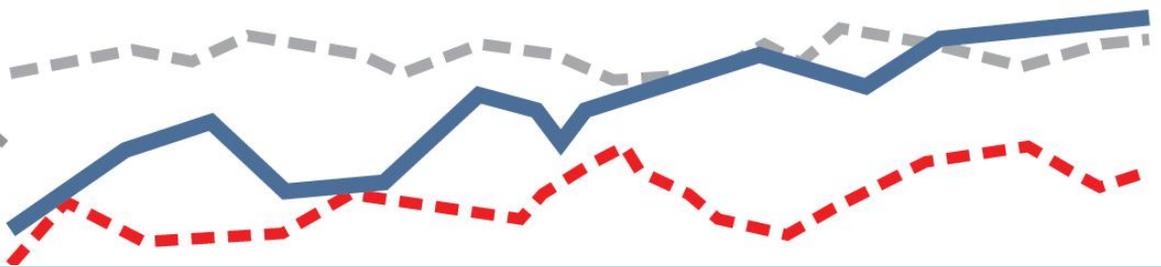
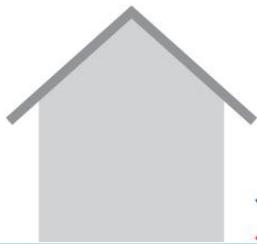
Those who say it is a good time to buy a house increased from last month, up three percentage points to 67%.

Share of respondents who say mortgage rates will ... in the next 12 months



Share of respondents who say it is a...



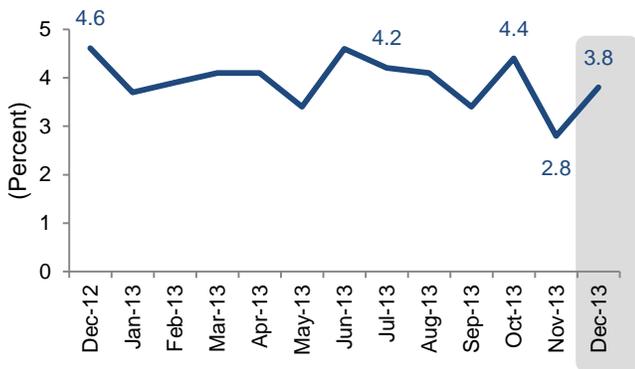


CONSUMER ATTITUDES ABOUT HOMEOWNERSHIP AND HOME RENTAL

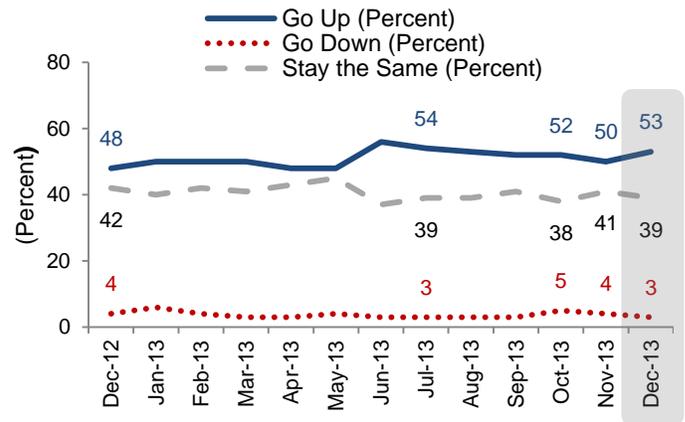
The average 12-month rental price change expectation increased one full percentage point from last month to 3.8%.

53% of those surveyed said home rental prices will go up in the next 12 months, an increase of three percentage points from last month.

Average 12 Month Rental Price Change Expectation (Percent)



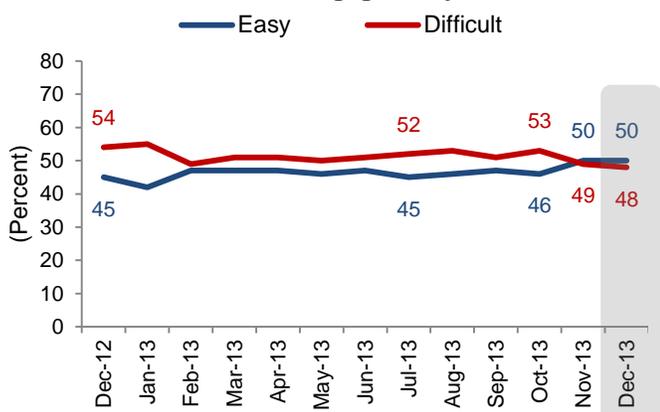
Share of respondents who say home rental prices will ... in the next 12 months



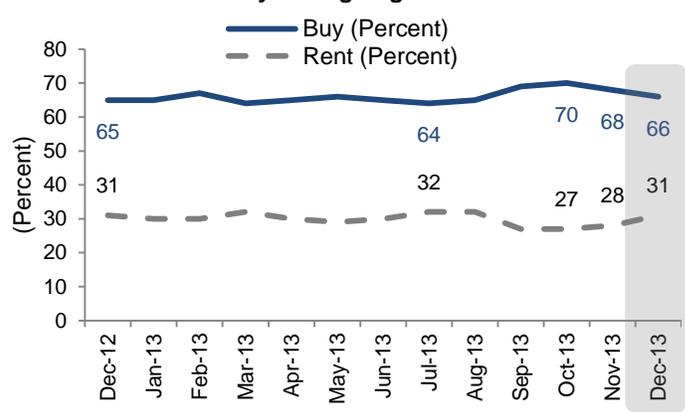
50% of respondents thought it would be easy for them to get a home mortgage today, holding steady from last month.

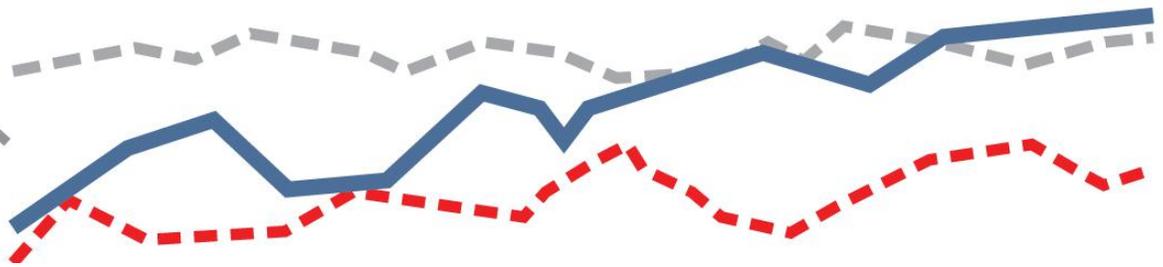
The share of respondents who say they would buy if they were going to move fell two percentage points to 66%.

Share of respondents who think it would be ... to get a home mortgage today



Share of respondents who say they would ... if they were going to move



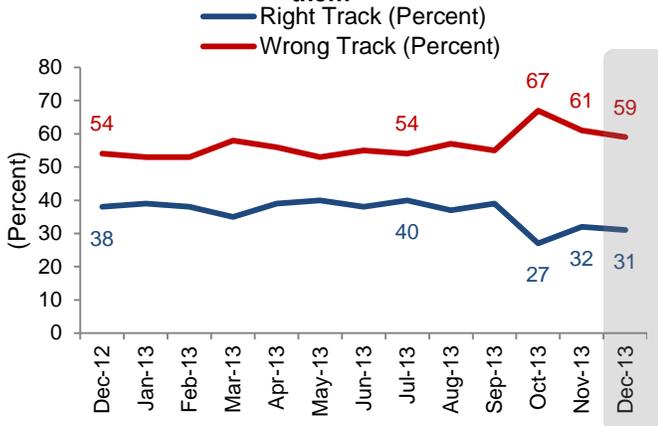


CONSUMER ATTITUDES ABOUT THE ECONOMY AND HOUSEHOLD FINANCES

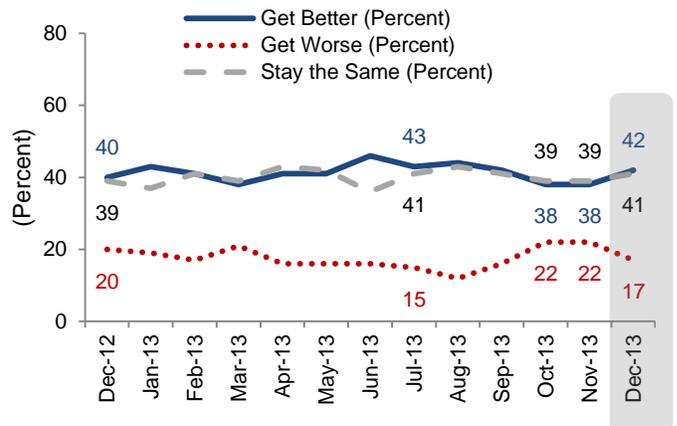
The share of respondents who say the economy is on the right track fell slightly from last month to 31%, which remains on the low side when compared to earlier in the year.

The percentage of respondents who expect their personal financial situation to get worse in the next 12 months fell five percentage points from last month, to 17%.

Share of respondents who say the economy is on the...



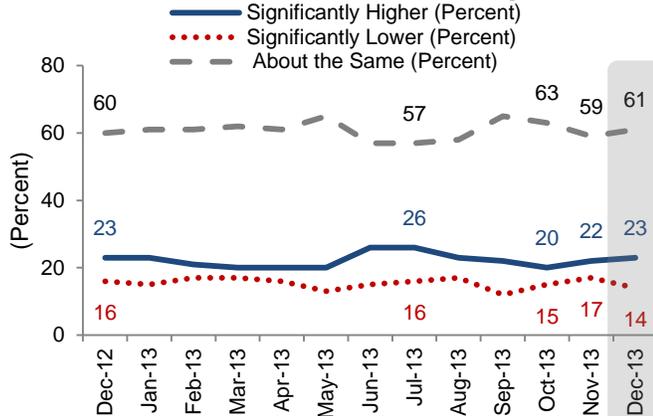
Share of respondents who expect their personal financial situation to ... over the next 12 months



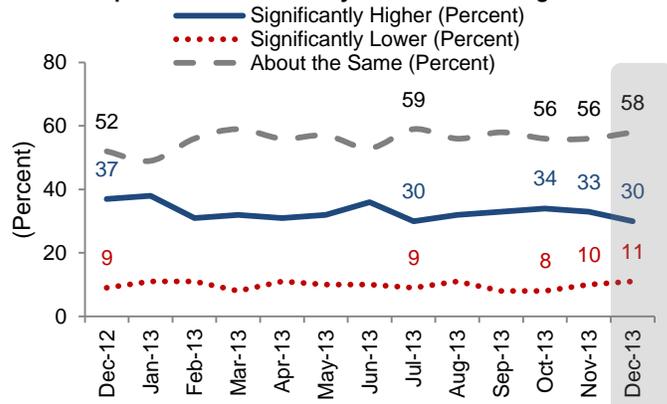
The share of respondents who say their household income is significantly higher than it was 12 months ago increased slightly to 23%.

At 30%, the share of respondents who say their household expenses are significantly higher than they were 12 months ago fell three percentage points from last month.

Share of respondents who say their household income is ... than it was 12 months ago



Share of respondents who say their household expenses are ... than they were 12 months ago



Fannie Mae Monthly National Housing Survey

December 2013

APPENDIX

About the Survey

The Fannie Mae National Housing Survey polled a nationally representative sample of 1,005 respondents aged 18 and older between December 1, 2013 and December 16, 2013. Most of the data collection occurred during the first two weeks of this period. Findings were compared to the same survey conducted monthly beginning June 2010.

Interviews were conducted by Penn Schoen Berland, in coordination with Fannie Mae.

The statistics in this release are estimated from sample surveys and are subject to sampling variability as well as nonsampling error, including bias and variance from response, nonreporting, and undercoverage. Expected price changes are calculated by creating an average of all responses, using a 0% change for those who said prices would stay the same, and excluding outliers beyond two standard deviations. All figures are shown in percentages, except where otherwise stated.

December 2013 Survey Audience Size: General Population (N=1,005)

Margin of Error: $\pm 3.1\%$

Average home price change expectation	
	%
December 2012	2.6
January 2013	2.4
February 2013	2.9
March 2013	2.7
April 2013	2.7
May 2013	3.9
June 2013	3.8
July 2013	3.9
August 2013	3.4
September 2013	3.1
October 2013	2.9
November 2013	2.5
December 2013	3.2

Share of respondents who say home prices will go up, go down, or stay the same in the next 12 months			
	% Go Up	% Go Down	% Stay the Same
December 2012	43	11	40
January 2013	41	10	45
February 2013	48	10	39
March 2013	48	10	37
April 2013	51	10	35
May 2013	55	7	34
June 2013	57	7	34
July 2013	53	6	37
August 2013	55	7	35
September 2013	52	6	38
October 2013	46	10	39
November 2013	45	9	42
December 2013	49	9	38

Share of respondents who say mortgage rates will go up, go down, or stay the same in the next 12 months

	% Go Up	% Go Down	% Stay the Same
December 2012	44	8	43
January 2013	41	7	46
February 2013	45	7	44
March 2013	46	6	43
April 2013	43	7	46
May 2013	46	5	44
June 2013	57	4	35
July 2013	62	5	28
August 2013	60	5	31
September 2013	63	4	30
October 2013	57	6	32
November 2013	59	3	33
December 2013	57	4	33

Share of respondents who say it is a good time to buy, and share of respondents who say it is a good time to sell

	% Good Time to Buy	% Good Time to Sell
December 2012	70	21
January 2013	69	23
February 2013	73	25
March 2013	71	26
April 2013	71	30
May 2013	76	40
June 2013	72	36
July 2013	74	40
August 2013	71	36
September 2013	72	38
October 2013	65	37
November 2013	64	37
December 2013	67	33

Average rental price change expectation

	%
December 2012	4.6
January 2013	3.7
February 2013	3.9
March 2013	4.1
April 2013	4.1
May 2013	3.4
June 2013	4.6
July 2013	4.2
August 2013	4.1
September 2013	3.4
October 2013	4.4
November 2013	2.8
December 2013	3.8

Share of respondents who say home rental prices will go up, go down, or stay the same in the next 12 months

	% Go Up	% Go Down	% Stay the Same
December 2012	48	4	42
January 2013	50	6	40
February 2013	50	4	42
March 2013	50	3	41
April 2013	48	3	43
May 2013	48	4	45
June 2013	56	3	37
July 2013	54	3	39
August 2013	53	3	39
September 2013	52	3	41
October 2013	52	5	38
November 2013	50	4	41
December 2013	53	3	39

Share of respondents who think it would be difficult or easy for them to get a home mortgage today

	% Difficult	% Easy
December 2012	54	45
January 2013	55	42
February 2013	49	47
March 2013	51	47
April 2013	51	47
May 2013	50	46
June 2013	51	47
July 2013	52	45
August 2013	53	46
September 2013	51	47
October 2013	53	46
November 2013	49	50
December 2013	48	50

Share of respondents who say they would buy or rent if they were going to move

	% Buy	% Rent
December 2012	65	31
January 2013	65	30
February 2013	67	30
March 2013	64	32
April 2013	65	30
May 2013	66	29
June 2013	65	30
July 2013	64	32
August 2013	65	32
September 2013	69	27
October 2013	70	27
November 2013	68	28
December 2013	66	31

Share of respondents who think the economy is on the right track or the wrong track

	Right Track	Wrong Track
December 2012	38	54
January 2013	39	53
February 2013	38	53
March 2013	35	58
April 2013	39	56
May 2013	40	53
June 2013	38	55
July 2013	40	54
August 2013	37	57
September 2013	39	55
October 2013	27	67
November 2013	32	61
December 2013	31	59

Share of respondents who expect their personal financial situation to get better, get worse, or stay the same in the next 12 months

	% Get Better	% Get Worse	% Stay the Same
December 2012	40	20	39
January 2013	43	19	37
February 2013	41	17	41
March 2013	38	21	39
April 2013	41	16	43
May 2013	41	16	42
June 2013	46	16	36
July 2013	43	15	41
August 2013	44	12	43
September 2013	42	16	41
October 2013	38	22	39
November 2013	38	22	39
December 2013	42	17	41

Share of respondents who say their household income is higher, lower, or about the same compared to 12 months ago

	% Higher	% Lower	% About the Same
December 2012	23	16	60
January 2013	23	15	61
February 2013	21	17	61
March 2013	20	17	62
April 2013	20	16	61
May 2013	20	13	65
June 2013	26	15	57
July 2013	26	16	57
August 2013	23	17	58
September 2013	22	12	65
October 2013	20	15	63
November 2013	22	17	59
December 2013	23	14	61

Share of respondents who say their household expenses are higher, lower, or about the same compared to 12 months ago

	% Higher	% Lower	% About the Same
December 2012	37	9	52
January 2013	38	11	49
February 2013	31	11	56
March 2013	32	8	59
April 2013	31	11	56
May 2013	32	10	57
June 2013	36	10	53
July 2013	30	9	59
August 2013	32	11	56
September 2013	33	8	58
October 2013	34	8	56
November 2013	33	10	56
December 2013	30	11	58