

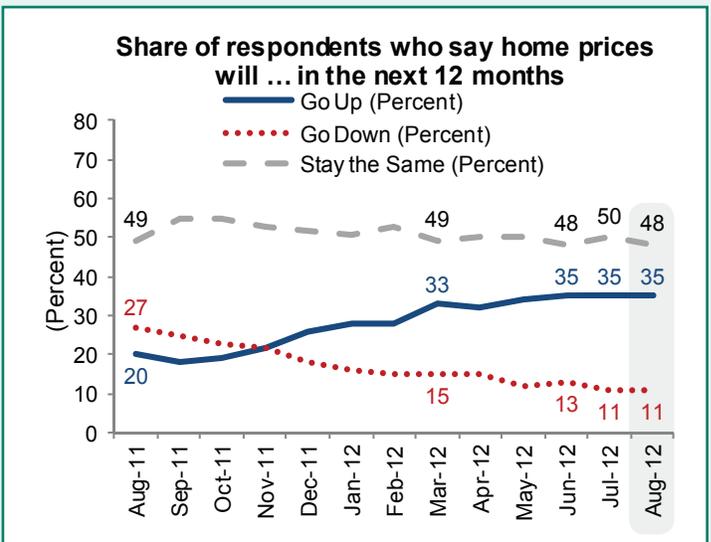
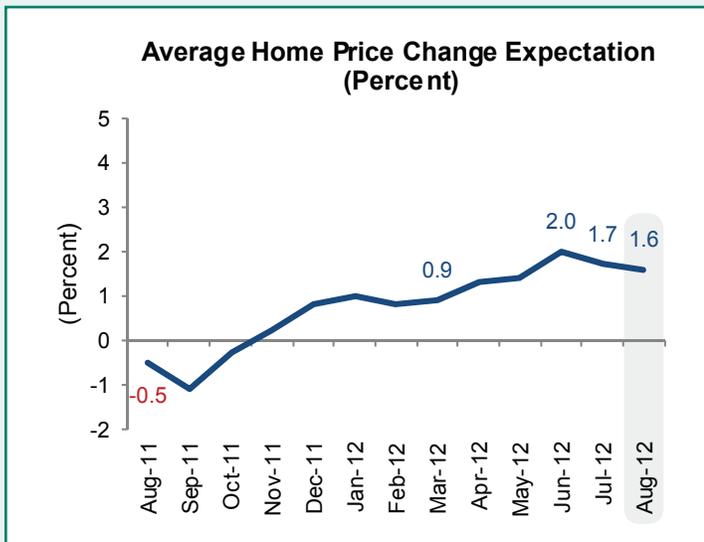
August 2012 Data Release

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

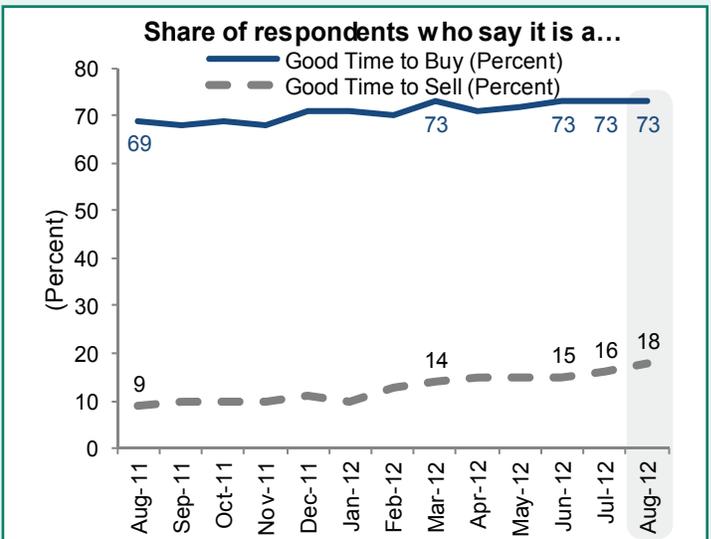
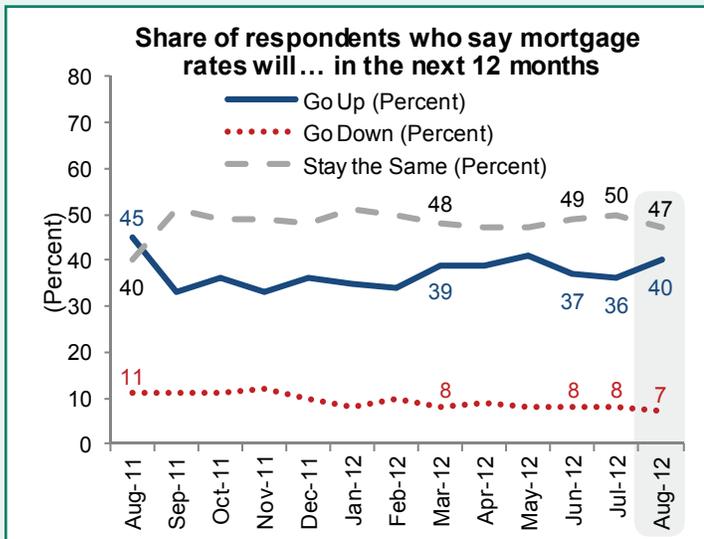
Average home price change expectation is 1.6%, largely consistent with last month and down from a June high of 2.0%.

11% of those surveyed say home prices will go down in the next year, holding steady at the lowest level since the survey's inception in June 2010.



At 40%, the percentage of respondents who say mortgage rates will go up in the next 12 months has increased by 4 percentage points since July.

18% of respondents say it is a good time to sell, the highest level since the survey's inception, while the percentage of those who say it is a good time to buy has remained steady at 73%.

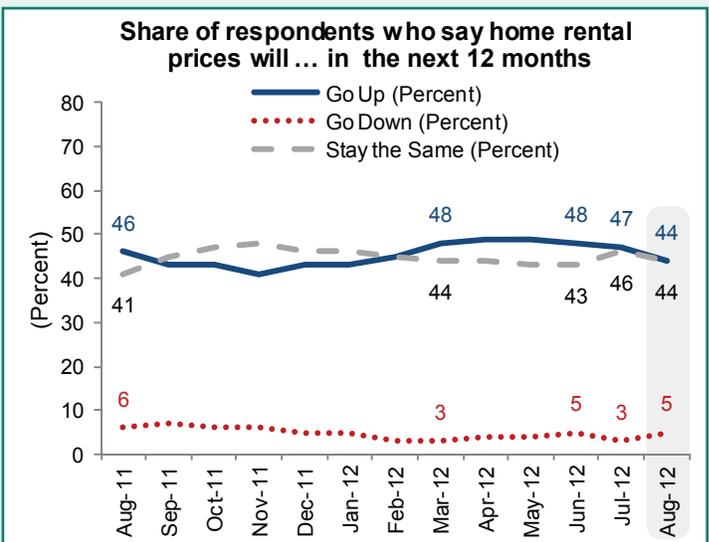
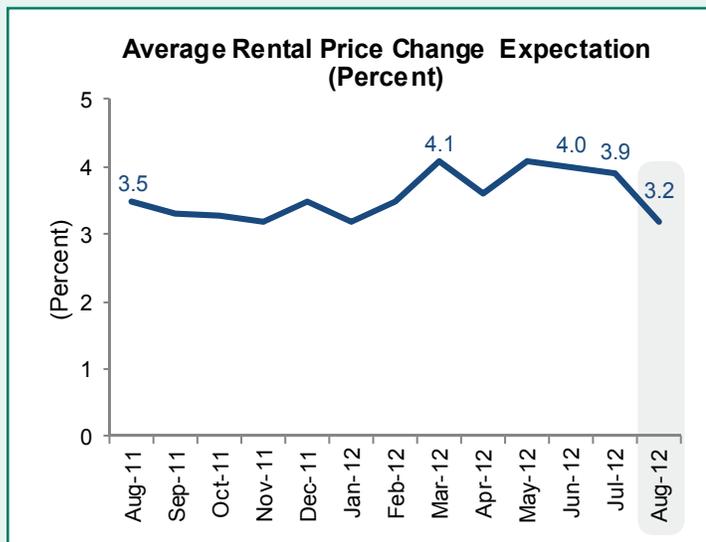




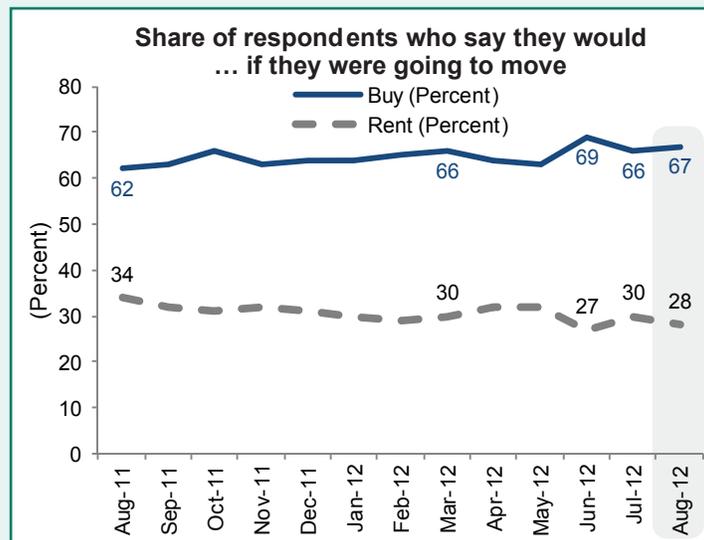
CONSUMER ATTITUDES ABOUT HOME RENTAL

The average rental price change expectation decreased 0.7% from last month to 3.2%, the lowest level since January 2012.

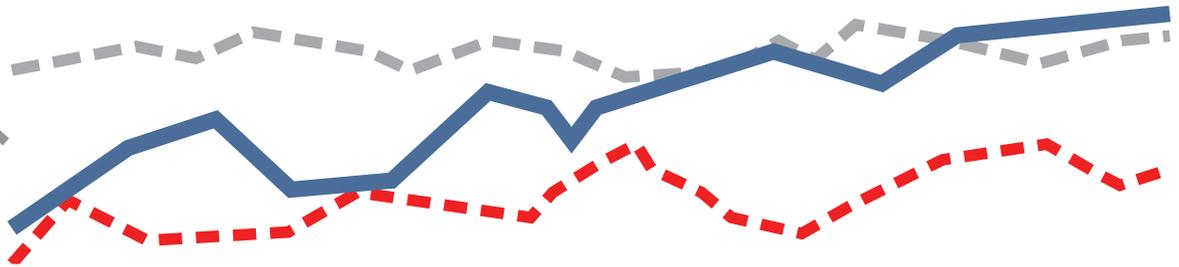
44% of those surveyed say home rental prices will go up in the next year, a decrease of 3 percentage points, while 5% expect them to go down.



The percentage of respondents who say they would buy if they were going to move increased slightly to 67%, while 28% would rent.



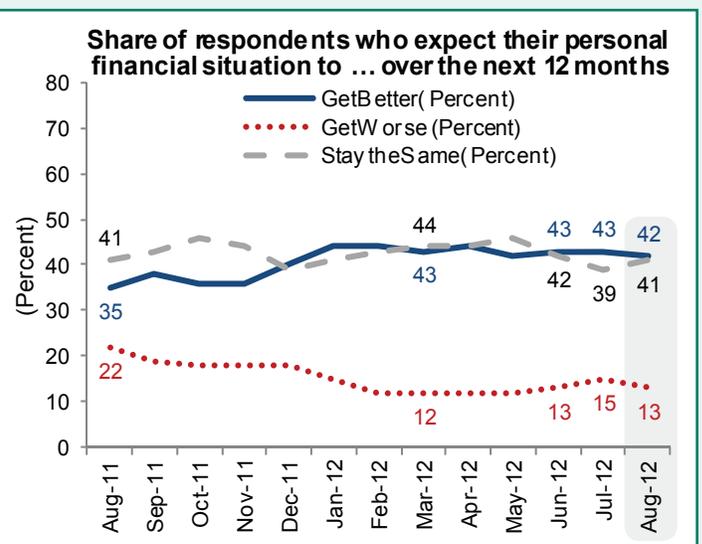
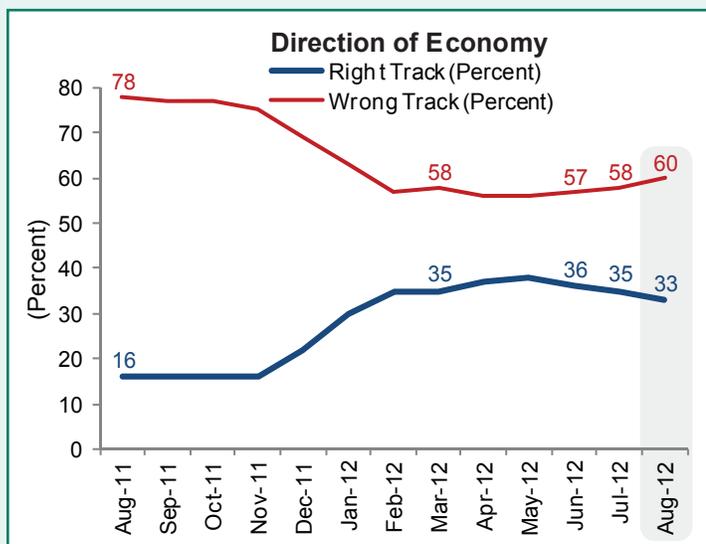
28% of respondents say they would rent if they were going to move, down 2 percentage points from last month.



CONSUMER ATTITUDES ABOUT THE ECONOMY AND HOUSEHOLD FINANCES

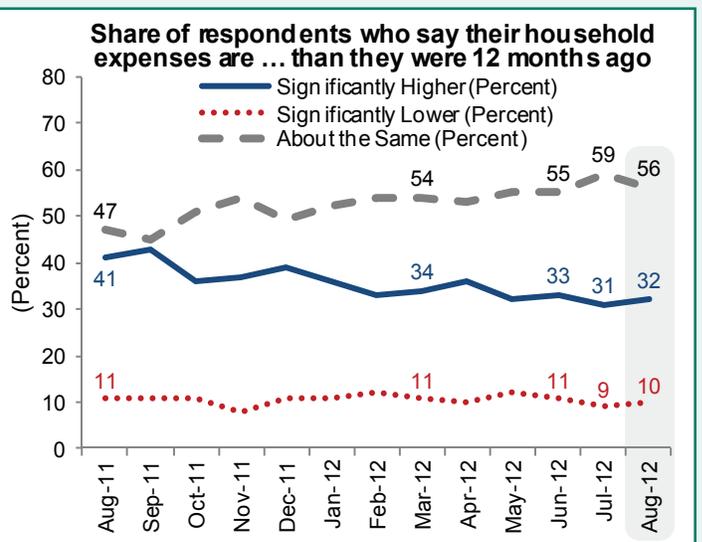
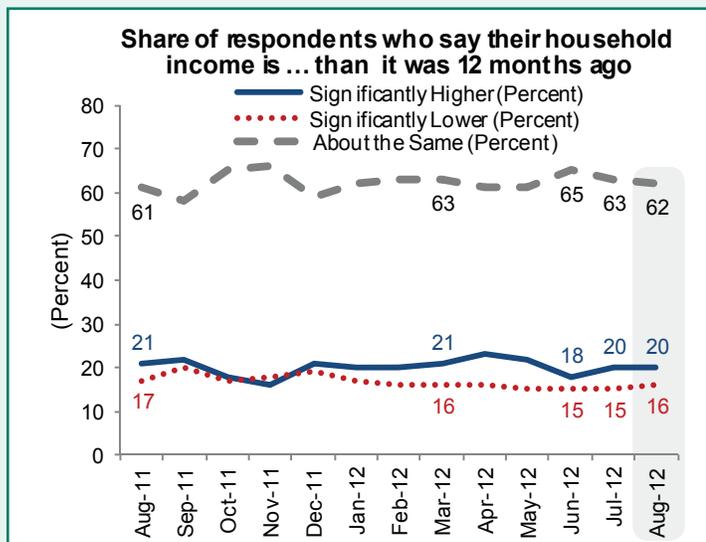
Consumer optimism continues to wane, with 33% saying the economy is on the right track, a slight decrease from last month and 5 percentage points lower than the May 2012 peak.

The percentage of respondents who expect their personal financial situation to get worse fell slightly to 13%, while those expecting their personal financial situation to stay the same increased slightly to 41%.



The share of respondents who say their household income is significantly higher than it was 12 months ago remained steady at 20%, while those who say it is significantly lower increased slightly to 16%.

56% of those surveyed say their household expenses are about the same as they were a year ago, a slight decrease over July.



Fannie Mae Monthly National Housing Survey

August 2012

APPENDIX

About the Survey

The Fannie Mae National Housing Survey polled a nationally representative sample of 1,002 respondents aged 18 and older between August 4, 2012 and August 25, 2012. 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 non-sampling error, including bias and variance from response, non-reporting, and under-coverage. 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.

August 2012 Audience Size: General Population (N=1,002)

Margin of Error: ±3.1%

Average home price level expectation

	%
August 2011	-0.5
September 2011	-1.1
October 2011	-0.3
November 2011	0.2
December 2011	0.8
January 2012	1.0
February 2012	0.8
March 2012	0.9
April 2012	1.3
May 2012	1.4
June 2012	2.0
July 2012	1.7
August 2012	1.6

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
August 2011	20	27	49
September 2011	18	25	55
October 2011	19	23	55
November 2011	22	22	53
December 2011	26	18	52
January 2012	28	16	51
February 2012	28	15	53
March 2012	33	15	49
April 2012	32	15	50
May 2012	34	12	50
June 2012	35	13	48
July 2012	35	11	50
August 2012	35	11	48

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
August 2011	45	11	40
September 2011	33	11	51
October 2011	36	11	49
November 2011	33	12	49
December 2011	36	10	48
January 2012	35	8	51
February 2012	34	10	50
March 2012	39	8	48
April 2012	39	9	47
May 2012	41	8	47
June 2012	37	8	49
July 2012	36	8	50
August 2012	40	7	47

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
August 2011	69	9
September 2011	68	10
October 2011	69	10
November 2011	68	10
December 2011	71	11
January 2012	71	10
February 2012	70	13
March 2012	73	14
April 2012	71	15
May 2012	72	15
June 2012	73	15
July 2012	73	16
August 2012	73	18

Average rental price level expectation

	%
August 2011	3.5
September 2011	3.3
October 2011	3.3
November 2011	3.2
December 2011	3.5
January 2012	3.2
February 2012	3.5
March 2012	4.1
April 2012	3.6
May 2012	4.1
June 2012	4.0
July 2012	3.9
August 2012	3.2

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
August 2011	46	6	41
September 2011	43	7	45
October 2011	43	6	47
November 2011	41	6	48
December 2011	43	5	46
January 2012	43	5	46
February 2012	45	3	45
March 2012	48	3	44
April 2012	49	4	44
May 2012	49	4	43
June 2012	48	5	43
July 2012	47	3	46
August 2012	44	5	44

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

	% Buy	% Rent
August 2011	62	34
September 2011	63	32
October 2011	66	31
November 2011	63	32
December 2011	64	31
January 2012	64	30
February 2012	65	29
March 2012	66	30
April 2012	64	32
May 2012	63	32
June 2012	69	27
July 2012	66	30
August 2012	67	28

Direction of the economy

	Right Track	Wrong Track
August 2011	16	78
September 2011	16	77
October 2011	16	77
November 2011	16	75
December 2011	22	69
January 2012	30	63
February 2012	35	57
March 2012	35	58
April 2012	37	56
May 2012	38	56
June 2012	36	57
July 2012	35	58
August 2012	33	60

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

	% Get Better	% Get Worse	% Stay the Same
August 2011	35	22	41
September 2011	38	19	43
October 2011	36	18	46
November 2011	36	18	44
December 2011	40	18	39
January 2012	44	15	41
February 2012	44	12	43
March 2012	43	12	44
April 2012	44	12	44
May 2012	42	12	46
June 2012	43	13	42
July 2012	43	15	39
August 2012	42	13	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
August 2011	21	17	62
September 2011	22	20	58
October 2011	18	17	65
November 2011	16	18	66
December 2011	21	19	59
January 2012	20	17	62
February 2012	20	16	63
March 2012	21	16	63
April 2012	23	16	61
May 2012	22	15	61
June 2012	18	15	65
July 2012	20	15	63
August 2012	20	16	62

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
August 2011	41	11	47
September 2011	43	11	45
October 2011	36	11	51
November 2011	37	8	54
December 2011	39	11	49
January 2012	36	11	52
February 2012	33	12	54
March 2012	34	11	54
April 2012	36	10	53
May 2012	32	12	55
June 2012	33	11	55
July 2012	31	9	59
August 2012	32	10	56