

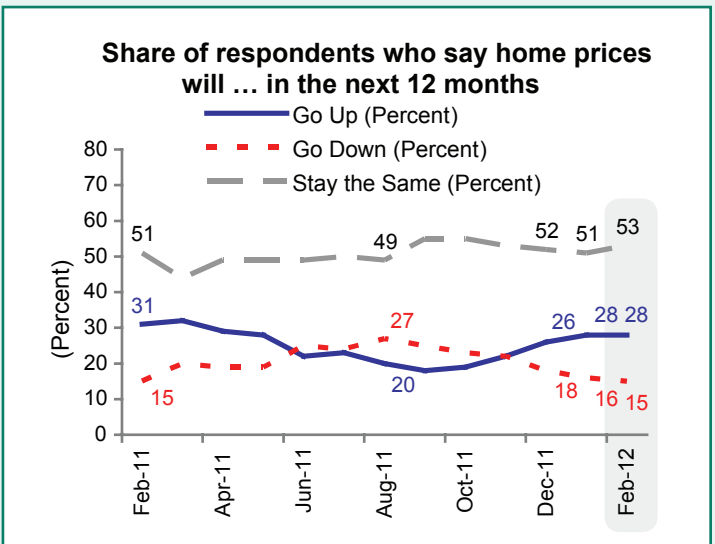
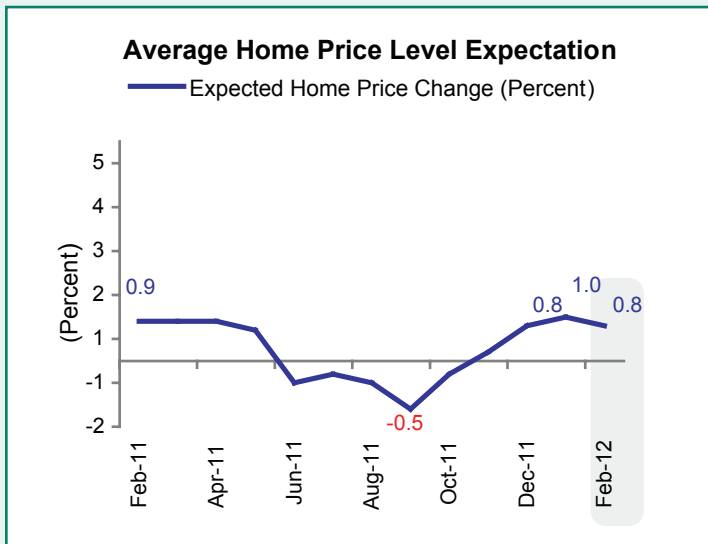
## February 2012 Data Release

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

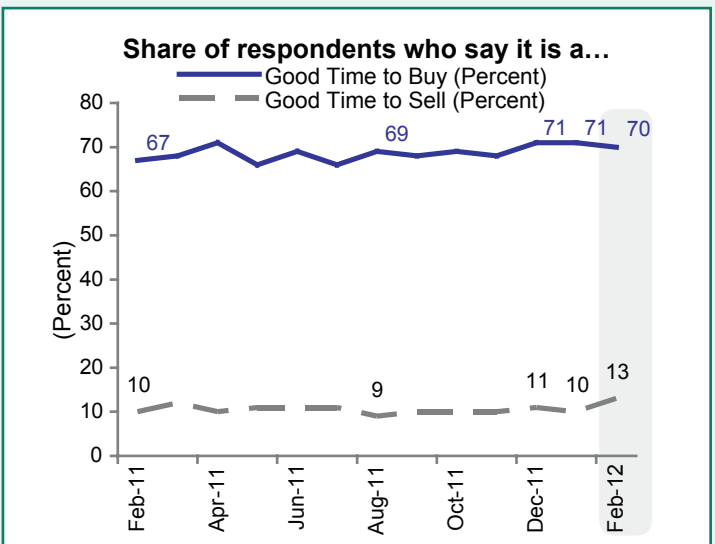
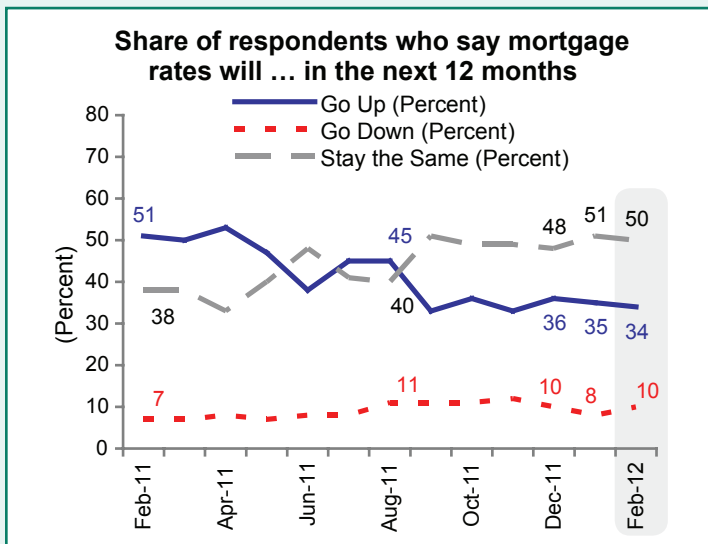
On average, Americans expect home prices to increase by 0.8% over the next 12 months (down slightly since last month).

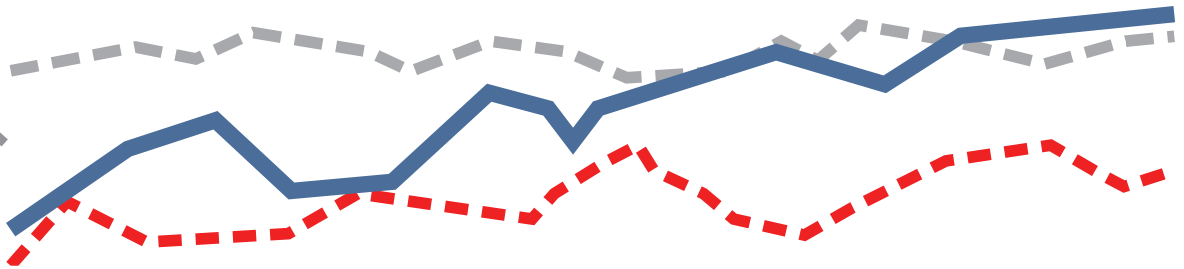
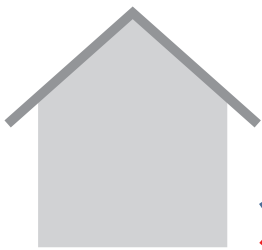
28% of respondents expect home prices to increase over the next 12 months (consistent with last month), while 15% say they expect home prices to decline (down 1 percentage point). 53% say prices will stay the same.



10% of Americans say that mortgage rates will go down in the next 12 months, a 2 percentage point increase from last month.

The percentage who say it is a good time to sell rose by 3 percentage points to 13%, the highest level in over a year, while the percentage of respondents who say it is a good time to buy dropped 1 percentage point to 70% this month.

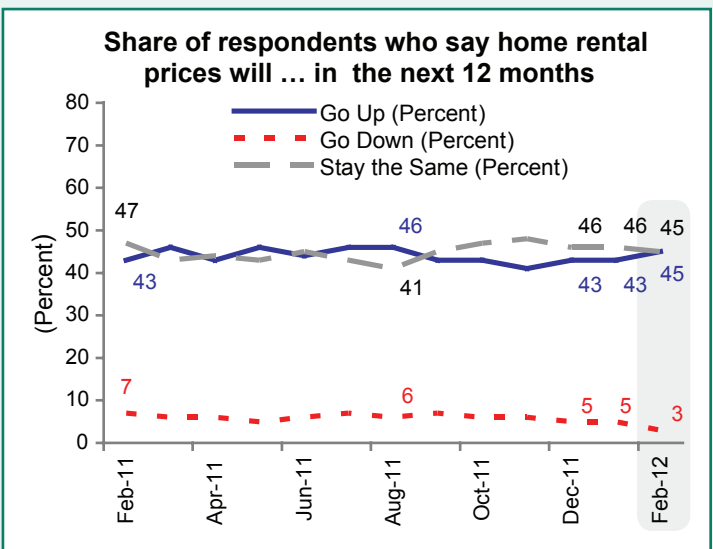
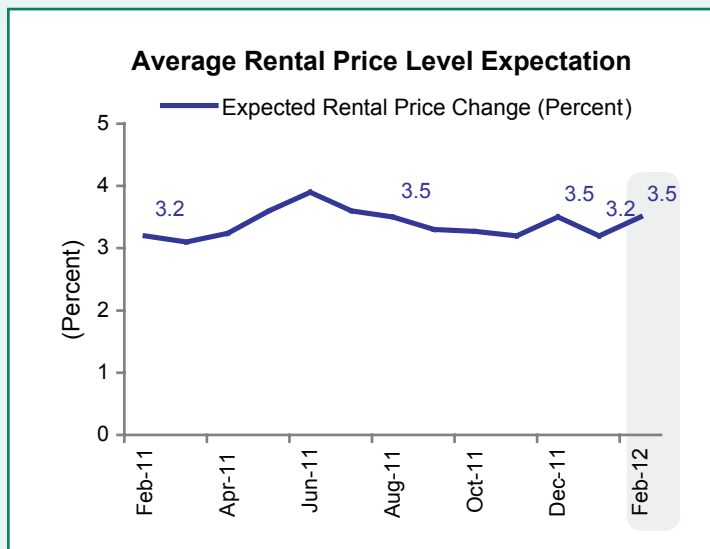




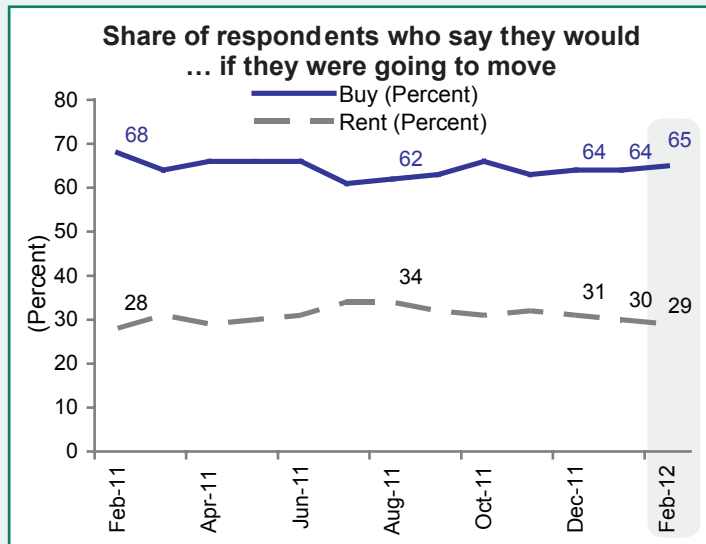
## CONSUMER ATTITUDES ABOUT HOME RENTAL

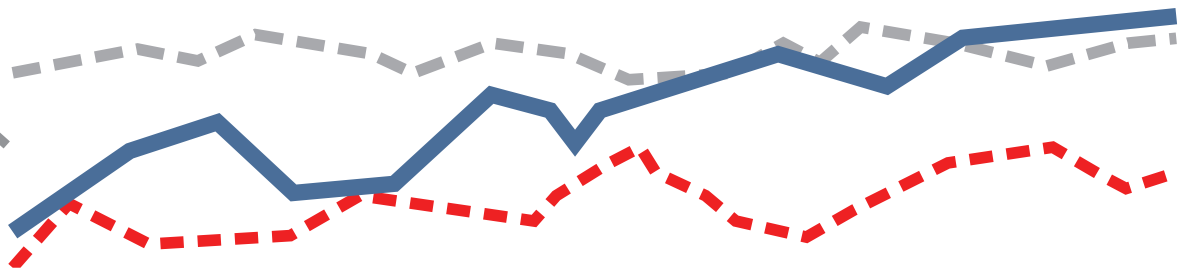
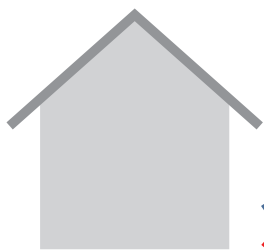
On average, respondents expect home rental prices to increase by 3.5% over the next 12 months, a slight increase since January.

45% of respondents think that home rental prices will go up, a 2 percentage point increase from last month, while 3% expect them to go down, a 2 percentage point decrease from last month and the lowest value in over a year.



65% of respondents say they would buy their next home if they were going to move, up 1 percentage point since last month, while 29% say they would rent, down 1 percentage point versus last month.

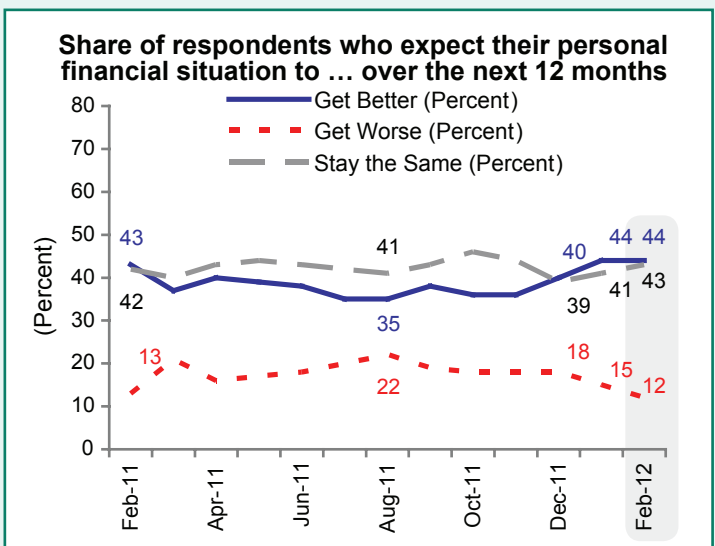
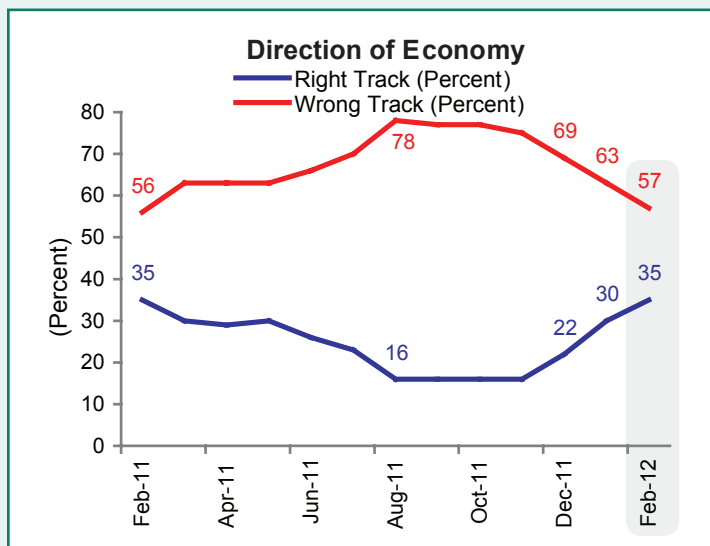




## CONSUMER ATTITUDES ABOUT THE ECONOMY AND HOUSEHOLD FINANCES

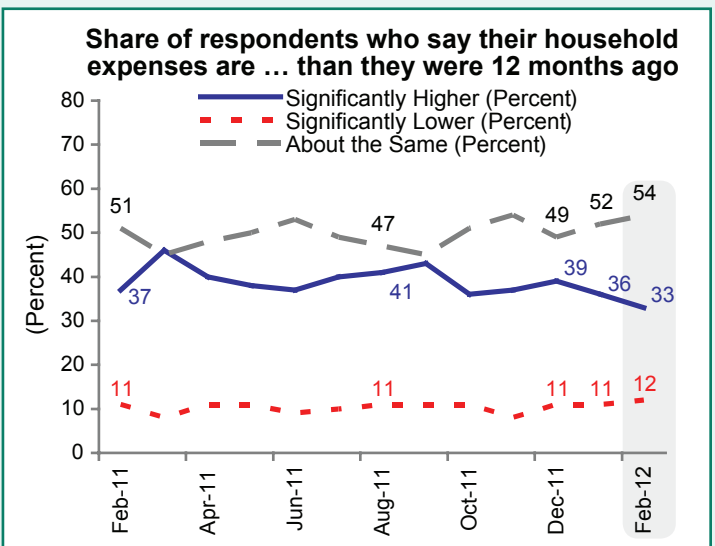
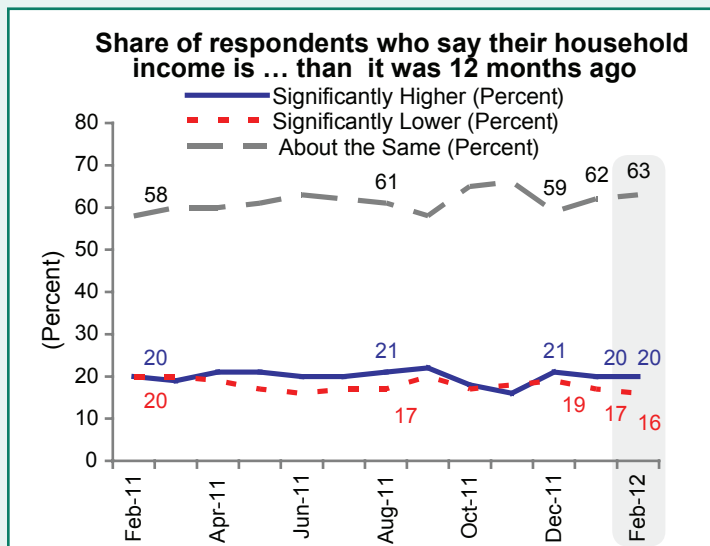
The rise in confidence in the economy's direction continued this month, with 35% responding that they think the economy is on the right track, a 5 percentage point increase from January. The percentage who say the economy is on the wrong track dropped to 57%, a decline of 6 percentage points.

Only 12% think that their personal financial situation will worsen in the next 12 months, a 3 percentage point drop from January and the lowest value in over a year.



16% of respondents say their income is significantly lower than it was 12 months ago (down 1 percentage point since January), while 63% say it has stayed the same (up 1 percentage point since January).

33% say their expenses have increased significantly over the past 12 months, a 3 percentage point decrease from last month and the lowest level in the past 12 months.



# Fannie Mae Monthly National Housing Survey

February 2012

## APPENDIX

### About the Survey

The Fannie Mae National Housing Survey polled a nationally representative sample of 1,003 respondents aged 18 and older between February 1, 2012 and February 27, 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 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.

**February 2012 Audience Size: General Population (N=1,003)**

**Margin of Error: ±3.1%**

Average home price level expectation	
	%
February 2011	0.9
March 2011	0.9
April 2011	0.9
May 2011	0.7
June 2011	-0.5
July 2011	-0.3
August 2011	-0.5
September 2011	-1.1
October 2011	-0.3
November 2011	0.2
December 2011	0.8
January 2012	1.0
<b>February 2012</b>	<b>0.8</b>

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
February 2011	31	15	51
March 2011	32	20	44
April 2011	29	19	49
May 2011	28	19	49
June 2011	22	25	49
July 2011	23	24	50
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
<b>February 2012</b>	<b>28</b>	<b>15</b>	<b>53</b>

### 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
February 2011	51	7	38
March 2011	50	7	38
April 2011	53	8	33
May 2011	47	7	40
June 2011	38	8	48
July 2011	45	8	41
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
<b>February 2012</b>	<b>34</b>	<b>10</b>	<b>50</b>

### 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
February 2011	67	10
March 2011	68	12
April 2011	71	10
May 2011	66	11
June 2011	69	11
July 2011	66	11
August 2011	69	9
September 2011	68	10
October 2011	69	10
November 2011	68	10
December 2011	71	11
January 2012	71	10
<b>February 2012</b>	<b>70</b>	<b>13</b>

### Average rental price level expectation

	%
February 2011	3.2
March 2011	3.1
April 2011	3.2
May 2011	3.6
June 2011	3.9
July 2011	3.6
August 2011	3.5
September 2011	3.3
October 2011	3.3
November 2011	3.2
December 2011	3.5
January 2012	3.2
<b>February 2012</b>	<b>3.5</b>

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
February 2011	43	7	47
March 2011	46	6	43
April 2011	43	6	44
May 2011	46	5	43
June 2011	44	6	45
July 2011	46	7	43
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
<b>February 2012</b>	<b>45</b>	<b>3</b>	<b>45</b>

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

	% Buy	% Rent
February 2011	68	28
March 2011	64	31
April 2011	66	29
May 2011	66	30
June 2011	66	31
July 2011	61	34
August 2011	62	34
September 2011	63	32
October 2011	66	31
November 2011	63	32
December 2011	64	31
January 2012	64	30
<b>February 2012</b>	<b>65</b>	<b>29</b>

Direction of the economy

	Right Track	Wrong Track
February 2011	35	56
March 2011	30	63
April 2011	29	63
May 2011	30	63
June 2011	26	66
July 2011	23	70
August 2011	16	78
September 2011	16	77
October 2011	16	77
November 2011	16	75
December 2011	22	69
January 2012	30	63
<b>February 2012</b>	<b>35</b>	<b>57</b>

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

	<b>% Get Better</b>	<b>% Get Worse</b>	<b>% Stay the Same</b>
February 2011	43	13	42
March 2011	37	21	40
April 2011	40	16	43
May 2011	39	17	44
June 2011	38	18	43
July 2011	35	20	42
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
<b>February 2012</b>	<b>44</b>	<b>12</b>	<b>43</b>

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

	<b>% Higher</b>	<b>% Lower</b>	<b>% About the Same</b>
February 2011	20	20	58
March 2011	19	20	60
April 2011	21	19	60
May 2011	21	17	61
June 2011	20	16	63
July 2011	20	17	62
August 2011	21	17	61
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
<b>February 2012</b>	<b>20</b>	<b>16</b>	<b>63</b>

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

	<b>% Higher</b>	<b>% Lower</b>	<b>% About the Same</b>
February 2011	37	11	51
March 2011	46	8	45
April 2011	40	11	48
May 2011	38	11	50
June 2011	37	9	53
July 2011	40	10	49
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
<b>February 2012</b>	<b>33</b>	<b>12</b>	<b>54</b>