

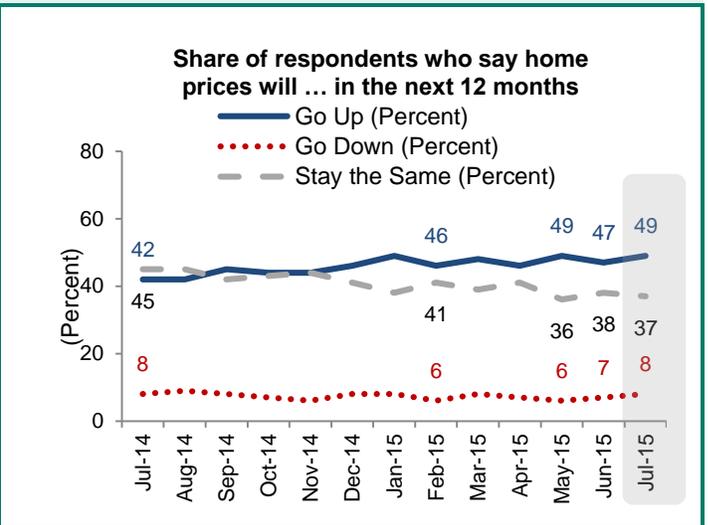
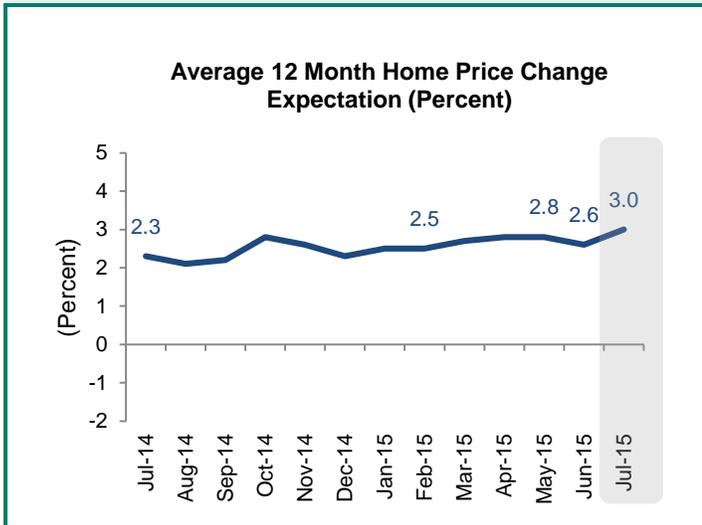
July 2015 Data Release

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

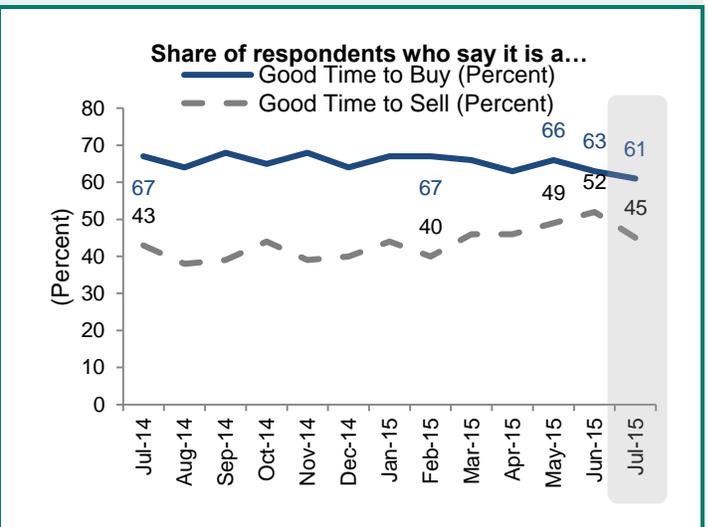
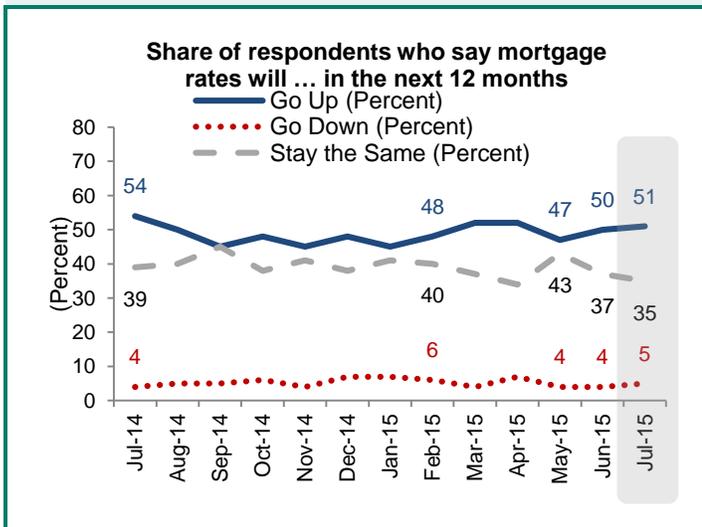
The average 12-month home price change expectation rose to 3.0%.

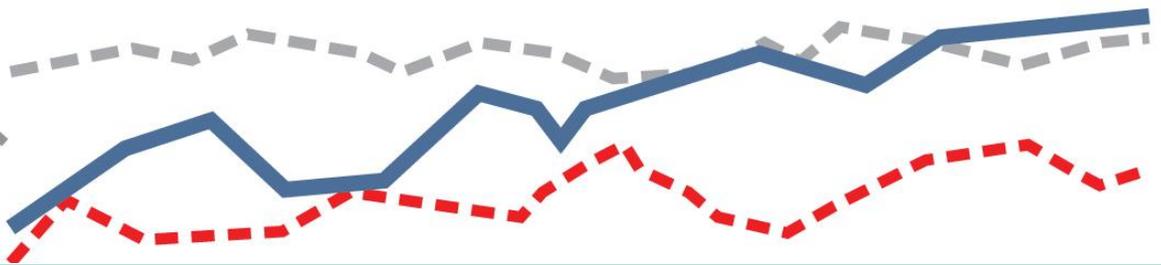
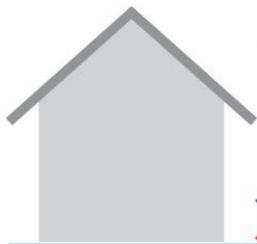
The share of respondents who say home prices will go up in the next 12 months rose to 49%, while the share who say home prices will go down rose to 8%.



The share of respondents who say mortgage rates will go up in the next 12 months rose 1 percentage point to 51%.

Those who say it is a good time to buy a house fell to 61% - an all-time survey low, while those who say it is a good time to sell fell to 45%.



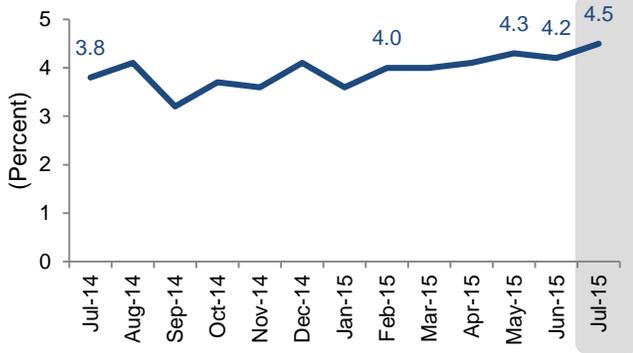


CONSUMER ATTITUDES ABOUT HOMEOWNERSHIP AND HOME RENTAL

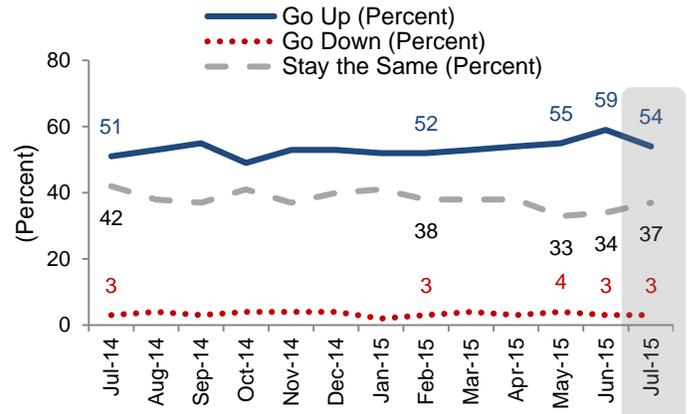
The average 12-month rental price change expectation rose to 4.5%.

The percentage of respondents who expect home rental prices to go up fell 5 percentage points to 54%.

Average 12 Month Rental Price Change Expectation (Percent)



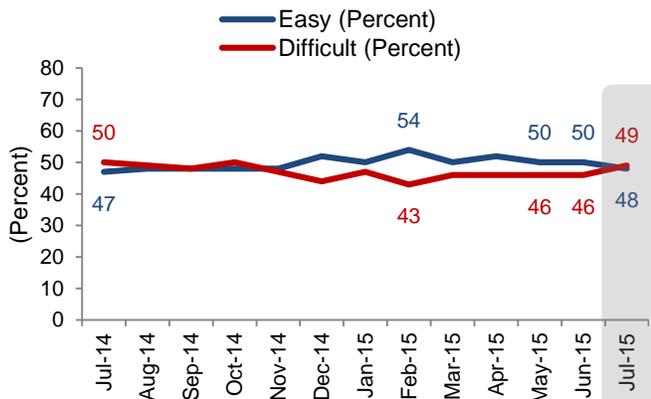
Share of respondents who say home rental prices will ... in the next 12 months



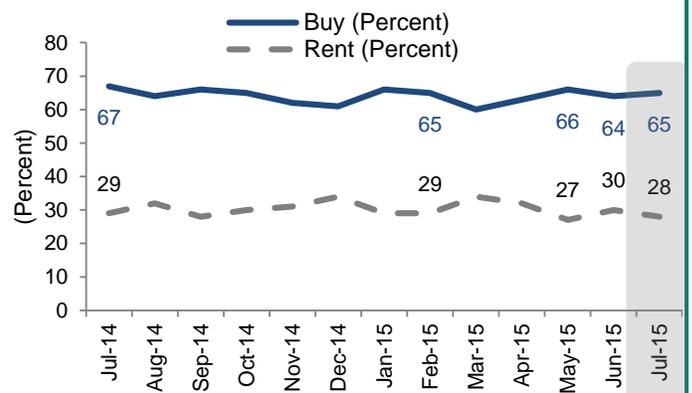
Those who think it would be easy to get a mortgage fell to 48%, while those who think it would be difficult rose to 49%, the first time that more think it would be difficult since October.

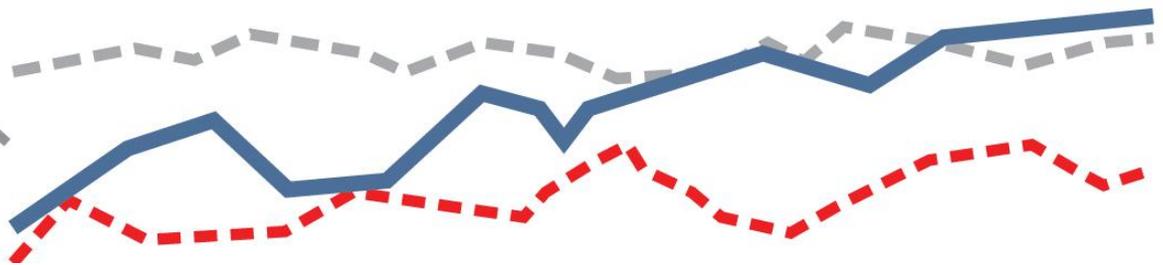
The share who say they would buy if they were going to move rose 1 percentage point to 65%, while the share who would rent decreased to 28%.

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



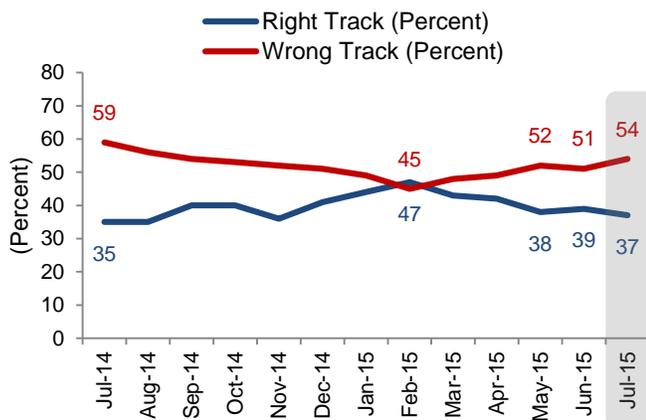


CONSUMER ATTITUDES ABOUT THE ECONOMY AND HOUSEHOLD FINANCES

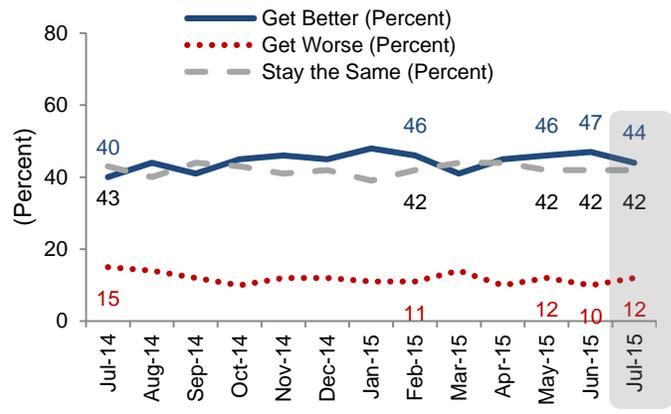
The share of respondents who say the economy is on the right track decreased by 2 percentage points to 37%, while those who say the economy is on the wrong track rose by 3 percentage points to 54%.

The percentage of respondents who expect their personal financial situation to get better over the next 12 months fell to 44%, ending its rising trend.

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



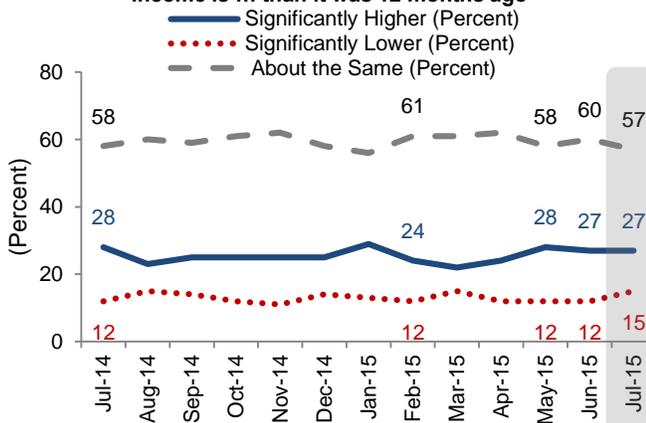
Share of respondents who expect their personal financial situation to ... over the next 12 months



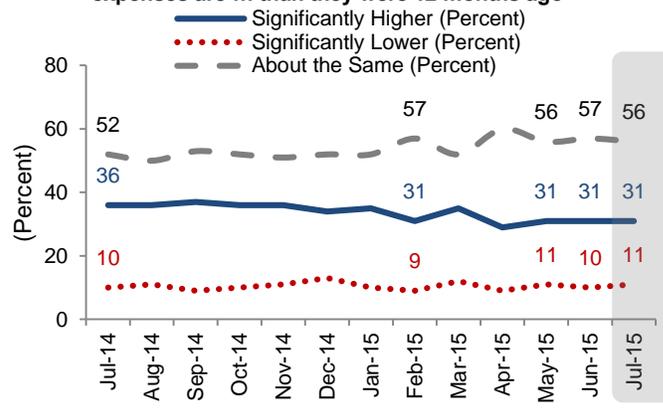
The share of respondents who say their household income is significantly lower than it was 12 months ago rose to 15%, the first change in this statistic since April.

The percentage of respondents who say their household expenses are significantly higher than they were 12 months ago remained at 31%.

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™

July 2015

APPENDIX

About the Survey

Fannie Mae's National Housing Survey™ polled a nationally representative sample of 1,000 respondents aged 18 and older between July 1, 2015 and July 23, 2015. Most of the data collection occurred during the first two weeks of this period. Findings were compared to the same survey conducted monthly beginning July 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.

July 2015 Survey Audience Size: General Population (N=1,004)

Margin of Error: ±3.1%

Average home price change expectation	
	%
July 2014	2.3
August 2014	2.1
September 2014	2.2
October 2014	2.8
November 2014	2.6
December 2014	2.3
January 2015	2.5
February 2015	2.5
March 2015	2.7
April 2015	2.8
May 2015	2.8
June 2015	2.6
July 2015	3.0

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
July 2014	42	8	45
August 2014	42	9	45
September 2014	45	8	42
October 2014	44	7	43
November 2014	44	6	44
December 2014	46	8	41
January 2015	49	8	38
February 2015	46	6	41
March 2015	48	8	39
April 2015	46	7	41
May 2015	49	6	36
June 2015	47	7	38
July 2015	49	8	37

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
July 2014	54	4	39
August 2014	50	5	40
September 2014	45	5	45
October 2014	48	6	38
November 2014	45	4	41
December 2014	48	7	38
January 2015	45	7	41
February 2015	48	6	40
March 2015	52	4	37
April 2015	52	7	34
May 2015	47	4	43
June 2015	50	4	37
July 2015	51	5	35

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
July 2014	67	43
August 2014	64	38
September 2014	68	39
October 2014	65	44
November 2014	68	39
December 2014	64	40
January 2015	67	44
February 2015	67	40
March 2015	66	46
April 2015	63	46
May 2015	66	49
June 2015	63	52
July 2015	61	45

Average rental price change expectation

	%
July 2014	3.8
August 2014	4.1
September 2014	3.2
October 2014	3.7
November 2014	3.6
December 2014	4.1
January 2015	3.6
February 2015	4.0
March 2015	4.0
April 2015	4.1
May 2015	4.3
June 2015	4.2
July 2015	4.5

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
July 2014	51	3	42
August 2014	53	4	38
September 2014	55	3	37
October 2014	49	4	41
November 2014	53	4	37
December 2014	53	4	40
January 2015	52	2	41
February 2015	52	3	38
March 2015	53	4	38
April 2015	54	3	38
May 2015	55	4	33
June 2015	59	3	34
July 2015	54	3	37

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

	% Difficult	% Easy
July 2014	50	47
August 2014	49	48
September 2014	48	48
October 2014	50	48
November 2014	47	48
December 2014	44	52
January 2015	47	50
February 2015	43	54
March 2015	46	50
April 2015	46	52
May 2015	46	50
June 2015	46	50
July 2015	49	48

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

	% Buy	% Rent
July 2014	67	29
August 2014	64	32
September 2014	66	28
October 2014	65	30
November 2014	62	31
December 2014	61	34
January 2015	66	29
February 2015	65	29
March 2015	60	34
April 2015	63	32
May 2015	66	27
June 2015	64	30
July 2015	65	28

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

	Right Track	Wrong Track
July 2014	35	59
August 2014	35	56
September 2014	40	54
October 2014	40	53
November 2014	36	52
December 2014	41	51
January 2015	44	49
February 2015	47	45
March 2015	43	48
April 2015	42	49
May 2015	38	52
June 2015	39	51
July 2015	37	54

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
July 2014	40	15	43
August 2014	44	14	40
September 2014	41	12	44
October 2014	45	10	43
November 2014	46	12	41
December 2014	45	12	42
January 2015	48	11	39
February 2015	46	11	42
March 2015	41	14	44
April 2015	45	10	44
May 2015	46	12	42
June 2015	47	10	42
July 2015	44	12	42

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
July 2014	28	12	58
August 2014	23	15	60
September 2014	25	14	59
October 2014	25	12	61
November 2014	25	11	62
December 2014	25	14	58
January 2015	29	13	56
February 2015	24	12	61
March 2015	22	15	61
April 2015	24	12	62
May 2015	28	12	58
June 2015	27	12	60
July 2015	27	15	57

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
July 2014	36	10	52
August 2014	36	11	50
September 2014	37	9	53
October 2014	36	10	52
November 2014	36	11	51
December 2014	34	13	52
January 2015	35	10	52
February 2015	31	9	57
March 2015	35	12	52
April 2015	29	9	60
May 2015	31	11	56
June 2015	31	10	57
July 2015	31	11	56