

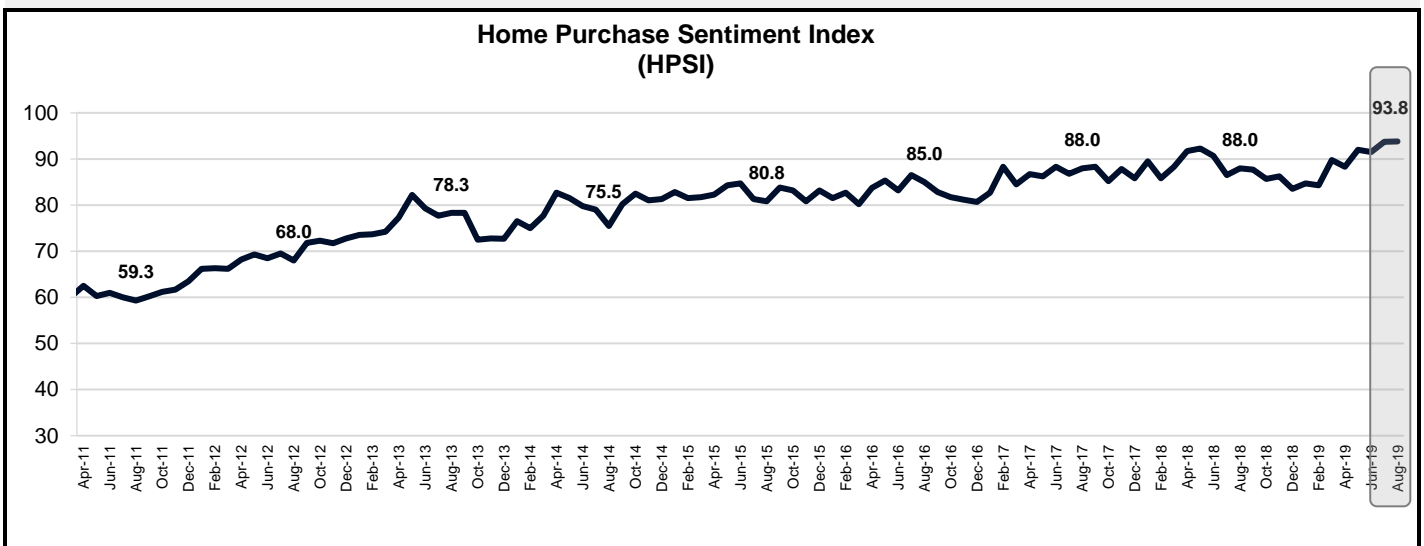


August 2019 Data Release

The Home Purchase Sentiment Index® (HPSI) is a composite index designed to track consumers' housing-related attitudes, intentions, and perceptions, using six questions from the National Housing Survey® (NHS).

The Home Purchase Sentiment Index

The HPSI rose 0.1 points in August to 93.8 reaching a new survey high for the second consecutive month.



Components of the HPSI

The increase in the HPSI can be attributed to a significant increase in Mortgage Rates Will Go Down (+11). Four components decreased: Confidence About Not Losing Job (-4), Good Time To Sell (-4), Good Time To Buy (-1), and Home Prices Will Go Up (-1). Household Income is Significantly Higher remained unchanged.

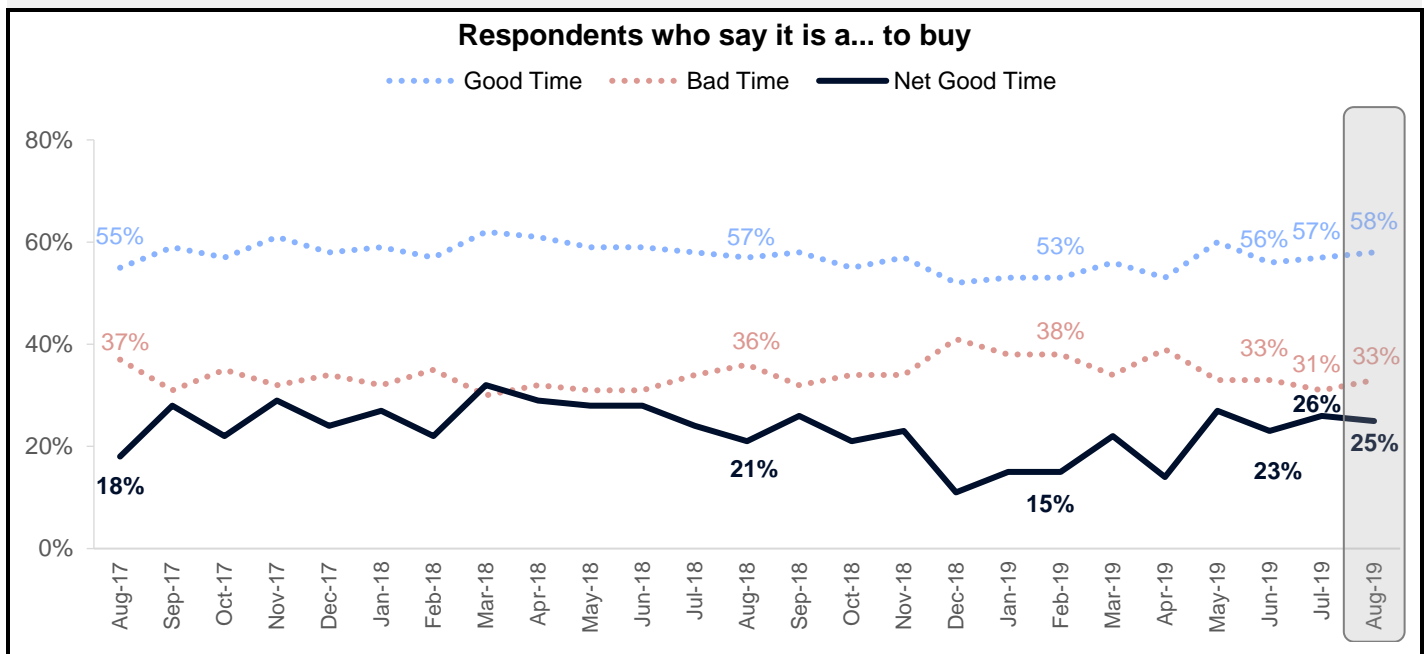
	August 2019*	Change Since Last Month	Change Since Last Year
August 2019 HPSI	93.8	+0.1	+5.8
Good Time To Buy	25	-1	+4
Good Time To Sell	40	-4	+2
Home Prices Will Go Up (next 12 months)	36	-1	-2
Mortgage Rates Will Go Down (next 12 months)	-17	+11	+35
Confidence About Not Losing Job (next 12 months)	77	-4	-3
Household Income Is Significantly Higher (past 12 months)	21	0	-1

* Net percentages of the component questions used to calculate HPSI, e.g. (Percent Good Time to Buy – Percent Bad Time to Buy) = 25

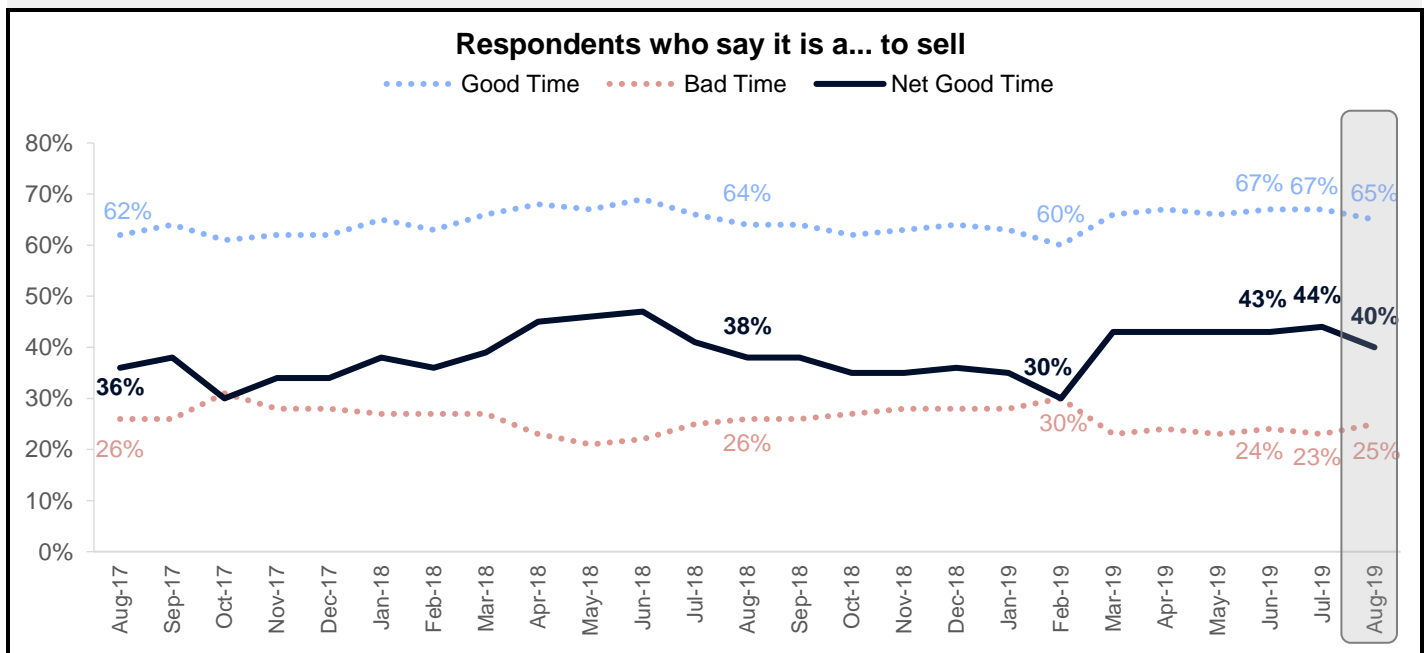


Components of the HPSI – Good/Bad Time to Buy and Sell a Home

In August, the net share of Americans who say it is a good time to buy fell 1 percentage point to 25%.



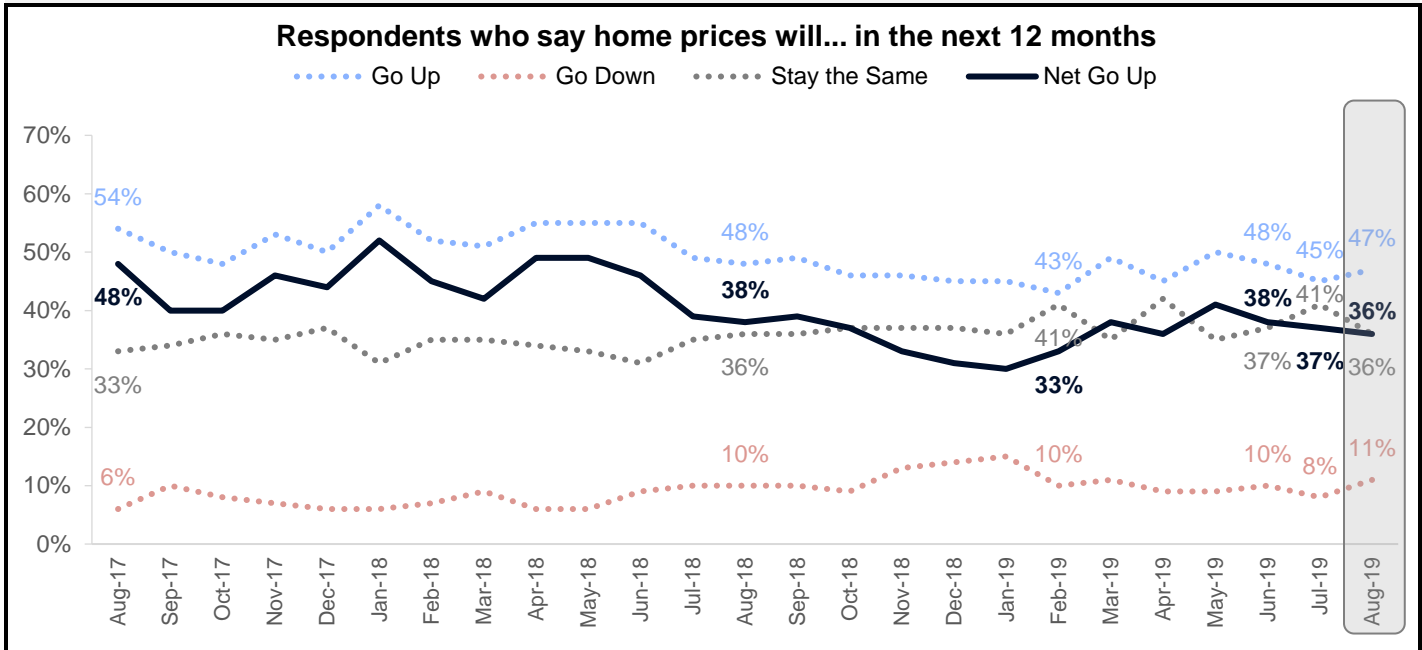
The net percentage of those who say it is a good time to sell fell 4 percentage points to 40%, falling for the first time since February of this year.



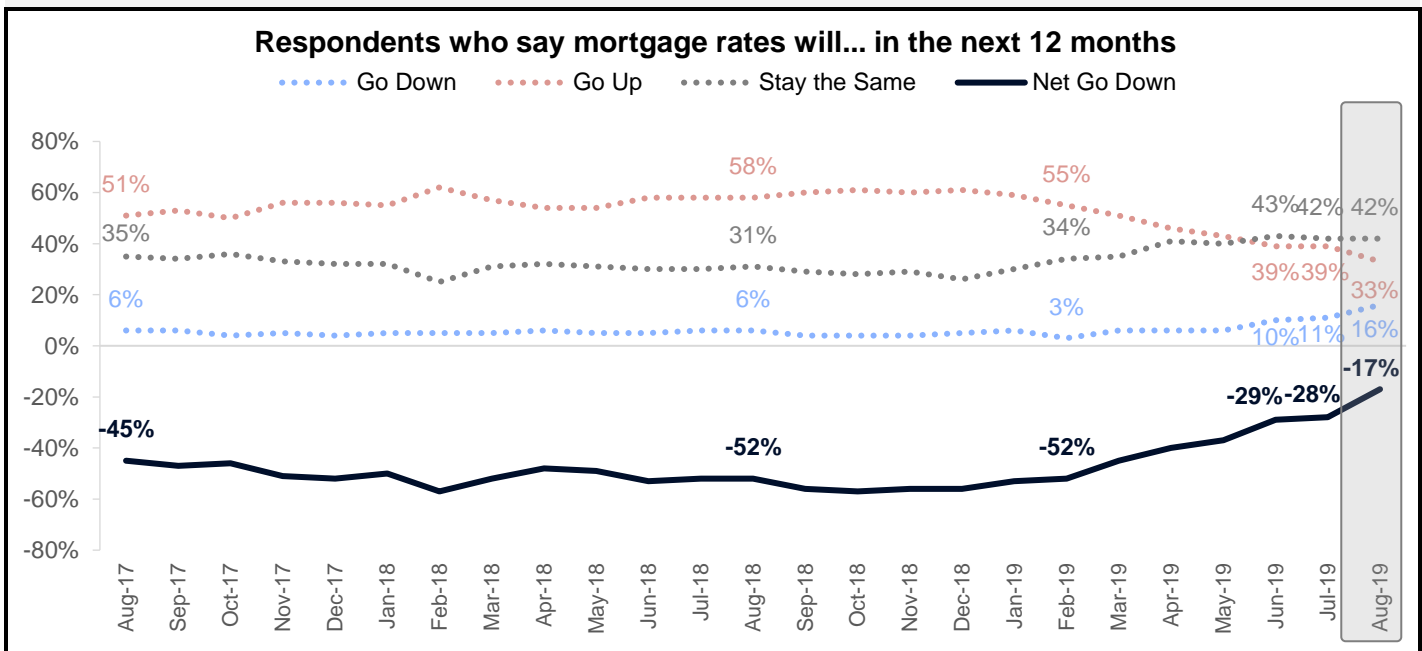


Components of the HPSI – Home Price and Mortgage Rate Expectations

The net share of Americans who say home prices will go up fell 1 percentage point to 36%, continuing the decline that started in June.



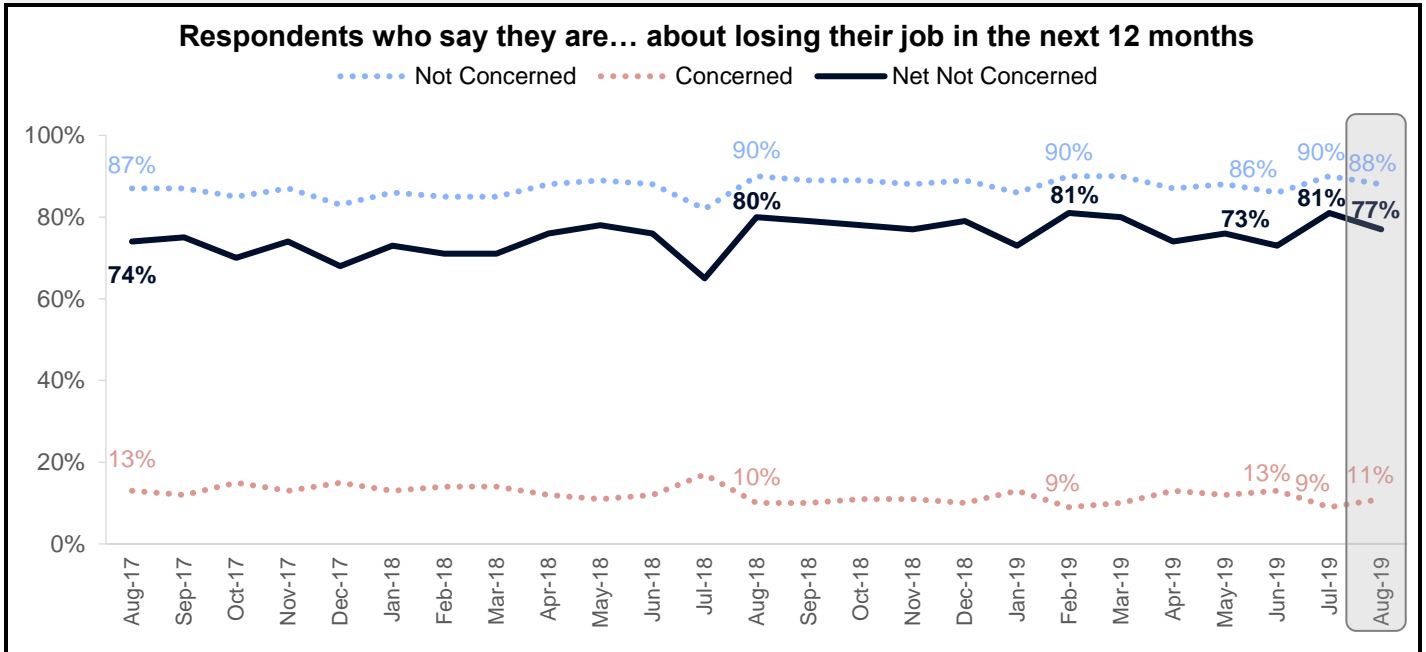
This month, the net share of those who say mortgage rates will go down over the next 12 months rose 11 percentage points to -17%, reaching a new survey high.



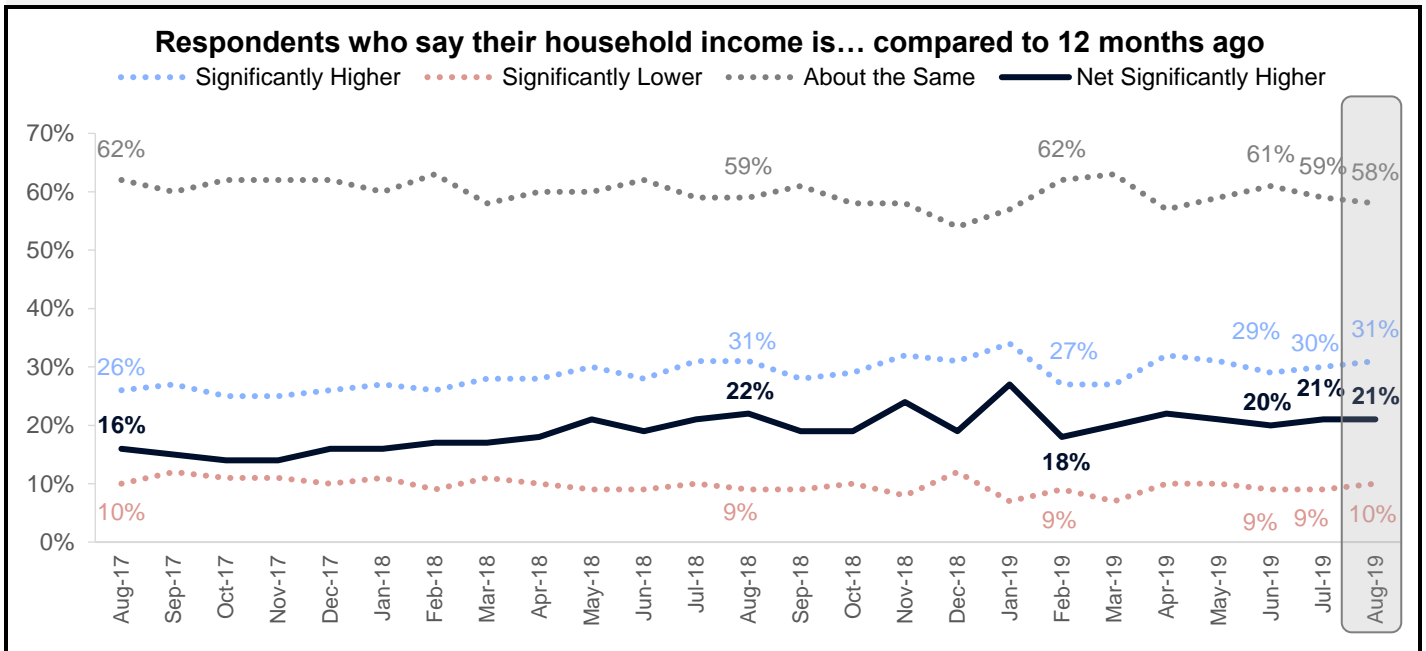


Components of the HPSI – Job Concerns and Household Incomes

The net share of Americans who say they are not concerned about losing their job fell 4 percentage points to 77%.



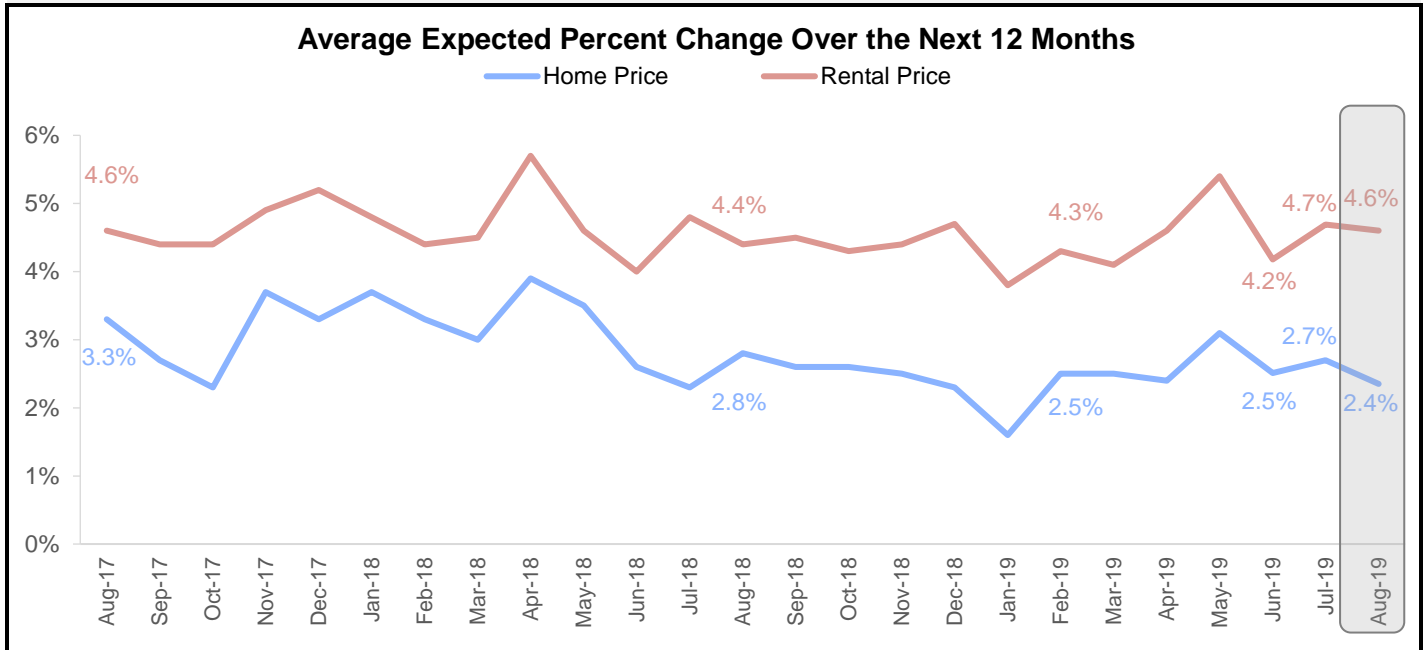
In August, the net share of those who say their household income is significantly higher than it was 12 months ago remained the same at 21%.



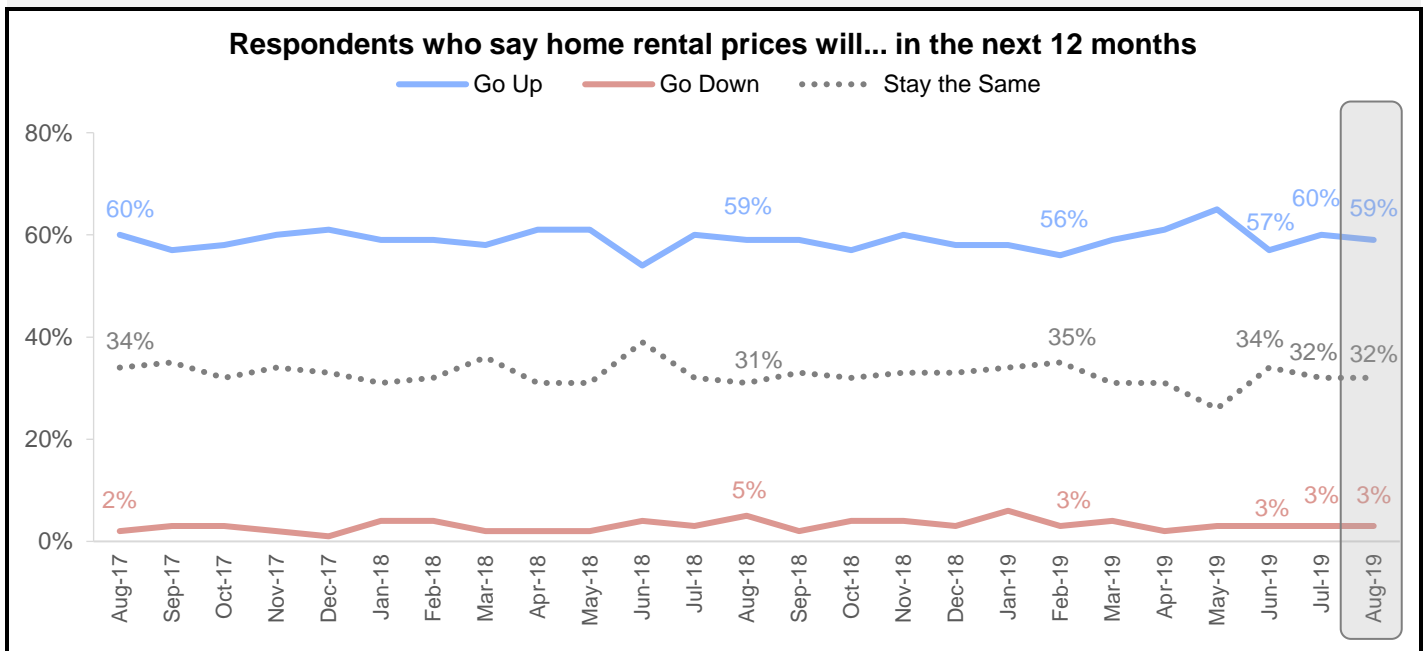


Additional National Housing Survey Key Indicators

On average, Americans expect rental prices to increase 4.6%, 0.1 percentage points lower than last month. They expect home prices to rise 2.4% over the next 12 months, a 0.3 percentage point decrease.



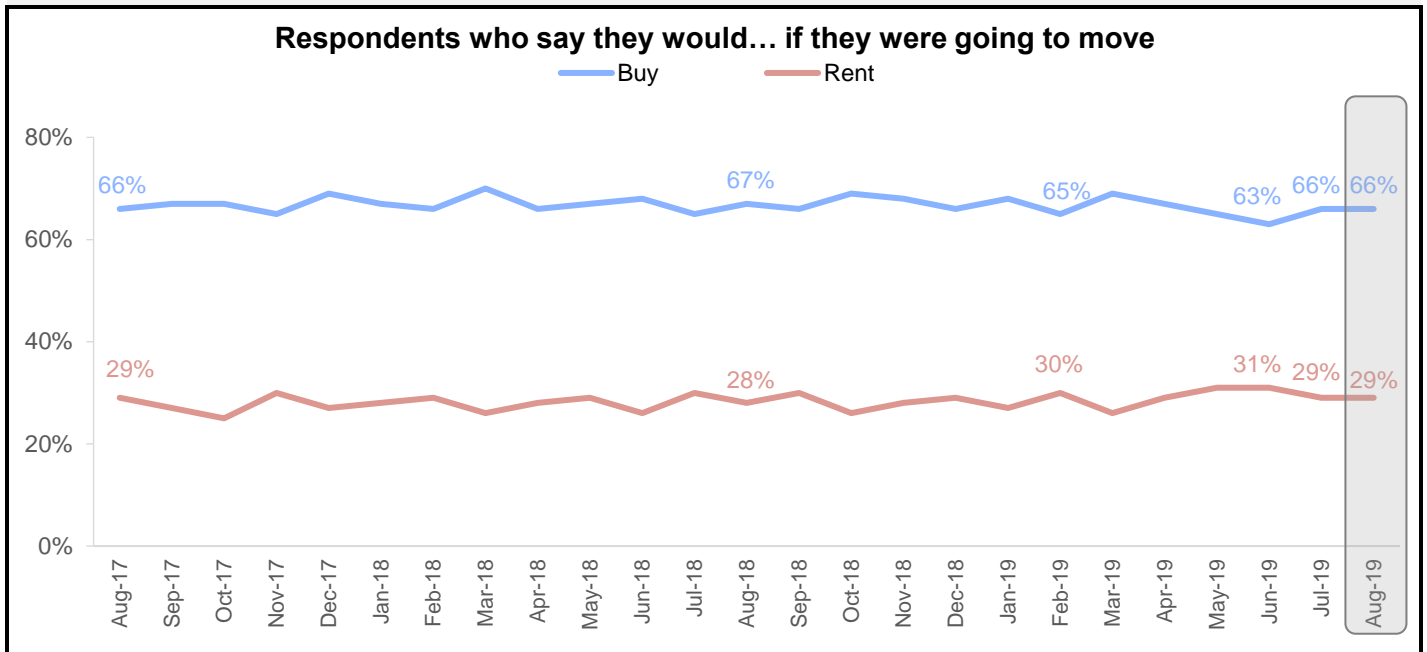
The share of Americans who expect home rental prices to go up fell 1 percentage point from last month to 59%, while the share who expect them to stay the same remained at 32%.



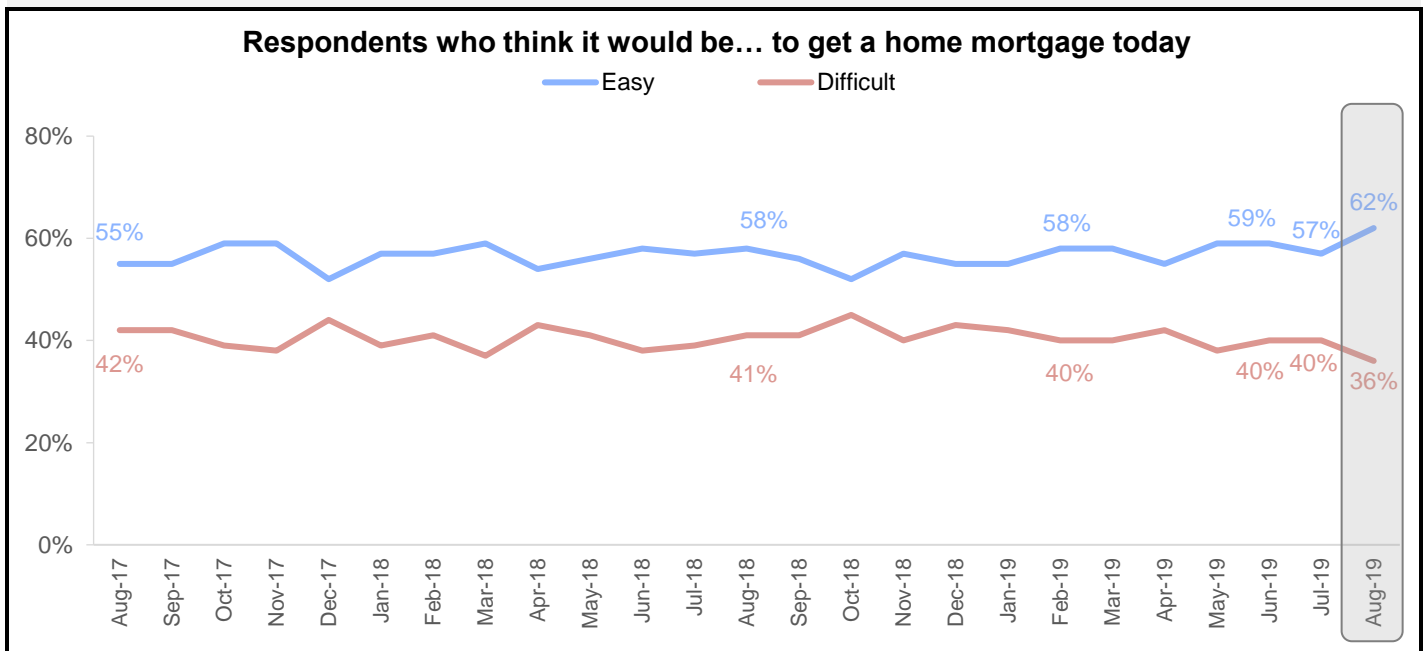


Additional National Housing Survey Key Indicators

The share of Americans who say they would buy if they were going to move remained at 66%, and the share who say they would rent also remained the same at 29%.



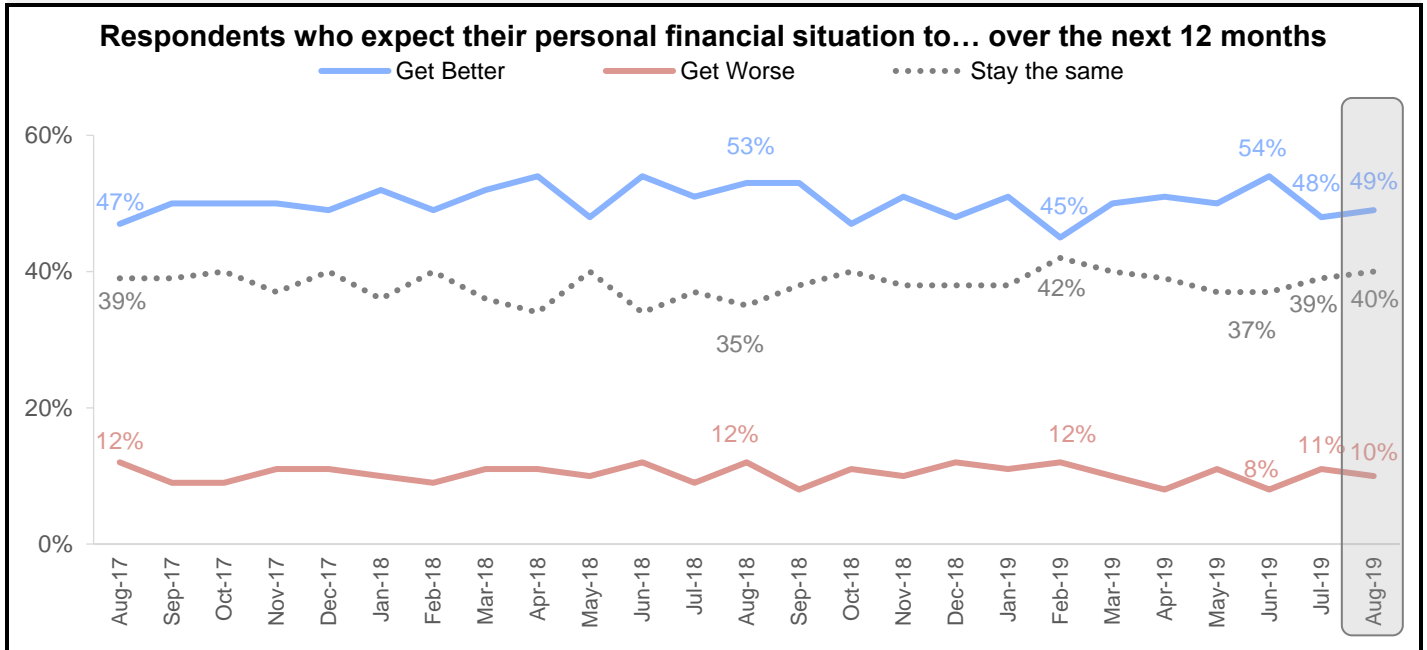
The share of Americans who say getting a mortgage would be easy rose 5 percentage points to a new survey high at 62%, while the share of those who say it would be difficult fell 4 percentage points to a new survey low of 36%.



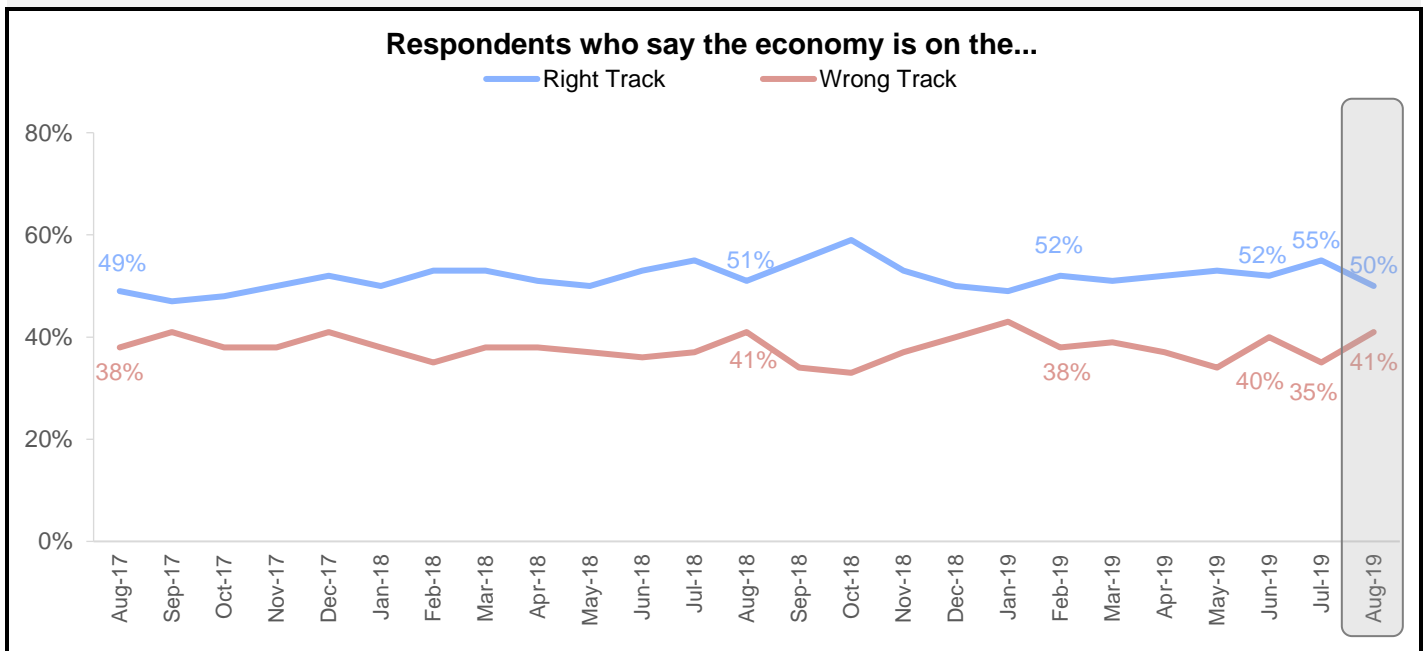


Additional National Housing Survey Key Indicators

The share of Americans who expect their personal financial situations to get better rose 1 percentage point to 49%. The share who expect it to stay the same rose 1 percentage point to 40%, while the share who expect it to get worse fell 1 percentage point to 10%.



The share of Americans who say the economy is on the right track fell 5 percentage points to 50% while the share who say it is on the wrong track rose 6 percentage points to 41%.





The National Housing Survey®

August 2019

APPENDIX

About the Survey

The National Housing Survey® polled a nationally representative sample of 1,000 household financial decision makers (margin of error ±3.1%) aged 18 and older between August 1, 2019 and August 22, 2019. Most of the data collection occurred during the first two weeks of this period.

Interviews were conducted by PSB, in coordination with Fannie Mae.

The statistics in this release were estimated from sample surveys and are subject to sampling variability as well as nonsampling error, including bias and variance from response, nonreporting, and undercoverage. Averages of expected price changes were calculated after converting responses of “stay the same” to 0% and after excluding outliers, which were defined to be responses that were more than two standard deviations from the means.

How the Home Purchase Sentiment Index (HPSI) is Calculated*	
Net Good Time to Buy <i>Very or Somewhat Good Time To Buy – Very or Somewhat Bad Time To Buy</i>	Q12
Net Good Time to Sell <i>Very or Somewhat Good Time To Sell – Very or Somewhat Bad Time To Sell</i>	Q13
Net Home Prices Will Go Up (next 12 months) <i>Home Prices Will Go Up – Home Prices Will Go Down</i>	Q15
Net Mortgage Rates Will Go Down (next 12 months) <i>Mortgage Rates Will Go Down – Mortgage Rates Will Go Up</i>	Q20B
Net Confident About Not Losing Job (next 12 months) <i>Not at All or Not Very Concerned about Losing Job – Very or Somewhat Concerned about Losing Job</i>	Q112B
Net Household Income is Significantly Higher (past 12 months) <i>Income is Significantly Higher – Income is Significantly Lower</i>	Q116
$HPSI = \frac{Q12 + Q13 + Q15 + Q20B + Q112B + Q116}{6} + 63.5$	
<small>* The HPSI calculation includes the addition of a constant of 63.5 in order to set the index's initial value at 60 as of March 2011, in range with the Index of Consumer Sentiment and the Consumer Confidence Index</small>	

Time Series Data: <http://fanniemae.com/resources/file/research/housingsurvey/xls/nhs-monthly-indicator-data-090919.xlsx>

HPSI Overview: <http://fanniemae.com/resources/file/research/housingsurvey/pdf/hpsi-overview.pdf>

HPSI White Paper: <http://fanniemae.com/resources/file/research/housingsurvey/pdf/hpsi-whitepaper.pdf>



Home Purchase Sentiment Index Over the Past 12 Months

August 2018	88.0
September 2018	87.7
October 2018	85.7
November 2018	86.2
December 2018	83.5
January 2019	84.7
February 2019	84.3
March 2019	89.8
April 2019	88.3
May 2019	92.0
June 2019	91.5
July 2019	93.7
August 2019	93.8

Percent of respondents who say it is a good or bad time to buy

	% Good Time to Buy	% Bad Time to Buy	Net % Good Time to Buy
August 2018	57	36	21
September 2018	58	32	26
October 2018	55	34	21
November 2018	57	34	23
December 2018	52	41	11
January 2019	53	38	15
February 2019	53	38	15
March 2019	56	34	22
April 2019	53	39	14
May 2019	60	33	27
June 2019	56	33	23
July 2019	57	31	26
August 2019	58	33	25



Percent of respondents who say it is a good or bad time to sell			
	% Good Time to Sell	% Bad Time to Sell	Net % Good Time to Sell
August 2018	64	26	38
September 2018	64	26	38
October 2018	62	27	35
November 2018	63	28	35
December 2018	64	28	36
January 2019	63	28	35
February 2019	60	30	30
March 2019	66	23	43
April 2019	67	24	43
May 2019	66	23	43
June 2019	67	24	43
July 2019	67	23	44
August 2019	65	25	40

Percent 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	Net % Prices Will Go Up
August 2018	48	10	36	38
September 2018	49	10	36	39
October 2018	46	9	37	37
November 2018	46	13	37	33
December 2018	45	14	37	31
January 2019	45	15	36	30
February 2019	43	10	41	33
March 2019	49	11	35	38
April 2019	45	9	42	36
May 2019	50	9	35	41
June 2019	48	10	37	38
July 2019	45	8	41	37
August 2019	47	11	36	36



Percent 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	Net % Rates Will Go Down
August 2018	58	6	31	-52
September 2018	60	4	29	-56
October 2018	61	4	28	-57
November 2018	60	4	29	-56
December 2018	61	5	26	-56
January 2019	59	6	30	-53
February 2019	55	3	34	-52
March 2019	51	6	35	-45
April 2019	46	6	41	-40
May 2019	43	6	40	-37
June 2019	39	10	43	-29
July 2019	39	11	42	-28
August 2019	33	16	42	-17

Percent of respondents who say are concerned or not concerned about losing their job			
	% Concerned	% Not Concerned	Net % Not Concerned
August 2018	10	90	80
September 2018	10	89	79
October 2018	11	89	78
November 2018	11	88	77
December 2018	10	89	79
January 2019	13	86	73
February 2019	9	90	81
March 2019	10	90	80
April 2019	13	87	74
May 2019	12	88	76
June 2019	13	86	73
July 2019	9	90	81
August 2019	11	88	77



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

	% Significantly Higher	% Significantly Lower	% About the Same	Net % Higher
August 2018	31	9	59	22
September 2018	28	9	61	19
October 2018	29	10	58	19
November 2018	32	8	58	24
December 2018	31	12	54	19
January 2019	34	7	57	27
February 2019	27	9	62	18
March 2019	27	7	63	20
April 2019	32	10	57	22
May 2019	31	10	59	21
June 2019	29	9	61	20
July 2019	30	9	59	21
August 2019	31	10	58	21

Average home/rental price change expectation

	% Home Price Change	% Rental Price Change
August 2018	2.8	4.4
September 2018	2.6	4.5
October 2018	2.6	4.3
November 2018	2.5	4.4
December 2018	2.3	4.7
January 2019	1.6	3.8
February 2019	2.5	4.3
March 2019	2.5	4.1
April 2019	2.4	4.6
May 2019	3.1	5.4
June 2019	2.5	4.2
July 2019	2.7	4.7
August 2019	2.4	4.6



Percent 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 2018	59	5	31
September 2018	59	2	33
October 2018	57	4	32
November 2018	60	4	33
December 2018	58	3	33
January 2019	58	6	34
February 2019	56	3	35
March 2019	59	4	31
April 2019	61	2	31
May 2019	65	3	26
June 2019	57	3	34
July 2019	60	3	32
August 2019	59	3	32

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

	% Buy	% Rent
August 2018	67	28
September 2018	66	30
October 2018	69	26
November 2018	68	28
December 2018	66	29
January 2019	68	27
February 2019	65	30
March 2019	69	26
April 2019	67	29
May 2019	65	31
June 2019	63	31
July 2019	66	29
August 2019	66	29



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

	% Difficult	% Easy
August 2018	41	58
September 2018	41	56
October 2018	45	52
November 2018	40	57
December 2018	43	55
January 2019	42	55
February 2019	40	58
March 2019	40	58
April 2019	42	55
May 2019	38	59
June 2019	40	59
July 2019	40	57
August 2019	36	62

Percent 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
August 2018	53	12	35
September 2018	53	8	38
October 2018	47	11	40
November 2018	51	10	38
December 2018	48	12	38
January 2019	51	11	38
February 2019	45	12	42
March 2019	50	10	40
April 2019	51	8	39
May 2019	50	11	37
June 2019	54	8	37
July 2019	48	11	39
August 2019	49	10	40



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

	% Right Track	% Wrong Track
August 2018	51	41
September 2018	55	34
October 2018	59	33
November 2018	53	37
December 2018	50	40
January 2019	49	43
February 2019	52	38
March 2019	51	39
April 2019	52	37
May 2019	53	34
June 2019	52	40
July 2019	55	35
August 2019	50	41