Siena Research Institute - New York State Association of Realtors
April 26 - May 6, 10-11, 2010
1,015 New York State Residents
MOE +/-3.1%

1. Do you currently own your home, rent or do you live under some other arrangement?

	Total			Gender		Age			Years in Residence			Region			Income			Education	
				M	F	18-49	50-64	65+	< 10	10 to 20	20+	NYC	Subs	Upst	< $50K	$50K-$100K	$100K+	Less than college	College
Own	52%			55%	50%	39%	71%	73%	39%	59%	74%	32%	66%	68%	36%	56%	66%	47%	60%
Rent	35%			31%	40%	45%	24%	19%	50%	28%	15%	53%	21%	23%	53%	29%	24%	40%	29%
Other	12%			14%	10%	16%	4%	7%	12%	13%	11%	14%	13%	9%	11%	15%	9%	13%	10%
Don't know/Refused	0%			0%	0%	0%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

2. (If currently own home) Thinking specifically about your home, do you think the value of your home, that is, what it would bring if you sold it today, has increased compared with a year ago, has decreased compared with a year ago, or has it remained about the same?

	Total			Gender		Age			Years in Residence			Region			Income			Education	
				M	F	18-49	50-64	65+	< 10	10 to 20	20+	NYC	Subs	Upst	< $50K	$50K-$100K	$100K+	Less than college	College
Increased	21%			18%	24%	23%	20%	18%	28%	20%	14%	20%	16%	25%	26%	21%	18%	17%	25%
Decreased	34%			33%	35%	33%	34%	35%	32%	36%	35%	40%	54%	19%	25%	34%	38%	31%	37%
Remained about the same	41%			47%	36%	43%	42%	39%	38%	41%	46%	38%	28%	51%	45%	41%	42%	48%	35%
Don't know/Refused	4%			3%	5%	1%	3%	8%	2%	3%	5%	2%	2%	5%	4%	4%	2%	4%	2%

3. (If currently own home) What do you think will happen to the prices of homes like yours in your community over the next 12 months, will they increase at a rapid rate, increase at a moderate rate, remain the same, decrease at a moderate rate, or decrease at a rapid rate?

	Total			Gender		Age			Years in Residence			Region			Income			Education	
				M	F	18-49	50-64	65+	< 10	10 to 20	20+	NYC	Subs	Upst	< $50K	$50K-$100K	$100K+	Less than college	College
Increase at a rapid rate	1%			1%	1%	1%	1%	1%	1%	1%	1%	2%	0%	1%	1%	0%	2%	0%	1%
Increase at a moderate rate	31%			34%	28%	28%	27%	42%	34%	28%	30%	36%	35%	26%	27%	28%	37%	29%	33%
Remain the same	46%			47%	46%	46%	52%	42%	44%	45%	50%	44%	44%	49%	48%	48%	43%	45%	48%
Decrease at a moderate rate	16%			15%	17%	21%	14%	9%	17%	19%	12%	14%	17%	16%	13%	21%	14%	19%	14%
Decrease at a rapid rate	2%			1%	2%	0%	3%	3%	0%	2%	3%	1%	2%	2%	3%	1%	1%	1%	2%
Don't know/Refused	4%			2%	6%	4%	4%	4%	5%	4%	3%	3%	1%	6%	9%	1%	2%	5%	3%

4. (If currently own home) What about the outlook for prices of homes like yours in your community over the next 5 years or so? Do you think the price of homes like yours in your community will increase significantly, increase a little, stay the same, decrease a little or decrease significantly over the next 5 years?

	Total			Gender		Age			Years in Residence			Region			Income			Education	
				M	F	18-49	50-64	65+	< 10	10 to 20	20+	NYC	Subs	Upst	< $50K	$50K-$100K	$100K+	Less than college	College
Increase significantly	10%			13%	8%	9%	10%	12%	14%	7%	9%	16%	8%	8%	6%	12%	12%	11%	10%
Increase a little	59%			60%	58%	59%	62%	53%	60%	54%	60%	59%	66%	54%	49%	56%	68%	51%	65%
Stay the same	16%			15%	17%	20%	11%	16%	15%	18%	15%	14%	17%	16%	26%	16%	10%	19%	12%
Decrease a little	7%			6%	9%	8%	8%	6%	5%	12%	6%	3%	4%	12%	8%	9%	5%	9%	6%
Decrease significantly	2%			1%	3%	1%	4%	3%	1%	4%	2%	1%	3%	2%	4%	3%	0%	3%	1%
Don't know/Refused	6%			6%	6%	4%	5%	10%	5%	4%	8%	7%	3%	7%	6%	4%	5%	6%	6%

5. (If currently own home) Overall, would you say that owning a home is more of a comfort or a burden?

	Total			Gender		Age			Years in Residence			Region			Income			Education	
				M	F	18-49	50-64	65+	< 10	10 to 20	20+	NYC	Subs	Upst	< $50K	$50K-$100K	$100K+	Less than college	College
Comfort	81%			82%	79%	81%	78%	83%	81%	82%	79%	86%	78%	80%	75%	78%	88%	76%	85%
Burden	18%			17%	20%	19%	19%	16%	18%	18%	19%	13%	21%	20%	25%	21%	11%	23%	14%
Don't know/Refused	1%			1%	1%	0%	3%	0%	1%	0%	2%	2%	1%	1%	0%	0%	1%	1%	1%

(If currently own home) I'm going to read you some statements people have made about why they like owning a home. For each of the following, tell me if, for you, that statement is completely true, somewhat true, neither true nor false, somewhat false or completely false.

6a. My home is an expression of who I am, it says something unique about me

	Total			Gender		Age			Years in Residence			Region			Income			Education	
				M	F	18-49	50-64	65+	< 10	10 to 20	20+	NYC	Subs	Upst	< $50K	$50K-$100K	$100K+	Less than college	College
Completely true	40%			31%	50%	35%	38%	54%	39%	35%	46%	37%	35%	45%	50%	39%	31%	44%	36%
Somewhat true	41%			47%	35%	44%	46%	28%	39%	47%	39%	37%	49%	39%	30%	45%	51%	38%	44%
Neither true nor false	9%			12%	7%	11%	7%	8%	11%	8%	7%	12%	9%	8%	6%	10%	9%	7%	11%
Somewhat false	5%			5%	4%	4%	4%	6%	5%	4%	4%	5%	3%	5%	8%	2%	5%	6%	3%
Completely false	4%			4%	4%	4%	5%	2%	5%	5%	3%	6%	4%	3%	6%	4%	3%	4%	4%
Don't know/Refused	1%			1%	0%	1%	0%	2%	1%	1%	1%	2%	0%	0%	0%	1%	1%	0%	2%

6b. Owning my own home makes me proud, it was always something I wanted

	Total			Gender		Age			Years in Residence			Region			Income			Education	
				M	F	18-49	50-64	65+	< 10	10 to 20	20+	NYC	Subs	Upst	< $50K	$50K-$100K	$100K+	Less than college	College
Completely true	68%			63%	73%	71%	65%	68%	68%	68%	69%	63%	70%	70%	68%	73%	64%	73%	63%
Somewhat true	23%			27%	18%	21%	24%	24%	21%	23%	24%	23%	22%	23%	24%	19%	26%	22%	24%
Neither true nor false	6%			6%	5%	5%	6%	5%	7%	6%	4%	8%	3%	5%	3%	6%	6%	4%	8%
Somewhat false	2%			2%	2%	1%	4%	2%	3%	2%	2%	4%	1%	2%	3%	1%	3%	1%	3%
Completely false	1%			1%	1%	2%	1%	0%	1%	1%	0%	1%	2%	0%	0%	1%	1%	0%	2%
Don't know/Refused	0%			0%	1%	0%	0%	1%	0%	0%	1%	0%	1%	0%	1%	0%	0%	0%	0%

6c. My home is an asset that will increase in value over time

	Total			Gender		Age			Years in Residence			Region			Income			Education	
				M	F	18-49	50-64	65+	< 10	10 to 20	20+	NYC	Subs	Upst	< $50K	$50K-$100K	$100K+	Less than college	College
Completely true	46%			50%	42%	48%	47%	42%	47%	42%	47%	51%	41%	46%	43%	44%	51%	43%	48%
Somewhat true	39%			36%	42%	36%	41%	43%	37%	43%	39%	38%	38%	41%	39%	42%	37%	39%	39%
Neither true nor false	6%			6%	5%	8%	4%	4%	6%	6%	6%	5%	9%	4%	4%	6%	7%	5%	6%
Somewhat false	5%			5%	5%	6%	4%	5%	7%	5%	3%	3%	8%	5%	7%	5%	3%	7%	3%
Completely false	2%			2%	2%	2%	3%	2%	3%	2%	2%	1%	2%	3%	5%	1%	2%	3%	2%
Don't know/Refused	2%			0%	3%	1%	1%	3%	0%	2%	2%	2%	2%	1%	1%	3%	0%	2%	1%

6d. I look forward to working on projects around the house

	Total			Gender		Age			Years in Residence			Region			Income			Education	
				M	F	18-49	50-64	65+	< 10	10 to 20	20+	NYC	Subs	Upst	< $50K	$50K-$100K	$100K+	Less than college	College
Completely true	39%			36%	42%	41%	37%	38%	40%	36%	40%	31%	26%	51%	45%	39%	34%	42%	36%
Somewhat true	39%			39%	39%	42%	37%	36%	40%	42%	35%	39%	49%	33%	33%	42%	42%	38%	40%
Neither true nor false	4%			5%	4%	1%	7%	4%	2%	5%	5%	5%	7%	2%	3%	3%	4%	4%	4%
Somewhat false	9%			10%	8%	7%	10%	11%	9%	9%	10%	13%	9%	7%	7%	9%	11%	9%	9%
Completely false	9%			10%	8%	9%	9%	10%	9%	8%	9%	12%	9%	7%	13%	7%	9%	8%	11%
Don't know/Refused	0%			0%	0%	0%	0%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

6e. I feel a sense of connection to my neighborhood and community

	Total			Gender		Age			Years in Residence			Region			Income			Education	
				M	F	18-49	50-64	65+	< 10	10 to 20	20+	NYC	Subs	Upst	< $50K	$50K-$100K	$100K+	Less than college	College
Completely true	43%			42%	44%	35%	46%	54%	36%	40%	53%	47%	42%	42%	37%	42%	47%	42%	45%
Somewhat true	41%			40%	43%	48%	38%	34%	47%	41%	36%	39%	45%	41%	46%	41%	39%	41%	42%
Neither true nor false	5%			6%	4%	5%	5%	5%	6%	6%	3%	2%	4%	7%	3%	8%	4%	5%	5%
Somewhat false	5%			6%	5%	5%	7%	4%	6%	6%	4%	5%	5%	6%	9%	3%	6%	7%	4%
Completely false	5%			6%	3%	6%	4%	3%	5%	7%	3%	7%	3%	4%	5%	5%	4%	5%	4%
Don't know/Refused	0%			1%	0%	1%	0%	0%	1%	0%	0%	0%	0%	1%	0%	1%	0%	0%	1%

6f. My home is where lasting family memories are made

	Total			Gender		Age			Years in Residence			Region			Income			Education	
				M	F	18-49	50-64	65+	< 10	10 to 20	20+	NYC	Subs	Upst	< $50K	$50K-$100K	$100K+	Less than college	College
Completely true	63%			58%	69%	62%	62%	67%	53%	64%	73%	54%	66%	67%	63%	64%	62%	67%	59%
Somewhat true	27%			32%	21%	29%	27%	22%	33%	26%	20%	32%	25%	25%	24%	27%	29%	24%	30%
Neither true nor false	4%			5%	3%	5%	2%	4%	5%	3%	3%	5%	4%	3%	4%	4%	4%	3%	5%
Somewhat false	4%			3%	5%	4%	4%	4%	7%	4%	2%	7%	3%	3%	6%	4%	4%	4%	5%
Completely false	2%			2%	1%	0%	4%	2%	2%	2%	1%	2%	2%	1%	3%	1%	1%	2%	1%
Don't know/Refused	0%			0%	0%	0%	0%	1%	0%	0%	1%	1%	0%	0%	0%	0%	0%	0%	0%

6g. My home is perfectly located near everything I need

	Total			Gender		Age			Years in Residence			Region			Income			Education	
				M	F	18-49	50-64	65+	< 10	10 to 20	20+	NYC	Subs	Upst	< $50K	$50K-$100K	$100K+	Less than college	College
Completely true	56%			53%	59%	51%	56%	65%	52%	55%	61%	62%	58%	51%	57%	56%	56%	58%	54%
Somewhat true	33%			38%	28%	36%	32%	28%	34%	35%	30%	32%	37%	30%	29%	32%	36%	30%	36%
Neither true nor false	3%			3%	2%	4%	2%	0%	3%	2%	2%	2%	2%	3%	3%	1%	5%	2%	3%
Somewhat false	4%			3%	5%	4%	5%	4%	5%	4%	3%	3%	1%	6%	3%	6%	2%	4%	4%
Completely false	5%			3%	6%	5%	5%	2%	6%	3%	4%	0%	2%	9%	8%	5%	1%	6%	3%
Don't know/Refused	0%			0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

(If currently own home) I'm going to read you some statements people have made about why they DON'T like owning a home. For each of the following, tell me if, for you, that statement is completely true, somewhat true, neither true nor false, somewhat false or completely false.

7a. Paying my real estate taxes takes a bigger piece of my budget each year

	Total			Gender		Age			Years in Residence			Region			Income			Education	
				M	F	18-49	50-64	65+	< 10	10 to 20	20+	NYC	Subs	Upst	< $50K	$50K-$100K	$100K+	Less than college	College
Completely true	56%			53%	58%	58%	54%	53%	50%	63%	56%	43%	68%	56%	58%	59%	50%	57%	54%
Somewhat true	23%			25%	21%	21%	25%	25%	25%	19%	24%	20%	18%	28%	21%	23%	25%	27%	20%
Neither true nor false	5%			5%	5%	6%	4%	4%	5%	3%	5%	6%	7%	3%	5%	3%	5%	6%	4%
Somewhat false	8%			7%	8%	5%	10%	9%	8%	7%	8%	13%	3%	7%	7%	6%	11%	5%	11%
Completely false	8%			8%	8%	8%	7%	9%	10%	6%	7%	15%	5%	5%	8%	8%	9%	5%	11%
Don't know/Refused	1%			1%	1%	3%	0%	0%	2%	2%	0%	3%	0%	1%	2%	1%	1%	1%	1%

7b. My mortgage payment just takes too big a bite out of my monthly budget

	Total			Gender		Age			Years in Residence			Region			Income			Education	
				M	F	18-49	50-64	65+	< 10	10 to 20	20+	NYC	Subs	Upst	< $50K	$50K-$100K	$100K+	Less than college	College
Completely true	17%			15%	18%	21%	17%	10%	21%	18%	12%	19%	20%	14%	19%	18%	16%	21%	13%
Somewhat true	19%			20%	18%	26%	15%	11%	25%	22%	11%	16%	25%	17%	18%	20%	20%	21%	17%
Neither true nor false	10%			9%	10%	7%	10%	14%	9%	9%	11%	5%	13%	10%	5%	11%	9%	7%	12%
Somewhat false	13%			15%	11%	16%	13%	9%	16%	14%	10%	15%	15%	11%	9%	13%	16%	12%	15%
Completely false	38%			38%	39%	29%	42%	49%	27%	36%	51%	41%	24%	45%	45%	34%	37%	36%	40%
Don't know/Refused	3%			3%	3%	1%	3%	7%	2%	1%	6%	4%	3%	3%	3%	3%	2%	3%	3%

7c. When things around the house break or need to be maintained, I wish I just didn't have to deal with it

	Total			Gender		Age			Years in Residence			Region			Income			Education	
				M	F	18-49	50-64	65+	< 10	10 to 20	20+	NYC	Subs	Upst	< $50K	$50K-$100K	$100K+	Less than college	College
Completely true	22%			15%	28%	20%	21%	25%	21%	18%	24%	25%	23%	19%	31%	21%	17%	25%	18%
Somewhat true	35%			35%	35%	38%	36%	28%	36%	41%	29%	34%	40%	33%	30%	39%	35%	30%	40%
Neither true nor false	8%			9%	7%	9%	7%	8%	11%	6%	6%	5%	7%	10%	5%	7%	10%	8%	9%
Somewhat false	16%			19%	12%	15%	19%	13%	18%	13%	16%	16%	15%	16%	11%	14%	20%	15%	16%
Completely false	19%			21%	17%	17%	18%	25%	14%	21%	24%	19%	15%	22%	22%	18%	18%	21%	18%
Don't know/Refused	0%			0%	0%	0%	0%	1%	0%	0%	0%	1%	0%	0%	0%	1%	0%	0%	0%

7d. My home has not turned out to be the investment I had hoped it would be

	Total			Gender		Age			Years in Residence			Region			Income			Education	
				M	F	18-49	50-64	65+	< 10	10 to 20	20+	NYC	Subs	Upst	< $50K	$50K-$100K	$100K+	Less than college	College
Completely true	10%			11%	9%	11%	7%	11%	13%	8%	8%	11%	9%	9%	15%	11%	7%	13%	6%
Somewhat true	19%			18%	21%	21%	20%	17%	19%	21%	18%	13%	27%	18%	25%	17%	16%	22%	17%
Neither true nor false	7%			8%	6%	7%	6%	7%	7%	11%	4%	7%	8%	6%	6%	6%	9%	6%	8%
Somewhat false	16%			16%	16%	18%	19%	8%	17%	18%	13%	14%	17%	16%	13%	17%	20%	13%	18%
Completely false	47%			47%	47%	42%	46%	56%	43%	43%	55%	54%	38%	49%	41%	48%	47%	44%	50%
Don't know/Refused	1%			1%	1%	1%	1%	0%	1%	0%	1%	1%	0%	1%	0%	1%	1%	1%	0%

7e. There is always something around the house that I need to take care of

	Total			Gender		Age			Years in Residence			Region			Income			Education	
				M	F	18-49	50-64	65+	< 10	10 to 20	20+	NYC	Subs	Upst	< $50K	$50K-$100K	$100K+	Less than college	College
Completely true	54%			50%	58%	52%	56%	54%	51%	50%	59%	49%	54%	57%	55%	60%	49%	54%	54%
Somewhat true	31%			33%	30%	32%	31%	32%	32%	36%	29%	33%	34%	29%	25%	30%	36%	33%	30%
Neither true nor false	4%			4%	3%	3%	4%	4%	2%	3%	5%	3%	3%	4%	4%	3%	4%	4%	3%
Somewhat false	6%			7%	5%	7%	4%	6%	7%	7%	4%	9%	4%	5%	7%	2%	9%	5%	6%
Completely false	5%			5%	5%	6%	4%	4%	7%	4%	4%	5%	5%	5%	9%	4%	2%	4%	6%
Don't know/Refused	0%			0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

7f. Sometimes my home just feels like an anchor

	Total			Gender		Age			Years in Residence			Region			Income			Education	
				M	F	18-49	50-64	65+	< 10	10 to 20	20+	NYC	Subs	Upst	< $50K	$50K-$100K	$100K+	Less than college	College
Completely true	9%			8%	10%	9%	10%	9%	10%	7%	9%	9%	12%	7%	11%	11%	8%	11%	8%
Somewhat true	22%			21%	24%	21%	27%	17%	24%	17%	23%	21%	22%	23%	24%	21%	26%	23%	21%
Neither true nor false	8%			8%	7%	9%	6%	7%	7%	13%	5%	6%	9%	8%	6%	10%	7%	7%	9%
Somewhat false	16%			18%	14%	16%	17%	15%	17%	16%	14%	17%	17%	14%	12%	17%	18%	15%	16%
Completely false	45%			45%	45%	45%	40%	52%	41%	46%	49%	47%	40%	47%	47%	40%	41%	44%	46%
Don't know/Refused	1%			1%	0%	1%	0%	1%	1%	0%	1%	0%	1%	1%	1%	1%	0%	1%	0%

10. (If currently own home) When you think about what you pay for real estate taxes, do you feel that the amount is far too high, a little too high, about right, or too low?

	Total			Gender		Age			Years in Residence			Region			Income			Education	
				M	F	18-49	50-64	65+	< 10	10 to 20	20+	NYC	Subs	Upst	< $50K	$50K-$100K	$100K+	Less than college	College
Far too high	47%			47%	46%	54%	46%	37%	47%	55%	41%	32%	63%	46%	46%	47%	49%	50%	43%
A little too high	28%			29%	27%	26%	29%	30%	27%	27%	30%	24%	26%	32%	30%	30%	23%	29%	28%
About right	22%			22%	22%	17%	23%	31%	22%	15%	27%	38%	11%	20%	21%	22%	23%	20%	25%
Too low	1%			1%	1%	1%	1%	1%	2%	0%	1%	3%	0%	1%	1%	0%	3%	0%	2%
Don't know/Refused	2%			0%	3%	2%	1%	2%	2%	2%	1%	3%	0%	1%	2%	1%	2%	1%	2%

11. (If currently own home) Which of these two statements about real estate taxes comes closer to your view:

	Total			Gender		Age			Years in Residence			Region			Income			Education	
				M	F	18-49	50-64	65+	< 10	10 to 20	20+	NYC	Subs	Upst	< $50K	$50K-$100K	$100K+	Less than college	College
I may not like to pay them, but I feel good about contributing financially to the needs of my community	33%			32%	35%	30%	32%	42%	35%	26%	36%	42%	28%	32%	35%	31%	33%	29%	38%
I pay my taxes because I have to and I'm not convinced the money is well managed or efficiently used	64%			65%	63%	68%	64%	57%	61%	72%	61%	55%	69%	65%	64%	66%	63%	70%	58%
Don't know/Refused	3%			3%	3%	3%	4%	1%	4%	1%	3%	3%	3%	3%	1%	3%	4%	2%	3%

12. (If currently own home) Overall, as you consider the positives and the negatives, would you say you are very satisfied with owning your own home, somewhat satisfied, not very satisfied or not at all satisfied?

	Total			Gender		Age			Years in Residence			Region			Income			Education	
				M	F	18-49	50-64	65+	< 10	10 to 20	20+	NYC	Subs	Upst	< $50K	$50K-$100K	$100K+	Less than college	College
Very satisfied	66%			64%	68%	63%	66%	71%	65%	66%	67%	73%	61%	65%	65%	65%	68%	59%	73%
Somewhat satisfied	31%			33%	29%	33%	31%	26%	30%	31%	31%	25%	35%	32%	32%	32%	28%	38%	23%
Not very satisfied	3%			3%	2%	3%	2%	3%	4%	2%	2%	2%	2%	3%	1%	2%	4%	2%	4%
Not at all satisfied	1%			1%	1%	1%	1%	0%	1%	1%	0%	0%	2%	1%	1%	1%	0%	1%	0%
Don't know/Refused	0%			0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

13. (If currently own home) Do you intend to sell your home anytime within the next two years?

	Total			Gender		Age			Years in Residence			Region			Income			Education	
				M	F	18-49	50-64	65+	< 10	10 to 20	20+	NYC	Subs	Upst	< $50K	$50K-$100K	$100K+	Less than college	College
Yes	15%			14%	16%	15%	15%	15%	18%	12%	13%	11%	16%	16%	15%	13%	16%	16%	13%
No	81%			83%	79%	81%	83%	78%	79%	85%	81%	84%	81%	80%	79%	84%	82%	79%	84%
Don't know/Refused	4%			4%	5%	4%	2%	7%	3%	3%	6%	5%	3%	5%	6%	3%	2%	5%	3%

14. (If currently own home and intend to sell) Do you intend to purchase another home, or live under some other arrangement?

	Total			Gender		Age			Years in Residence			Region			Income			Education	
				M	F	18-49	50-64	65+	< 10	10 to 20	20+	NYC	Subs	Upst	< $50K	$50K-$100K	$100K+	Less than college	College
Purchase	62%			74%	51%	81%	50%	42%	71%	57%	51%	78%	51%	62%	45%	57%	82%	57%	67%
Some other arrangement	31%			24%	38%	11%	42%	55%	25%	26%	44%	18%	33%	36%	51%	33%	10%	36%	27%
Don't know/Refused	6%			2%	10%	7%	8%	3%	3%	17%	5%	4%	16%	2%	4%	10%	7%	6%	5%

15. (If currently own home, intend to sell and purchase another home) Are you planning to purchase a home that is larger than your current home, about the same size or smaller?

	Total			Gender		Age			Years in Residence			Region			Income			Education	
				M	F	18-49	50-64	65+	< 10	10 to 20	20+	NYC	Subs	Upst	< $50K	$50K-$100K	$100K+	Less than college	College
Larger	33%			43%	20%	48%	16%	0%	45%	13%	18%	63%	40%	14%	9%	19%	51%	28%	37%
About the same size	28%			22%	35%	23%	44%	24%	25%	29%	35%	19%	17%	38%	45%	27%	26%	40%	18%
Smaller	37%			32%	44%	29%	34%	76%	27%	58%	47%	18%	38%	47%	46%	54%	23%	32%	43%
Don't know/Refused	1%			3%	0%	0%	6%	0%	3%	0%	0%	0%	6%	0%	0%	0%	0%	0%	3%

16. (If currently own home, intend to sell and purchase another home) Are you planning to purchase a home that, compared to the current value of your home, is more expensive, about the same price or less expensive?

	Total			Gender		Age			Years in Residence			Region			Income			Education	
				M	F	18-49	50-64	65+	< 10	10 to 20	20+	NYC	Subs	Upst	< $50K	$50K-$100K	$100K+	Less than college	College
More expensive	28%			32%	23%	32%	27%	8%	32%	7%	29%	32%	46%	17%	7%	8%	43%	30%	23%
About the same price	39%			42%	35%	41%	33%	47%	49%	15%	38%	45%	11%	49%	54%	47%	28%	30%	48%
Less expensive	33%			26%	42%	28%	40%	45%	19%	78%	33%	23%	44%	33%	39%	45%	28%	40%	29%
Don't know/Refused	0%			0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

17. (If do NOT currently own home) Do you intend to purchase a home within the next two years?

	Total			Gender		Age			Years in Residence			Region			Income			Education	
				M	F	18-49	50-64	65+	< 10	10 to 20	20+	NYC	Subs	Upst	< $50K	$50K-$100K	$100K+	Less than college	College
Yes	21%			22%	21%	25%	18%	1%	22%	20%	20%	22%	20%	20%	12%	23%	43%	15%	33%
No	71%			69%	73%	68%	76%	93%	70%	73%	76%	71%	72%	71%	82%	66%	53%	80%	57%
Don't know/Refused	7%			8%	6%	8%	5%	5%	8%	7%	4%	6%	8%	9%	6%	11%	4%	5%	10%

For each of the following statements that some people have made about buying a home, tell me whether you strongly agree, agree, disagree, strongly disagree, or if you have no opinion.

18a. Buying a house can be the most important decision a person or household makes.

	Total	Home		Gender		Age			Years in Residence			Region			Income			Education	
		Own	Rent	M	F	18-49	50-64	65+	< 10	10 to 20	20+	NYC	Subs	Upst	< $50K	$50K-$100K	$100K+	Less than college	College
Strongly agree	47%	52%	42%	47%	48%	45%	51%	51%	44%	49%	53%	43%	51%	50%	47%	49%	46%	49%	45%
Agree	39%	38%	40%	37%	41%	39%	39%	39%	40%	39%	36%	40%	40%	38%	41%	37%	40%	38%	40%
Disagree	10%	6%	14%	11%	9%	12%	8%	7%	12%	9%	7%	13%	6%	9%	10%	9%	12%	9%	11%
Strongly disagree	2%	2%	2%	3%	1%	2%	1%	2%	2%	2%	1%	3%	0%	1%	1%	2%	1%	1%	2%
No opinion	2%	1%	1%	3%	1%	2%	2%	2%	2%	1%	3%	1%	3%	2%	2%	2%	1%	2%	1%
Refused	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

18b. Location, location, location, that's the most important part of the home buying decision.

	Total	Home		Gender		Age			Years in Residence			Region			Income			Education	
		Own	Rent	M	F	18-49	50-64	65+	< 10	10 to 20	20+	NYC	Subs	Upst	< $50K	$50K-$100K	$100K+	Less than college	College
Strongly agree	40%	47%	32%	40%	40%	36%	44%	50%	37%	42%	45%	40%	42%	38%	38%	42%	39%	38%	42%
Agree	45%	40%	51%	43%	46%	48%	41%	39%	47%	42%	43%	44%	43%	46%	50%	39%	42%	49%	39%
Disagree	12%	9%	13%	13%	11%	13%	12%	7%	12%	11%	10%	10%	13%	12%	9%	13%	15%	10%	14%
Strongly disagree	1%	1%	1%	1%	2%	1%	2%	1%	2%	1%	1%	2%	0%	1%	2%	1%	1%	1%	1%
No opinion	3%	2%	4%	3%	2%	3%	1%	3%	3%	4%	2%	4%	2%	2%	1%	5%	2%	2%	4%
Refused	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

18c. Today, you should have at least 20% of the cost of a home to have as a down payment.

		Home		Gender		Age			Years in Residence			Region			Income			Education	
	Total	Own	Rent	M	F	18-49	50-64	65+	< 10	10 to 20	20+	NYC	Subs	Upst	< $50K	$50K-$100K	$100K+	Less than college	College
Strongly agree	34%	43%	23%	37%	31%	29%	43%	38%	29%	38%	41%	34%	35%	33%	25%	40%	39%	30%	40%
Agree	40%	34%	45%	39%	40%	43%	33%	39%	41%	37%	40%	39%	45%	37%	41%	39%	39%	40%	40%
Disagree	13%	12%	14%	13%	13%	14%	12%	10%	16%	11%	10%	12%	11%	16%	17%	10%	12%	15%	10%
Strongly disagree	4%	4%	5%	4%	4%	5%	4%	3%	5%	3%	2%	3%	3%	6%	4%	4%	4%	4%	5%
No opinion	9%	7%	13%	7%	11%	10%	8%	9%	9%	11%	7%	12%	6%	8%	13%	7%	6%	11%	6%
Refused	0%	0%	0%	0%	0%	0%	0%	1%	0%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%

18d. It is frightening to purchase a home, there are so many unknowns.

		Home		Gender		Age			Years in Residence			Region			Income			Education	
	Total	Own	Rent	M	F	18-49	50-64	65+	< 10	10 to 20	20+	NYC	Subs	Upst	< $50K	$50K-$100K	$100K+	Less than college	College
Strongly agree	25%	25%	26%	22%	28%	26%	25%	20%	24%	27%	24%	25%	27%	24%	29%	25%	19%	27%	23%
Agree	41%	40%	44%	35%	46%	41%	40%	39%	42%	38%	41%	42%	45%	37%	46%	36%	41%	41%	40%
Disagree	23%	23%	22%	29%	17%	23%	21%	26%	24%	20%	24%	23%	20%	25%	17%	27%	25%	22%	24%
Strongly disagree	5%	7%	4%	7%	4%	5%	8%	5%	5%	7%	6%	4%	4%	8%	4%	6%	7%	4%	8%
No opinion	6%	6%	4%	7%	5%	5%	5%	9%	5%	9%	5%	6%	4%	7%	5%	5%	6%	6%	5%
Refused	0%	0%	0%	0%	1%	1%	0%	1%	1%	0%	0%	1%	0%	1%	0%	1%	1%	1%	0%

18e. I wouldn't even try to buy a home without a realtor's help.

		Home		Gender		Age			Years in Residence			Region			Income			Education	
	Total	Own	Rent	M	F	18-49	50-64	65+	< 10	10 to 20	20+	NYC	Subs	Upst	< $50K	$50K-$100K	$100K+	Less than college	College
Strongly agree	20%	21%	18%	18%	21%	18%	21%	24%	21%	17%	20%	19%	21%	20%	22%	19%	20%	20%	20%
Agree	27%	25%	32%	24%	30%	24%	28%	38%	26%	27%	29%	29%	25%	26%	33%	24%	21%	30%	23%
Disagree	34%	35%	31%	36%	33%	36%	36%	25%	34%	38%	33%	32%	38%	34%	28%	37%	40%	31%	38%
Strongly disagree	11%	14%	8%	13%	10%	13%	10%	6%	11%	13%	10%	11%	7%	14%	7%	13%	13%	10%	12%
No opinion	7%	4%	11%	8%	6%	8%	5%	7%	8%	5%	7%	8%	7%	6%	9%	7%	5%	8%	6%
Refused	0%	0%	1%	1%	0%	0%	1%	1%	0%	1%	1%	1%	0%	0%	0%	1%	0%	1%	0%

18f. I wish you didn't have to sign so many papers when you buy a house.

	Total	Home		Gender		Age			Years in Residence			Region			Income			Education	
		Own	Rent	M	F	18-49	50-64	65+	< 10	10 to 20	20+	NYC	Subs	Upst	< $50K	$50K-$100K	$100K+	Less than college	College
Strongly agree	27%	32%	24%	27%	27%	28%	30%	24%	30%	25%	25%	25%	27%	30%	28%	31%	25%	29%	26%
Agree	34%	31%	39%	32%	35%	33%	33%	38%	32%	37%	36%	34%	34%	33%	40%	30%	31%	37%	30%
Disagree	18%	17%	16%	18%	18%	19%	16%	16%	19%	18%	14%	20%	19%	14%	14%	17%	22%	15%	22%
Strongly disagree	5%	4%	4%	5%	5%	5%	5%	3%	5%	2%	6%	5%	4%	4%	4%	5%	2%	3%	6%
No opinion	16%	16%	17%	17%	15%	15%	16%	18%	14%	18%	18%	14%	16%	18%	13%	15%	18%	16%	15%
Refused	1%	1%	1%	1%	0%	0%	1%	1%	0%	0%	1%	1%	0%	0%	0%	0%	1%	0%	1%

19. Of the following which do you feel is the single greatest barrier to home ownership?

	Total	Home		Gender		Age			Years in Residence			Region			Income			Education	
		Own	Rent	M	F	18-49	50-64	65+	< 10	10 to 20	20+	NYC	Subs	Upst	< $50K	$50K-$100K	$100K+	Less than college	College
Having a down payment	31%	35%	26%	31%	31%	28%	38%	33%	29%	34%	33%	31%	34%	29%	22%	31%	44%	28%	35%
Being able to pay the closing costs	8%	6%	9%	8%	7%	9%	7%	6%	9%	9%	4%	8%	7%	8%	10%	7%	4%	9%	6%
Finding the right home	22%	26%	16%	24%	21%	21%	20%	29%	20%	28%	22%	19%	18%	29%	21%	21%	25%	23%	21%
Qualifying for a loan	28%	23%	35%	24%	31%	31%	24%	21%	32%	17%	28%	28%	32%	24%	33%	30%	18%	30%	25%
Other, please specify	6%	4%	8%	7%	5%	7%	4%	5%	5%	7%	7%	7%	5%	5%	7%	5%	6%	4%	8%
Don't know/Refused	6%	5%	6%	6%	6%	5%	7%	6%	6%	6%	5%	7%	4%	5%	7%	6%	2%	6%	5%

20. Overall do you think buying a home is a better or worse investment when compared to the stock market?

	Total	Home		Gender		Age			Years in Residence			Region			Income			Education	
		Own	Rent	M	F	18-49	50-64	65+	< 10	10 to 20	20+	NYC	Subs	Upst	< $50K	$50K-$100K	$100K+	Less than college	College
Home better than stock market	81%	84%	74%	78%	83%	79%	84%	82%	80%	80%	83%	79%	82%	82%	79%	84%	81%	80%	81%
Home worse than stock market	11%	9%	13%	14%	8%	13%	9%	6%	11%	13%	9%	10%	14%	10%	13%	9%	13%	12%	10%
Don't know/Refused	9%	7%	13%	7%	10%	8%	7%	12%	10%	6%	8%	11%	4%	8%	9%	7%	6%	8%	10%

I'm going to read you a list of amenities that people look for when buying a home. For each of the following, please tell me if it is very important that a home you would want have this, somewhat important, not very important or not important at all.

21a. More than 2 bathrooms

	Total	Home		Gender		Age			Years in Residence			Region			Income			Education	
		Own	Rent	M	F	18-49	50-64	65+	< 10	10 to 20	20+	NYC	Subs	Upst	< $50K	$50K-$100K	$100K+	Less than college	College
Very important	36%	33%	38%	33%	38%	34%	40%	36%	34%	39%	35%	42%	33%	30%	34%	37%	35%	35%	35%
Somewhat important	29%	30%	27%	32%	26%	32%	23%	25%	28%	30%	27%	24%	34%	30%	28%	28%	32%	30%	26%
Not very important	22%	22%	22%	24%	21%	22%	24%	21%	22%	22%	23%	20%	25%	23%	25%	20%	21%	22%	23%
Not important at all	13%	14%	12%	11%	15%	13%	12%	18%	15%	9%	14%	13%	8%	17%	13%	15%	12%	13%	15%
Don't know/Refused	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

21b. More than 3 bedrooms

	Total	Home		Gender		Age			Years in Residence			Region			Income			Education	
		Own	Rent	M	F	18-49	50-64	65+	< 10	10 to 20	20+	NYC	Subs	Upst	< $50K	$50K-$100K	$100K+	Less than college	College
Very important	25%	20%	33%	21%	29%	31%	20%	15%	31%	20%	19%	29%	25%	21%	30%	21%	26%	28%	22%
Somewhat important	30%	30%	27%	32%	28%	32%	24%	27%	29%	32%	27%	27%	35%	30%	30%	28%	32%	32%	26%
Not very important	29%	31%	25%	30%	28%	26%	35%	31%	25%	34%	33%	28%	30%	29%	24%	35%	27%	25%	35%
Not important at all	15%	18%	13%	16%	15%	10%	20%	25%	14%	13%	20%	14%	10%	20%	15%	15%	13%	15%	15%
Don't know/Refused	1%	1%	1%	1%	1%	1%	1%	1%	0%	2%	1%	2%	0%	0%	1%	1%	1%	0%	1%

21c. A master bedroom suite

	Total	Home		Gender		Age			Years in Residence			Region			Income			Education	
		Own	Rent	M	F	18-49	50-64	65+	< 10	10 to 20	20+	NYC	Subs	Upst	< $50K	$50K-$100K	$100K+	Less than college	College
Very important	32%	26%	42%	32%	32%	32%	33%	30%	34%	32%	27%	36%	29%	28%	36%	25%	34%	34%	29%
Somewhat important	33%	35%	29%	36%	30%	34%	33%	30%	34%	33%	32%	32%	31%	35%	28%	36%	35%	30%	36%
Not very important	25%	27%	21%	22%	28%	26%	24%	23%	24%	25%	26%	21%	30%	26%	24%	30%	22%	25%	25%
Not important at all	10%	11%	8%	10%	10%	9%	10%	17%	8%	9%	15%	10%	9%	11%	12%	9%	9%	11%	9%
Don't know/Refused	0%	0%	1%	0%	0%	0%	1%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

21d. Ample closet space

	Total	Home		Gender		Age			Years in Residence			Region			Income			Education	
		Own	Rent	M	F	18-49	50-64	65+	< 10	10 to 20	20+	NYC	Subs	Upst	< $50K	$50K-$100K	$100K+	Less than college	College
Very important	65%	64%	71%	56%	73%	60%	71%	74%	67%	63%	64%	71%	57%	64%	69%	59%	64%	65%	64%
Somewhat important	27%	29%	24%	32%	22%	30%	23%	22%	27%	25%	27%	24%	30%	29%	22%	33%	29%	27%	28%
Not very important	6%	5%	2%	9%	2%	7%	5%	3%	4%	8%	6%	4%	10%	5%	5%	6%	7%	5%	6%
Not important at all	2%	2%	2%	3%	2%	3%	1%	1%	2%	4%	3%	2%	3%	3%	4%	2%	1%	2%	2%
Don't know/Refused	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	1%	0%	0%	0%	0%	0%

21e. A recently updated kitchen

	Total	Home		Gender		Age			Years in Residence			Region			Income			Education	
		Own	Rent	M	F	18-49	50-64	65+	< 10	10 to 20	20+	NYC	Subs	Upst	< $50K	$50K-$100K	$100K+	Less than college	College
Very important	42%	35%	52%	36%	47%	41%	41%	46%	45%	36%	41%	45%	39%	40%	48%	39%	36%	44%	39%
Somewhat important	40%	46%	32%	44%	37%	41%	41%	37%	37%	45%	41%	34%	45%	44%	40%	39%	43%	42%	38%
Not very important	13%	15%	11%	15%	12%	13%	15%	11%	13%	15%	11%	15%	12%	12%	7%	17%	18%	10%	17%
Not important at all	4%	4%	5%	4%	5%	5%	3%	4%	5%	3%	5%	5%	4%	4%	5%	4%	4%	4%	5%
Don't know/Refused	1%	0%	1%	1%	1%	1%	0%	1%	0%	1%	1%	1%	0%	0%	1%	0%	0%	0%	1%

21f. A roof that is less than 5 years old

	Total	Home		Gender		Age			Years in Residence			Region			Income			Education	
		Own	Rent	M	F	18-49	50-64	65+	< 10	10 to 20	20+	NYC	Subs	Upst	< $50K	$50K-$100K	$100K+	Less than college	College
Very important	48%	45%	52%	43%	54%	47%	48%	55%	47%	48%	52%	46%	42%	55%	59%	47%	35%	55%	40%
Somewhat important	33%	38%	28%	37%	30%	35%	34%	27%	35%	35%	29%	31%	42%	31%	24%	38%	39%	29%	39%
Not very important	13%	14%	13%	15%	12%	13%	13%	14%	13%	14%	14%	16%	14%	9%	11%	12%	19%	10%	17%
Not important at all	4%	3%	6%	5%	4%	5%	4%	3%	5%	2%	4%	5%	3%	4%	5%	3%	6%	4%	4%
Don't know/Refused	1%	1%	1%	1%	1%	1%	1%	2%	1%	1%	2%	1%	0%	1%	1%	1%	1%	1%	1%

21g. A garage

	Total	Home		Gender		Age			Years in Residence			Region			Income			Education	
		Own	Rent	M	F	18-49	50-64	65+	< 10	10 to 20	20+	NYC	Subs	Upst	< $50K	$50K-$100K	$100K+	Less than college	College
Very important	51%	56%	44%	51%	51%	44%	59%	65%	48%	50%	57%	44%	50%	59%	47%	54%	48%	49%	53%
Somewhat important	32%	29%	36%	31%	32%	36%	27%	22%	31%	34%	31%	33%	34%	29%	33%	30%	33%	32%	31%
Not very important	11%	9%	14%	11%	11%	15%	7%	6%	15%	8%	7%	15%	11%	7%	13%	11%	12%	12%	10%
Not important at all	6%	5%	6%	6%	5%	5%	7%	7%	5%	8%	5%	7%	5%	5%	6%	5%	7%	6%	5%
Don't know/Refused	0%	1%	0%	0%	1%	0%	1%	0%	1%	0%	0%	1%	0%	0%	1%	0%	1%	1%	0%

21h. A finished basement

		Home		Gender		Age			Years in Residence			Region			Income			Education	
	Total	Own	Rent	M	F	18-49	50-64	65+	< 10	10 to 20	20+	NYC	Subs	Upst	< $50K	$50K-$100K	$100K+	Less than college	College
Very important	25%	15%	35%	21%	28%	27%	19%	22%	26%	22%	24%	30%	23%	19%	36%	20%	15%	29%	19%
Somewhat important	33%	36%	32%	34%	33%	33%	37%	31%	34%	34%	31%	34%	32%	33%	33%	32%	34%	34%	33%
Not very important	27%	31%	22%	29%	25%	27%	28%	27%	24%	33%	28%	23%	34%	28%	20%	30%	35%	23%	32%
Not important at all	14%	18%	10%	15%	13%	12%	15%	20%	15%	11%	16%	12%	10%	19%	11%	17%	15%	13%	16%
Don't know/Refused	1%	1%	1%	0%	1%	0%	1%	1%	1%	0%	1%	1%	0%	1%	0%	1%	1%	1%	1%

21i. A well landscaped home

		Home		Gender		Age			Years in Residence			Region			Income			Education	
	Total	Own	Rent	M	F	18-49	50-64	65+	< 10	10 to 20	20+	NYC	Subs	Upst	< $50K	$50K-$100K	$100K+	Less than college	College
Very important	28%	24%	33%	28%	27%	27%	25%	35%	28%	31%	25%	29%	25%	27%	35%	24%	21%	32%	23%
Somewhat important	39%	48%	28%	40%	38%	36%	43%	42%	38%	35%	43%	33%	43%	43%	28%	44%	46%	35%	43%
Not very important	26%	22%	30%	25%	26%	29%	24%	16%	26%	25%	24%	28%	25%	23%	26%	25%	26%	24%	27%
Not important at all	8%	6%	9%	7%	8%	8%	7%	6%	7%	9%	8%	9%	7%	7%	10%	7%	7%	8%	7%
Don't know/Refused	0%	0%	1%	0%	0%	0%	1%	0%	0%	0%	0%	1%	0%	0%	0%	0%	0%	0%	0%

And in thinking about your home's location, please tell me how important it is to you that your home satisfy the following descriptions. Is it very important, somewhat important, not very important or not important at all that your home be…?

22a. Less than a 20 minute commute to work

		Home		Gender		Age			Years in Residence			Region			Income			Education	
	Total	Own	Rent	M	F	18-49	50-64	65+	< 10	10 to 20	20+	NYC	Subs	Upst	< $50K	$50K-$100K	$100K+	Less than college	College
Very important	41%	37%	43%	38%	43%	43%	40%	33%	43%	41%	36%	43%	29%	45%	49%	39%	31%	45%	35%
Somewhat important	30%	32%	29%	32%	29%	31%	30%	29%	28%	36%	31%	28%	35%	31%	28%	33%	34%	27%	35%
Not very important	16%	16%	15%	17%	16%	18%	15%	13%	16%	16%	16%	17%	24%	12%	10%	19%	20%	15%	18%
Not important at all	11%	13%	11%	11%	11%	7%	13%	21%	11%	6%	15%	10%	12%	11%	12%	8%	12%	12%	9%
Don't know/Refused	2%	2%	2%	2%	1%	1%	1%	4%	1%	1%	3%	2%	1%	2%	1%	1%	2%	1%	3%

22b. In a town with well regarded schools

	Total	Home		Gender		Age			Years in Residence			Region			Income			Education	
		Own	Rent	M	F	18-49	50-64	65+	< 10	10 to 20	20+	NYC	Subs	Upst	< $50K	$50K-$100K	$100K+	Less than college	College
Very important	68%	65%	76%	67%	70%	74%	56%	65%	73%	67%	60%	66%	77%	67%	67%	68%	71%	69%	67%
Somewhat important	16%	19%	11%	19%	14%	15%	20%	16%	14%	16%	21%	14%	20%	17%	16%	17%	17%	17%	16%
Not very important	8%	7%	7%	8%	8%	7%	11%	5%	8%	8%	7%	10%	2%	8%	9%	7%	6%	7%	9%
Not important at all	7%	9%	4%	6%	8%	3%	13%	13%	4%	9%	12%	9%	2%	8%	7%	8%	6%	6%	8%
Don't know/Refused	1%	0%	1%	0%	1%	1%	0%	1%	1%	1%	0%	1%	0%	1%	0%	0%	0%	1%	0%

22c. Near public parks

	Total	Home		Gender		Age			Years in Residence			Region			Income			Education	
		Own	Rent	M	F	18-49	50-64	65+	< 10	10 to 20	20+	NYC	Subs	Upst	< $50K	$50K-$100K	$100K+	Less than college	College
Very important	25%	22%	28%	21%	28%	29%	20%	17%	28%	25%	18%	35%	21%	14%	28%	19%	27%	22%	28%
Somewhat important	43%	43%	43%	45%	41%	43%	45%	41%	45%	44%	39%	40%	51%	42%	36%	51%	45%	41%	46%
Not very important	22%	22%	23%	25%	20%	20%	25%	28%	21%	20%	27%	17%	21%	29%	24%	23%	19%	25%	19%
Not important at all	10%	13%	5%	9%	11%	9%	10%	14%	7%	11%	15%	8%	7%	14%	12%	8%	10%	12%	7%
Don't know/Refused	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

22d. Near public transportation

	Total	Home		Gender		Age			Years in Residence			Region			Income			Education	
		Own	Rent	M	F	18-49	50-64	65+	< 10	10 to 20	20+	NYC	Subs	Upst	< $50K	$50K-$100K	$100K+	Less than college	College
Very important	42%	31%	55%	39%	44%	42%	39%	43%	44%	41%	37%	68%	30%	17%	50%	38%	34%	41%	42%
Somewhat important	25%	29%	22%	26%	25%	26%	25%	23%	25%	25%	26%	23%	34%	23%	24%	22%	32%	25%	26%
Not very important	19%	22%	16%	20%	18%	19%	21%	17%	18%	21%	18%	6%	20%	33%	16%	21%	19%	20%	18%
Not important at all	14%	19%	7%	15%	13%	13%	15%	16%	12%	13%	18%	3%	16%	26%	10%	18%	15%	14%	14%
Don't know/Refused	0%	0%	0%	0%	0%	0%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

22e. In a community with a low tax rate

	Total	Home		Gender		Age			Years in Residence			Region			Income			Education	
		Own	Rent	M	F	18-49	50-64	65+	< 10	10 to 20	20+	NYC	Subs	Upst	< $50K	$50K-$100K	$100K+	Less than college	College
Very important	57%	49%	67%	59%	56%	59%	54%	55%	59%	60%	51%	56%	59%	59%	67%	56%	46%	66%	46%
Somewhat important	30%	36%	22%	31%	29%	30%	32%	30%	28%	32%	32%	31%	26%	32%	25%	33%	34%	26%	35%
Not very important	8%	11%	6%	7%	10%	7%	11%	8%	8%	6%	10%	8%	11%	7%	5%	7%	13%	5%	12%
Not important at all	3%	3%	3%	2%	3%	3%	2%	4%	3%	1%	3%	4%	3%	1%	1%	3%	5%	2%	4%
Don't know/Refused	2%	1%	2%	2%	1%	2%	1%	3%	1%	1%	3%	2%	2%	1%	2%	1%	2%	1%	3%

22f. Close to the shops I frequent

		Home		Gender		Age			Years in Residence			Region			Income			Education	
	Total	Own	Rent	M	F	18-49	50-64	65+	< 10	10 to 20	20+	NYC	Subs	Upst	< $50K	$50K-$100K	$100K+	Less than college	College
Very important	32%	30%	31%	27%	35%	29%	31%	40%	30%	33%	32%	36%	30%	27%	40%	28%	21%	34%	28%
Somewhat important	44%	47%	42%	45%	42%	44%	46%	39%	43%	45%	44%	40%	48%	46%	38%	44%	54%	42%	47%
Not very important	18%	15%	20%	19%	17%	19%	17%	15%	20%	14%	16%	19%	15%	19%	15%	20%	18%	18%	18%
Not important at all	7%	7%	6%	9%	5%	8%	6%	5%	6%	8%	8%	5%	7%	9%	6%	8%	7%	7%	7%
Don't know/Refused	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	1%	0%	0%	0%	0%	0%	0%	0%	0%

22g. In an area that has ample police and fire protection

		Home		Gender		Age			Years in Residence			Region			Income			Education	
	Total	Own	Rent	M	F	18-49	50-64	65+	< 10	10 to 20	20+	NYC	Subs	Upst	< $50K	$50K-$100K	$100K+	Less than college	College
Very important	75%	73%	78%	71%	79%	73%	73%	84%	74%	76%	75%	79%	73%	71%	81%	71%	71%	79%	70%
Somewhat important	21%	24%	19%	24%	19%	23%	24%	12%	21%	21%	23%	18%	27%	22%	14%	24%	28%	18%	26%
Not very important	3%	3%	2%	3%	2%	3%	2%	3%	4%	1%	2%	2%	0%	4%	2%	5%	1%	2%	3%
Not important at all	1%	1%	1%	2%	0%	1%	1%	1%	1%	2%	0%	1%	0%	2%	2%	0%	0%	1%	1%
Don't know/Refused	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

22h. Near my house of worship

		Home		Gender		Age			Years in Residence			Region			Income			Education	
	Total	Own	Rent	M	F	18-49	50-64	65+	< 10	10 to 20	20+	NYC	Subs	Upst	< $50K	$50K-$100K	$100K+	Less than college	College
Very important	24%	23%	25%	19%	28%	19%	25%	39%	21%	24%	30%	28%	18%	23%	33%	20%	12%	29%	16%
Somewhat important	32%	36%	29%	33%	32%	29%	39%	36%	26%	39%	39%	28%	37%	35%	33%	31%	35%	33%	32%
Not very important	24%	21%	26%	28%	21%	29%	19%	13%	31%	20%	16%	22%	33%	21%	18%	27%	30%	21%	28%
Not important at all	19%	18%	19%	20%	17%	22%	17%	12%	21%	18%	15%	21%	11%	20%	16%	20%	21%	16%	22%
Don't know/Refused	1%	1%	1%	0%	1%	1%	0%	0%	1%	0%	1%	1%	1%	1%	0%	1%	2%	0%	1%

22i. In an area in which neighbors tend to know one another

		Home		Gender		Age			Years in Residence			Region			Income			Education	
	Total	Own	Rent	M	F	18-49	50-64	65+	< 10	10 to 20	20+	NYC	Subs	Upst	< $50K	$50K-$100K	$100K+	Less than college	College
Very important	36%	32%	37%	35%	36%	34%	35%	41%	35%	36%	36%	38%	33%	35%	40%	35%	30%	38%	32%
Somewhat important	43%	48%	41%	43%	44%	42%	47%	43%	44%	40%	45%	39%	47%	46%	38%	45%	49%	41%	46%
Not very important	13%	14%	14%	13%	13%	14%	13%	11%	14%	16%	11%	15%	11%	14%	13%	13%	16%	12%	15%
Not important at all	7%	6%	9%	8%	7%	9%	5%	5%	8%	7%	7%	9%	9%	5%	9%	7%	6%	8%	7%
Don't know/Refused	0%	1%	0%	0%	0%	0%	0%	0%	0%	1%	0%	0%	0%	1%	0%	0%	0%	0%	0%

Siena Research Institute - New York State Association of Realtors
April 26 - May 6, 10-11, 2010
1,015 New York State Residents
MOE +/-3.1%

23. Have you ever worked with a realtor to either buy or sell a home?

	Total	Home		Gender		Age			Years in Residence			Region			Income			Education	
		Own	Rent	M	F	18-49	50-64	65+	< 10	10 to 20	20+	NYC	Subs	Upst	< $50K	$50K-$100K	$100K+	Less than college	College
Yes	50%	71%	26%	55%	46%	43%	60%	60%	47%	53%	54%	37%	60%	60%	33%	56%	64%	43%	59%
No	50%	29%	73%	45%	54%	56%	40%	39%	53%	46%	46%	62%	40%	39%	67%	44%	36%	57%	40%
Don't know/Refused	0%	0%	1%	0%	0%	0%	0%	0%	0%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%

(If ever worked with realtor) Based on your experience with realtors, tell me whether each of the following statements about realtors is completely true, somewhat true, not very true or not at all true.

24a. Realtors can accurately assess the current value of a home.

	Total	Home		Gender		Age			Years in Residence			Region			Income			Education	
		Own	Rent	M	F	18-49	50-64	65+	< 10	10 to 20	20+	NYC	Subs	Upst	< $50K	$50K-$100K	$100K+	Less than college	College
Completely true	28%	30%	26%	25%	32%	24%	33%	30%	25%	36%	27%	30%	25%	29%	34%	26%	27%	27%	28%
Somewhat true	50%	51%	40%	48%	52%	51%	47%	50%	52%	45%	50%	43%	57%	50%	42%	52%	52%	49%	51%
Not very true	13%	12%	18%	16%	10%	15%	12%	11%	14%	13%	13%	16%	10%	13%	16%	13%	13%	14%	12%
Not at all true	8%	6%	14%	10%	5%	10%	6%	5%	9%	5%	8%	9%	7%	7%	6%	8%	7%	8%	8%
Don't know/Refused	1%	1%	2%	0%	2%	0%	1%	4%	1%	1%	2%	2%	0%	1%	2%	1%	0%	2%	1%

24b. Realtors are trained in how to present a home to prospective buyers in ways that highlight its strengths.

	Total	Home		Gender		Age			Years in Residence			Region			Income			Education	
		Own	Rent	M	F	18-49	50-64	65+	< 10	10 to 20	20+	NYC	Subs	Upst	< $50K	$50K-$100K	$100K+	Less than college	College
Completely true	49%	50%	48%	50%	48%	52%	46%	46%	54%	46%	42%	51%	52%	46%	48%	49%	51%	48%	51%
Somewhat true	41%	41%	38%	42%	40%	40%	42%	42%	38%	44%	44%	36%	38%	47%	38%	42%	44%	43%	40%
Not very true	5%	5%	5%	3%	7%	4%	5%	5%	3%	9%	6%	7%	6%	3%	7%	4%	4%	4%	5%
Not at all true	3%	2%	7%	3%	2%	3%	4%	1%	3%	1%	4%	4%	1%	3%	5%	3%	0%	3%	2%
Don't know/Refused	2%	2%	2%	1%	3%	0%	2%	5%	1%	1%	4%	1%	4%	2%	2%	1%	1%	2%	2%

24c. Realtors do a good job of attracting potential buyers to a home they have listed for sale.

	Total	Home		Gender		Age			Years in Residence			Region			Income			Education	
		Own	Rent	M	F	18-49	50-64	65+	< 10	10 to 20	20+	NYC	Subs	Upst	< $50K	$50K-$100K	$100K+	Less than college	College
Completely true	34%	34%	35%	38%	30%	33%	33%	39%	36%	33%	32%	36%	34%	33%	38%	36%	31%	39%	29%
Somewhat true	54%	55%	48%	51%	57%	55%	54%	51%	55%	54%	52%	50%	55%	55%	45%	56%	58%	50%	58%
Not very true	5%	5%	6%	6%	4%	5%	5%	5%	4%	5%	7%	5%	7%	3%	7%	4%	6%	5%	6%
Not at all true	4%	3%	6%	4%	3%	4%	4%	2%	3%	2%	5%	4%	2%	4%	9%	2%	1%	2%	4%
Don't know/Refused	4%	3%	6%	2%	5%	3%	4%	3%	3%	5%	4%	4%	2%	4%	2%	3%	4%	3%	3%

24d. Working with a realtor in order to sell a home usually results in the seller receiving more money from the sale than if they tried to sell it themselves.

	Total	Home		Gender		Age			Years in Residence			Region			Income			Education	
		Own	Rent	M	F	18-49	50-64	65+	< 10	10 to 20	20+	NYC	Subs	Upst	< $50K	$50K-$100K	$100K+	Less than college	College
Completely true	18%	19%	16%	20%	16%	19%	18%	18%	17%	19%	20%	22%	17%	16%	14%	21%	21%	20%	17%
Somewhat true	39%	39%	33%	36%	41%	40%	38%	37%	39%	39%	39%	35%	41%	40%	38%	40%	43%	36%	41%
Not very true	20%	20%	17%	22%	17%	19%	20%	22%	18%	21%	21%	23%	20%	17%	22%	16%	20%	19%	20%
Not at all true	13%	12%	20%	13%	13%	14%	13%	13%	16%	8%	12%	9%	12%	17%	19%	10%	11%	14%	12%
Don't know/Refused	10%	10%	14%	8%	13%	9%	11%	9%	10%	13%	8%	11%	10%	10%	8%	13%	6%	10%	10%

24e. All things being equal, a realtor will sell a home more quickly than if it is for sale by owner.

	Total	Home		Gender		Age			Years in Residence			Region			Income			Education	
		Own	Rent	M	F	18-49	50-64	65+	< 10	10 to 20	20+	NYC	Subs	Upst	< $50K	$50K-$100K	$100K+	Less than college	College
Completely true	36%	36%	38%	42%	31%	32%	39%	43%	35%	37%	39%	37%	38%	35%	34%	36%	40%	39%	34%
Somewhat true	43%	44%	38%	44%	42%	45%	39%	43%	41%	47%	41%	44%	42%	42%	38%	46%	42%	42%	44%
Not very true	10%	9%	11%	6%	14%	11%	10%	6%	11%	11%	8%	11%	10%	9%	12%	7%	11%	7%	12%
Not at all true	5%	5%	7%	5%	6%	6%	6%	3%	6%	3%	5%	4%	5%	6%	6%	6%	3%	5%	5%
Don't know/Refused	6%	6%	6%	4%	8%	6%	7%	5%	7%	3%	6%	3%	5%	8%	10%	4%	4%	6%	6%

24f. It would be foolish to try to locate the right home without the assistance of an experienced realtor.

	Total	Home		Gender		Age			Years in Residence			Region			Income			Education	
		Own	Rent	M	F	18-49	50-64	65+	< 10	10 to 20	20+	NYC	Subs	Upst	< $50K	$50K-$100K	$100K+	Less than college	College
Completely true	17%	18%	15%	16%	18%	12%	18%	26%	17%	13%	20%	18%	14%	17%	24%	18%	12%	20%	13%
Somewhat true	39%	38%	32%	35%	42%	36%	38%	45%	36%	38%	44%	37%	43%	37%	33%	39%	41%	35%	41%
Not very true	25%	25%	23%	29%	21%	27%	28%	17%	25%	32%	20%	26%	29%	23%	20%	24%	29%	25%	26%
Not at all true	19%	18%	29%	20%	17%	25%	15%	11%	23%	16%	15%	19%	13%	22%	22%	19%	16%	19%	19%
Don't know/Refused	1%	1%	1%	0%	1%	0%	1%	1%	0%	1%	1%	1%	1%	1%	1%	0%	1%	0%	1%

24g. Realtors provide important guidance for buyers and sellers in working through all the aspects of financing, inspecting, insuring and working with all the other professionals involved in home buying or selling.

	Total	Home		Gender		Age			Years in Residence			Region			Income			Education	
		Own	Rent	M	F	18-49	50-64	65+	< 10	10 to 20	20+	NYC	Subs	Upst	< $50K	$50K-$100K	$100K+	Less than college	College
Completely true	33%	34%	24%	34%	32%	29%	37%	38%	33%	32%	34%	28%	34%	37%	37%	28%	37%	33%	33%
Somewhat true	49%	47%	58%	46%	52%	51%	44%	50%	50%	44%	51%	54%	49%	45%	42%	56%	43%	51%	48%
Not very true	10%	10%	10%	12%	8%	12%	9%	6%	9%	15%	6%	11%	10%	9%	10%	10%	12%	9%	11%
Not at all true	6%	7%	5%	7%	5%	6%	8%	3%	6%	6%	6%	5%	5%	7%	9%	4%	5%	5%	7%
Don't know/Refused	2%	2%	3%	1%	4%	1%	3%	3%	2%	2%	3%	2%	3%	2%	2%	2%	2%	2%	2%

24h. Realtors do a great job of staying in touch with clients after the sale is over.

	Total	Home		Gender		Age			Years in Residence			Region			Income			Education	
		Own	Rent	M	F	18-49	50-64	65+	< 10	10 to 20	20+	NYC	Subs	Upst	< $50K	$50K-$100K	$100K+	Less than college	College
Completely true	8%	8%	6%	6%	9%	9%	7%	7%	8%	8%	7%	7%	6%	9%	13%	6%	7%	6%	10%
Somewhat true	25%	27%	15%	29%	21%	25%	23%	30%	27%	20%	28%	20%	25%	30%	22%	26%	29%	27%	24%
Not very true	28%	28%	28%	27%	29%	27%	29%	28%	26%	35%	25%	28%	36%	24%	24%	29%	29%	27%	29%
Not at all true	33%	31%	41%	32%	33%	34%	34%	27%	34%	31%	31%	38%	28%	31%	36%	33%	30%	34%	31%
Don't know/Refused	6%	5%	10%	5%	7%	5%	6%	8%	5%	6%	9%	7%	5%	6%	5%	6%	5%	6%	6%

25. Have you ever used a website to search for real estate buying information?

	Total	Home		Gender		Age			Years in Residence			Region			Income			Education	
		Own	Rent	M	F	18-49	50-64	65+	< 10	10 to 20	20+	NYC	Subs	Upst	< $50K	$50K-$100K	$100K+	Less than college	College
Yes	49%	54%	45%	52%	47%	58%	49%	21%	57%	51%	34%	44%	57%	51%	33%	57%	67%	38%	65%
No	50%	46%	55%	47%	53%	41%	51%	79%	42%	49%	66%	55%	43%	49%	66%	43%	33%	62%	34%
Refused	0%	0%	1%	0%	0%	1%	0%	0%	1%	0%	0%	1%	0%	0%	1%	0%	0%	0%	0%

26. Do you agree or disagree with this statement. Owning your own home is a very significant part of achieving the American Dream?

	Total	Home		Gender		Age			Years in Residence			Region			Income			Education	
		Own	Rent	M	F	18-49	50-64	65+	< 10	10 to 20	20+	NYC	Subs	Upst	< $50K	$50K-$100K	$100K+	Less than college	College
Agree	84%	88%	75%	83%	85%	83%	84%	88%	81%	86%	88%	82%	88%	85%	83%	84%	85%	85%	83%
Disagree	15%	11%	25%	17%	14%	16%	15%	11%	18%	13%	12%	17%	12%	14%	16%	15%	14%	15%	15%
Don't know/Refused	1%	1%	1%	0%	1%	1%	1%	1%	1%	1%	0%	1%	0%	1%	1%	1%	0%	1%	1%

Tell me whether you support or oppose each of the following, or if you simply do not have enough information in order to say.

27a. Mortgage interest should be tax deductible

	Total	Home		Gender		Age			Years in Residence			Region			Income			Education	
		Own	Rent	M	F	18-49	50-64	65+	< 10	10 to 20	20+	NYC	Subs	Upst	< $50K	$50K-$100K	$100K+	Less than college	College
Support	84%	91%	76%	86%	83%	81%	90%	89%	82%	84%	90%	81%	87%	87%	81%	84%	88%	84%	86%
Oppose	5%	4%	5%	6%	4%	6%	3%	5%	5%	5%	4%	5%	5%	4%	5%	5%	6%	4%	6%
Do not have enough information	11%	4%	19%	8%	13%	13%	7%	5%	13%	10%	6%	13%	8%	9%	14%	11%	6%	12%	8%
Refused	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

27b. State tax incentive to assist buyers to save for and pay real estate closing costs

	Total	Home		Gender		Age			Years in Residence			Region			Income			Education	
		Own	Rent	M	F	18-49	50-64	65+	< 10	10 to 20	20+	NYC	Subs	Upst	< $50K	$50K-$100K	$100K+	Less than college	College
Support	55%	48%	63%	55%	55%	61%	50%	42%	60%	56%	46%	56%	57%	53%	58%	59%	52%	59%	51%
Oppose	21%	29%	13%	27%	15%	16%	27%	29%	17%	18%	31%	19%	21%	24%	16%	20%	28%	18%	25%
Do not have enough information	23%	22%	23%	17%	29%	22%	22%	27%	22%	25%	23%	25%	21%	22%	26%	21%	20%	22%	24%
Refused	1%	1%	1%	1%	1%	0%	0%	1%	0%	1%	0%	1%	1%	0%	1%	1%	0%	1%	0%

27c. New York State should have a cap on the rate at which property taxes can increase

	Total	Home		Gender		Age			Years in Residence			Region			Income			Education	
		Own	Rent	M	F	18-49	50-64	65+	< 10	10 to 20	20+	NYC	Subs	Upst	< $50K	$50K-$100K	$100K+	Less than college	College
Support	76%	83%	66%	77%	75%	76%	81%	71%	76%	79%	74%	67%	82%	84%	73%	82%	77%	79%	73%
Oppose	11%	8%	15%	13%	8%	11%	9%	14%	11%	9%	12%	14%	9%	8%	13%	8%	12%	10%	11%
Do not have enough information	13%	9%	19%	9%	16%	13%	10%	15%	13%	12%	13%	18%	9%	8%	13%	10%	11%	11%	15%
Refused	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

27d. The federal government should do more to assist homeowners that are having difficulty making their mortgage payments

	Total	Home		Gender		Age			Years in Residence			Region			Income			Education	
		Own	Rent	M	F	18-49	50-64	65+	< 10	10 to 20	20+	NYC	Subs	Upst	< $50K	$50K-$100K	$100K+	Less than college	College
Support	56%	45%	67%	51%	60%	60%	50%	50%	57%	59%	51%	63%	56%	47%	69%	51%	47%	64%	46%
Oppose	29%	40%	18%	36%	21%	23%	37%	35%	24%	29%	38%	22%	27%	36%	18%	28%	38%	23%	36%
Do not have enough information	15%	15%	14%	12%	18%	16%	12%	15%	19%	12%	11%	14%	16%	16%	12%	20%	14%	13%	18%
Refused	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	1%	0%	0%	0%	0%	0%	0%

27e. The government should do all it can do to increase the percentage of Americans that own their own home

		Home		Gender		Age			Years in Residence			Region			Income			Education	
	Total	Own	Rent	M	F	18-49	50-64	65+	< 10	10 to 20	20+	NYC	Subs	Upst	< $50K	$50K-$100K	$100K+	Less than college	College
Support	52%	43%	61%	50%	55%	55%	50%	46%	56%	52%	47%	53%	46%	55%	65%	51%	40%	62%	40%
Oppose	32%	42%	23%	39%	27%	27%	41%	39%	28%	33%	41%	30%	37%	32%	19%	34%	45%	24%	43%
Do not have enough information	14%	15%	15%	11%	17%	17%	9%	14%	15%	15%	12%	15%	16%	13%	14%	15%	15%	13%	17%
Refused	1%	0%	1%	0%	1%	1%	0%	1%	1%	0%	0%	1%	1%	0%	1%	0%	0%	1%	1%

28. (If do NOT currently own home) Have you ever owned a home?

				Gender		Age			Years in Residence			Region			Income			Education	
	Total			M	F	18-49	50-64	65+	< 10	10 to 20	20+	NYC	Subs	Upst	< $50K	$50K-$100K	$100K+	Less than college	College
Yes	21%			23%	20%	15%	33%	57%	23%	15%	23%	16%	24%	34%	15%	28%	26%	20%	23%
No	78%			77%	80%	85%	67%	43%	77%	85%	77%	84%	75%	66%	85%	72%	74%	80%	77%
Refused	0%			0%	0%	0%	0%	0%	0%	0%	0%	0%	1%	0%	0%	0%	0%	0%	0%

29. (If currently or ever owned home) How many homes have you owned in your adult life?

		Home		Gender		Age			Years in Residence			Region			Income			Education	
	Total	Own	Rent	M	F	18-49	50-64	65+	< 10	10 to 20	20+	NYC	Subs	Upst	< $50K	$50K-$100K	$100K+	Less than college	College
One	46%	46%	46%	44%	48%	56%	37%	40%	49%	40%	47%	50%	47%	43%	60%	48%	35%	50%	42%
Two	26%	26%	22%	22%	29%	21%	31%	26%	20%	27%	31%	26%	23%	27%	23%	24%	29%	25%	26%
Three	15%	16%	17%	16%	14%	12%	20%	16%	17%	18%	12%	17%	12%	16%	9%	17%	18%	13%	18%
Four	6%	5%	9%	8%	3%	4%	6%	8%	6%	7%	4%	3%	9%	5%	5%	4%	10%	5%	6%
Five or more	6%	6%	6%	8%	4%	5%	4%	9%	7%	6%	5%	2%	7%	8%	3%	6%	7%	5%	6%
Refused	1%	1%	1%	1%	1%	1%	1%	1%	2%	1%	1%	1%	2%	1%	1%	2%	0%	1%	1%