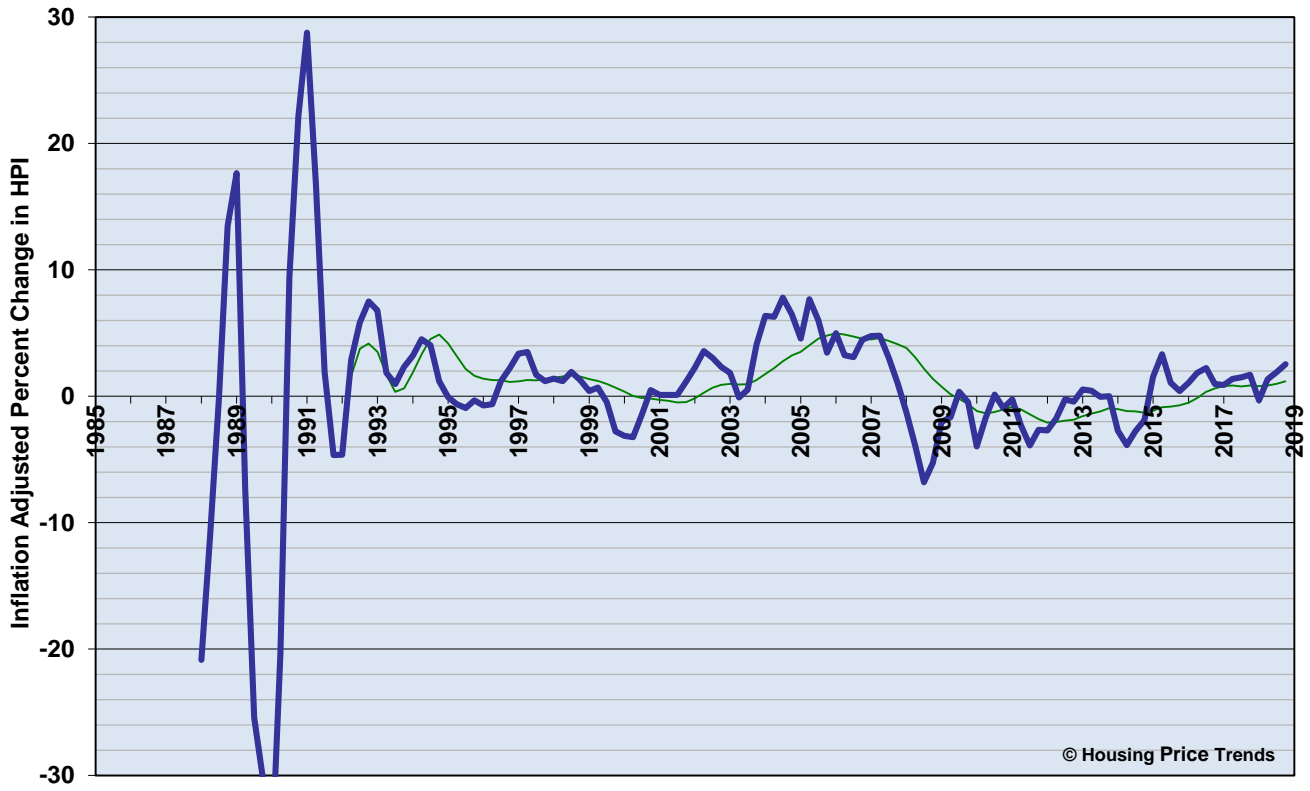
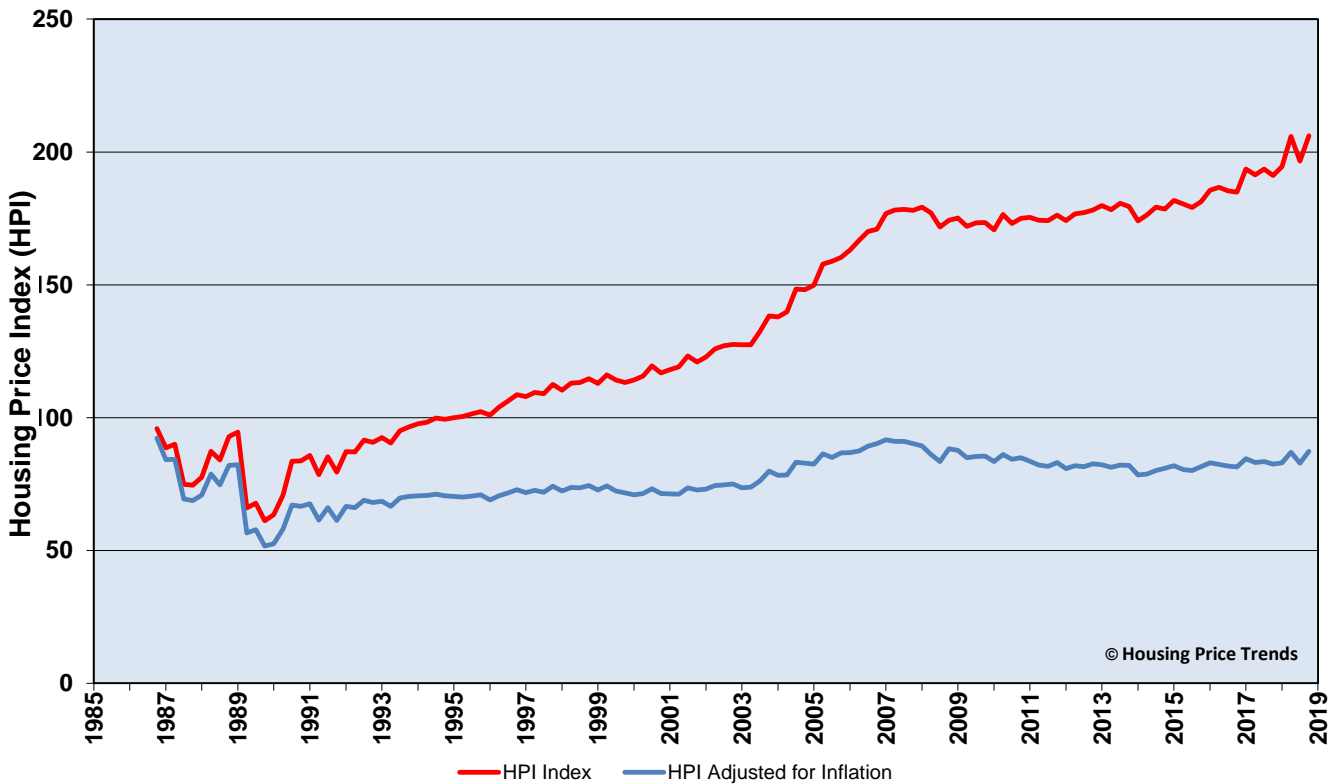


Fairbanks, AK



Fairbanks, AK



Housing Price Trends™

Fairbanks, AK

Year	Quarter	Inflation Adjusted % Change in HPI	Buy Signal 1	Buy Signal 2	Buy Signal 3	Buy Signal 4	Buy Signal 5	Buy/Sell Signal 1	Buy/Sell Signal 2	Sell Signal 1	Sell Signal 2	Sell Signal 3	Buy/Sell Signal
1985	1												
	2												
	3												
	4												
1986	1												
	2												
	3												
	4												
1987	1												
	2												
	3												
	4												
1988	1	-20.85	-							-		-	
	2	-11.14	-							-	+	-	
	3	-0.09	-							-	+	-	
	4	13.46	+							+	+	+	BUY
1989	1	17.64	+							+	+	+	
	2	-7.38	-							-	-	-	SELL
	3	-25.44	-							-	-	-	
	4	-30.20	-							-	-	-	
1990	1	-36.60	-	-						-	-	-	
	2	-20.29	-	-	+					-	+	-	
	3	9.43	+	+	+					+	+	+	BUY
	4	22.14	+	+	+					+	+	+	
1991	1	28.77	+	+	+					+	+	+	
	2	16.72	+	+	-					+	+	+	
	3	1.94	-	+	+					-	-	+	SELL
	4	-4.65	-	-	+					-	-	-	
1992	1	-4.63	-	-	+					-	+	-	
	2	2.87	-	-	+	+	-		+	+	+	+	
	3	5.83	+	-	+	+	-	+	+	+	+	+	
	4	7.49	+	-	-	+	-	+	+	+	+	+	
1993	1	6.79	+	+	-	+	-	+	+	+	+	+	
	2	1.86	-	-	-	+	-	-	+	-	-	+	
	3	0.96	-	-	-	+	-	-	+	-	+	-	
	4	2.31	-	+	+	+	-	+	+	+	+	+	
1994	1	3.22	-	+	+	+	+	+	+	+	+	+	
	2	4.52	-	+	+	+	+	+	+	+	+	+	
	3	4.03	-	-	+	-	+	+	-	+	+	+	
	4	1.19	-	-	-	-	+	+	+	-	-	+	
1995	1	-0.06	-	-	-	-	+	-	+	-	+	-	
	2	-0.62	-	-	-	-	+	-	+	-	+	-	
	3	-0.92	-	-	-	-	+	-	+	-	+	-	
	4	-0.31	-	-	-	-	+	-	-	-	+	-	
1996	1	-0.74	-	-	-	-	+	-	-	-	+	-	
	2	-0.62	-	-	-	-	+	+	-	-	+	-	
	3	1.19	-	+	-	-	+	+	-	-	+	+	
	4	2.23	-	+	-	+	-	-	+	+	+	+	
1997	1	3.38	-	+	+	+	+	-	+	+	+	+	
	2	3.49	-	+	+	+	+	-	+	+	+	+	
	3	1.71	-	+	+	+	+	-	-	-	+	+	
	4	1.20	-	-	+	-	+	-	-	-	+	+	

Housing Price Trends™

Fairbanks, AK

Year	Quarter	Inflation Adjusted % Change in HPI	Buy					Buy/Sell		Sell			Buy/Sell
			Signal 1	Signal 2	Signal 3	Signal 4	Signal 5	Signal 1	Signal 2	Signal 1	Signal 2	Signal 3	
1998	1	1.39	-	-	+	-	+	+	-	-	+	+	
	2	1.20	-	-	+	-	+	-	+	-	+	+	
	3	1.92	-	-	+	+	+	-	+	-	+	+	
	4	1.27	-	-	+	+	+	-	+	-	+	+	
1999	1	0.40	-	-	-	-	+	-	+	-	+	-	
	2	0.69	-	-	-	-	+	-	+	-	+	-	
	3	-0.46	-	-	-	-	+	-	+	-	+	-	
	4	-2.77	-	-	-	-	+	-	-	-	+	-	
2000	1	-3.14	-	-	-	-	-	-	-	-	+	-	
	2	-3.24	-	-	-	-	-	-	-	-	+	-	
	3	-1.41	-	-	-	-	-	-	-	-	+	-	
	4	0.48	-	+	-	-	-	+	-	-	+	-	
2001	1	0.10	-	+	-	-	-	-	-	-	+	-	
	2	0.11	-	+	-	-	-	-	-	-	+	-	
	3	0.10	-	+	-	-	-	-	-	-	+	-	
	4	1.17	-	+	+	+	-	-	-	-	+	+	
2002	1	2.25	-	+	+	+	-	+	-	+	+	+	
	2	3.57	-	+	+	+	-	+	+	+	+	+	
	3	3.05	-	+	+	+	-	+	+	+	+	+	
	4	2.31	-	+	+	+	-	+	+	+	+	+	
2003	1	1.86	-	+	+	+	-	-	+	-	+	+	
	2	-0.08	-	-	-	-	-	-	+	-	+	-	
	3	0.50	-	-	+	+	-	+	+	-	+	-	
	4	4.11	-	+	+	+	-	+	+	+	+	+	
2004	1	6.36	+	+	+	+	+	+	+	+	+	+	BUY
	2	6.29	+	+	+	+	+	+	+	+	+	+	
	3	7.81	+	+	+	+	+	+	+	+	+	+	
	4	6.49	+	+	+	+	+	+	+	+	+	+	
2005	1	4.56	-	+	+	+	+	+	+	+	+	+	
	2	7.69	+	+	+	+	+	+	+	+	+	+	
	3	6.00	+	+	+	+	+	+	+	+	+	+	
	4	3.44	-	-	+	-	+	+	+	+	+	+	
2006	1	4.99	-	-	+	+	+	+	+	+	+	+	
	2	3.25	-	-	-	-	+	+	+	+	+	+	
	3	3.11	-	-	-	-	+	+	+	+	+	+	
	4	4.47	-	-	-	+	+	+	+	+	+	+	
2007	1	4.75	-	+	-	+	+	+	+	+	+	+	
	2	4.78	-	+	+	+	+	+	+	+	+	+	
	3	3.04	-	-	-	-	+	+	-	+	+	+	
	4	1.02	-	-	-	-	+	+	-	-	+	+	SELL
2008	1	-1.25	-	-	-	-	+	-	-	-	+	-	
	2	-3.94	-	-	-	-	+	-	+	-	-	-	
	3	-6.80	-	-	-	-	+	-	+	-	-	-	
	4	-5.26	-	-	-	-	-	-	+	-	+	-	
2009	1	-2.03	-	-	-	-	-	-	+	-	+	-	
	2	-1.67	-	-	-	-	-	-	-	-	+	-	
	3	0.36	-	+	-	-	-	-	+	-	+	-	
	4	-0.47	-	+	-	-	-	-	+	-	+	-	
2010	1	-3.96	-	-	-	-	-	-	-	-	-	-	
	2	-1.68	-	+	-	-	-	-	-	-	+	-	
	3	0.12	-	+	+	+	-	-	-	-	+	-	
	4	-0.92	-	+	+	-	-	-	-	-	+	-	
2011	1	-0.26	-	+	+	+	-	-	-	-	+	-	

