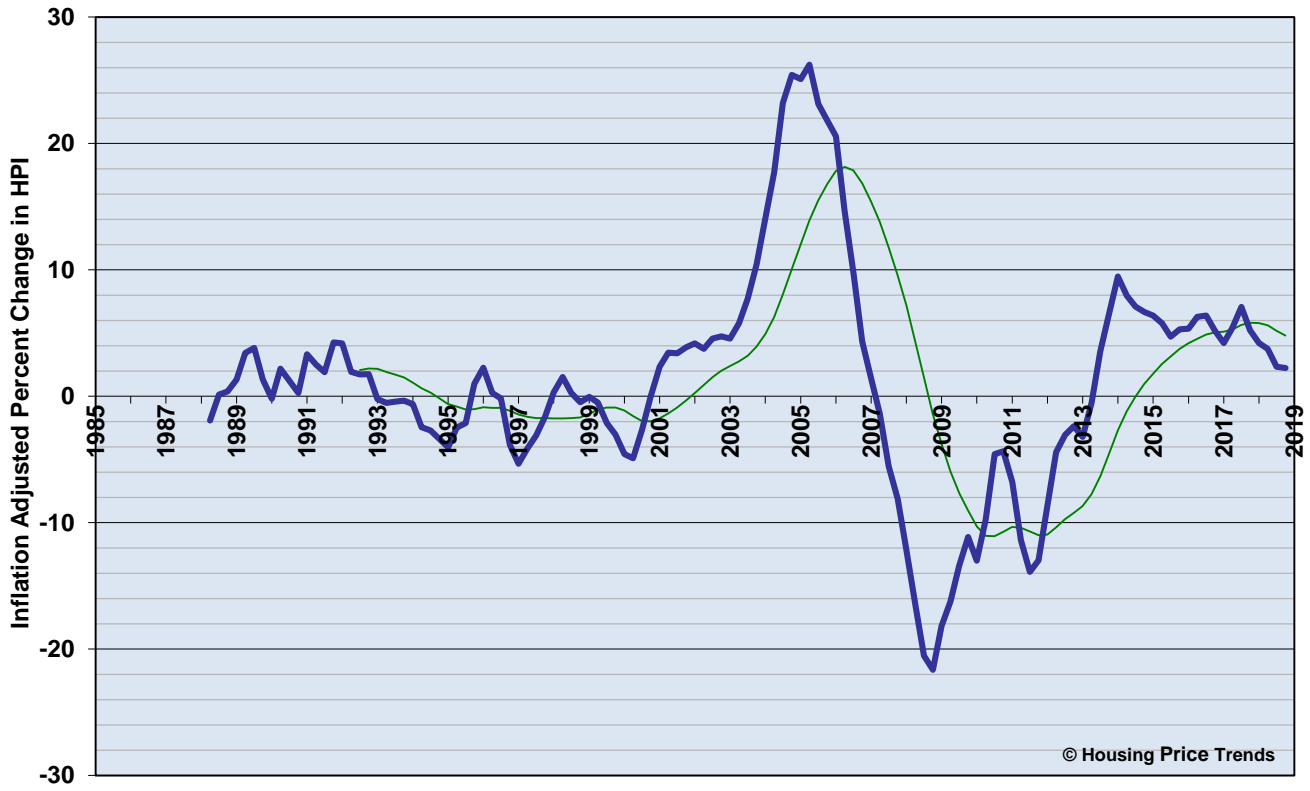
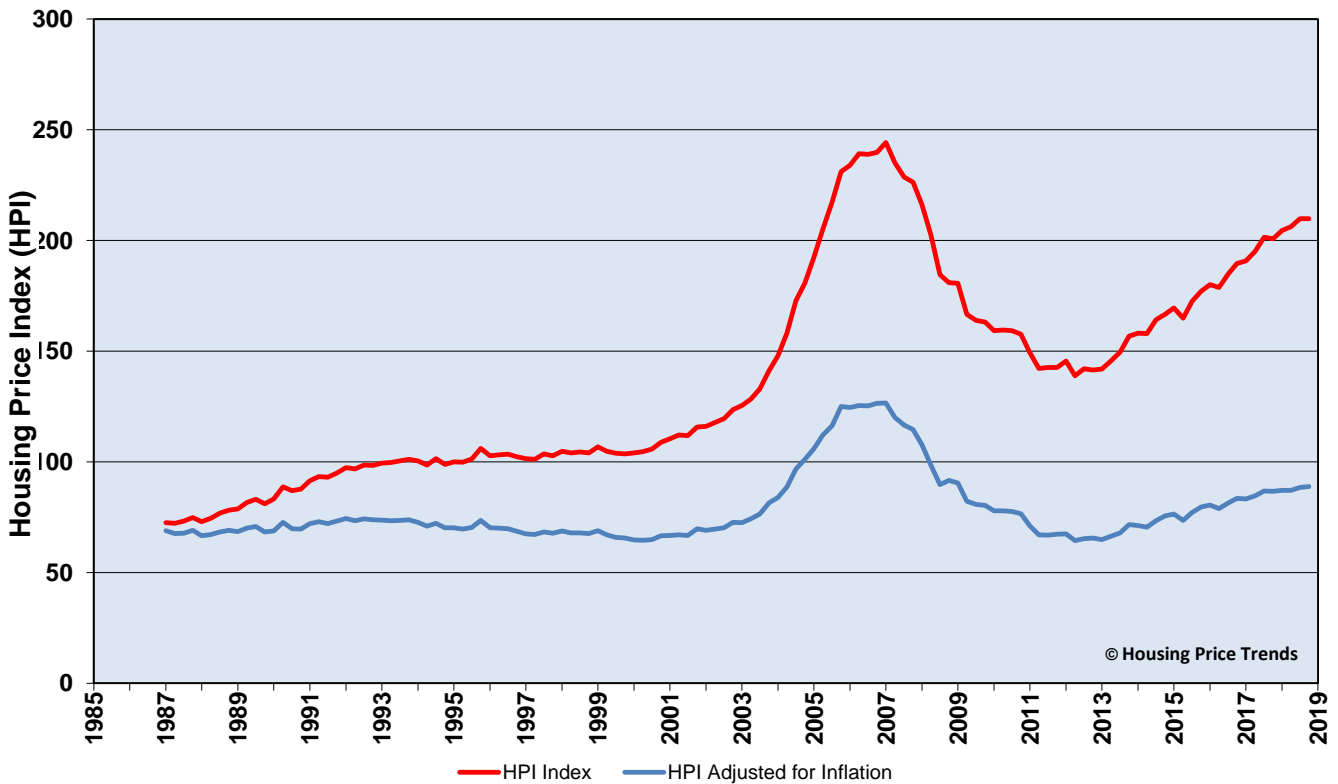


Hanford-Corcoran, CA



Hanford-Corcoran, CA



Housing Price Trends™

Hanford-Corcoran, CA

Year	Quarter	Inflation Adjusted % Change in HPI	Buy					Buy/Sell		Sell			Buy/Sell Signal
			Signal 1	Signal 2	Signal 3	Signal 4	Signal 5	Signal 1	Signal 2	Signal 1	Signal 2	Signal 3	
1985	1												
	2												
	3												
	4												
1986	1												
	2												
	3												
	4												
1987	1												
	2												
	3												
	4												
1988	1												
	2	-1.91	-								-		-
	3	0.12	-								-	+	-
	4	0.39	-								-	+	-
1989	1	1.32	-								-	+	+
	2	3.43	-								+	+	+
	3	3.84	-								+	+	+
	4	1.31	-								-	-	+
1990	1	-0.20	-								-	+	-
	2	2.19	-	+							+	+	+
	3	1.21	-	-	+						-	+	+
	4	0.26	-	-	+						-	+	-
1991	1	3.32	-	+	+						+	+	+
	2	2.52	-	+	+						+	+	+
	3	1.91	-	+	-						-	+	+
	4	4.25	-	+	+						+	+	+
1992	1	4.18	-	+	+						+	+	+
	2	1.93	-	-	+						-	+	+
	3	1.72	-	-	-	-	+				-	+	+
	4	1.74	-	-	+	-	+	+			-	+	+
1993	1	-0.21	-	-	-	-	+	-	+		-	+	-
	2	-0.53	-	-	-	-	+	-	+		-	+	-
	3	-0.41	-	-	-	-	+	-	-		-	+	-
	4	-0.35	-	-	-	-	+	-	-		-	+	-
1994	1	-0.62	-	-	-	-	+	-	-		-	+	-
	2	-2.44	-	-	-	-	-	-	-		-	+	-
	3	-2.70	-	-	-	-	-	-	-		-	+	-
	4	-3.37	-	-	-	-	-	-	-		-	+	-
1995	1	-4.03	-	-	-	-	-	-	-		-	+	-
	2	-2.46	-	-	-	-	-	-	-		-	+	-
	3	-2.12	-	-	-	-	-	-	-		-	+	-
	4	0.98	-	+	+	+	-	-	-		-	+	-
1996	1	2.26	-	+	+	+	-	+	-		+	+	+
	2	0.26	-	+	+	+	-	-	-		-	+	-
	3	-0.17	-	+	+	+	-	-	-		-	+	-
	4	-3.83	-	-	-	-	-	-	-		-	-	-
1997	1	-5.33	-	-	-	-	-	-	-		-	+	-
	2	-4.11	-	-	-	-	-	-	-		-	+	-
	3	-3.11	-	-	-	-	-	-	+		-	+	-
	4	-1.61	-	+	+	+	-	-	+		-	+	-

Housing Price Trends™

Hanford-Corcoran, CA

Year	Quarter	Inflation Adjusted % Change in HPI	Buy					Buy/Sell		Sell			Buy/Sell Signal
			Signal 1	Signal 2	Signal 3	Signal 4	Signal 5	Signal 1	Signal 2	Signal 1	Signal 2	Signal 3	
1998	1	0.32	-	+	-	+	-	+	+	-	+	-	
	2	1.51	-	+	-	+	-	+	-	-	+	+	
	3	0.27	-	+	+	+	-	+	-	-	+	-	
	4	-0.46	-	+	-	+	-	+	-	-	+	-	
1999	1	-0.05	-	+	+	+	-	+	-	-	+	-	
	2	-0.49	-	+	+	+	-	+	+	-	+	-	
	3	-2.13	-	-	+	-	-	+	+	-	+	-	
	4	-3.04	-	-	+	-	-	-	+	-	+	-	
2000	1	-4.58	-	-	-	-	-	-	+	-	+	-	
	2	-4.90	-	-	-	-	-	-	+	-	+	-	
	3	-2.66	-	-	-	-	-	-	-	-	+	-	
	4	-0.02	-	+	-	+	-	-	-	-	+	-	
2001	1	2.34	-	+	+	+	-	+	+	+	+	+	
	2	3.44	-	+	+	+	-	+	-	+	+	+	
	3	3.40	-	+	+	+	-	+	-	+	+	+	
	4	3.88	-	+	+	+	-	+	+	+	+	+	
2002	1	4.17	-	+	+	+	-	+	+	+	+	+	
	2	3.75	-	+	+	+	-	+	+	+	+	+	
	3	4.56	-	+	+	+	-	+	+	+	+	+	
	4	4.75	-	+	+	+	+	+	+	+	+	+	
2003	1	4.56	-	+	+	+	+	+	+	+	+	+	
	2	5.78	+	+	+	+	+	+	+	+	+	+	BUY
	3	7.70	+	+	+	+	+	+	+	+	+	+	
	4	10.42	+	+	+	+	+	+	+	+	+	+	
2004	1	14.02	+	+	+	+	+	+	+	+	+	+	
	2	17.73	+	+	+	+	+	+	+	+	+	+	
	3	23.19	+	+	+	+	+	+	+	+	+	+	
	4	25.43	+	+	+	+	+	+	+	+	+	+	
2005	1	25.10	+	+	+	+	+	+	+	+	+	+	
	2	26.23	+	+	+	+	+	+	+	+	+	+	
	3	23.11	+	+	+	+	+	+	+	+	+	+	
	4	21.85	+	+	+	+	+	+	+	+	+	+	
2006	1	20.56	+	-	+	+	+	+	+	+	+	+	
	2	14.66	+	-	+	+	+	+	+	+	+	+	
	3	9.70	+	-	-	-	+	+	+	+	+	+	
	4	4.34	-	-	-	-	+	+	+	+	+	+	
2007	1	1.39	-	-	-	-	+	-	+	-	-	+	SELL
	2	-1.38	-	-	-	-	+	-	-	-	-	-	
	3	-5.57	-	-	-	-	+	-	+	-	-	-	
	4	-8.11	-	-	-	-	+	-	+	-	-	-	
2008	1	-12.15	-	-	-	-	+	-	+	-	-	-	
	2	-16.48	-	-	-	-	-	-	+	-	-	-	
	3	-20.51	-	-	-	-	-	-	+	-	-	-	
	4	-21.63	-	-	-	-	-	-	+	-	+	-	
2009	1	-18.16	-	-	-	-	-	-	+	-	+	-	
	2	-16.22	-	-	-	-	-	-	+	-	+	-	
	3	-13.41	-	+	-	-	-	-	+	-	+	-	
	4	-11.13	-	+	-	-	-	-	+	-	+	-	
2010	1	-13.01	-	+	-	-	-	-	+	-	+	-	
	2	-9.73	-	+	+	-	-	-	+	-	+	-	
	3	-4.58	-	+	+	+	-	-	+	-	+	-	
	4	-4.34	-	+	+	+	-	-	+	-	+	-	
2011	1	-6.78	-	+	+	+	-	-	-	-	+	-	

