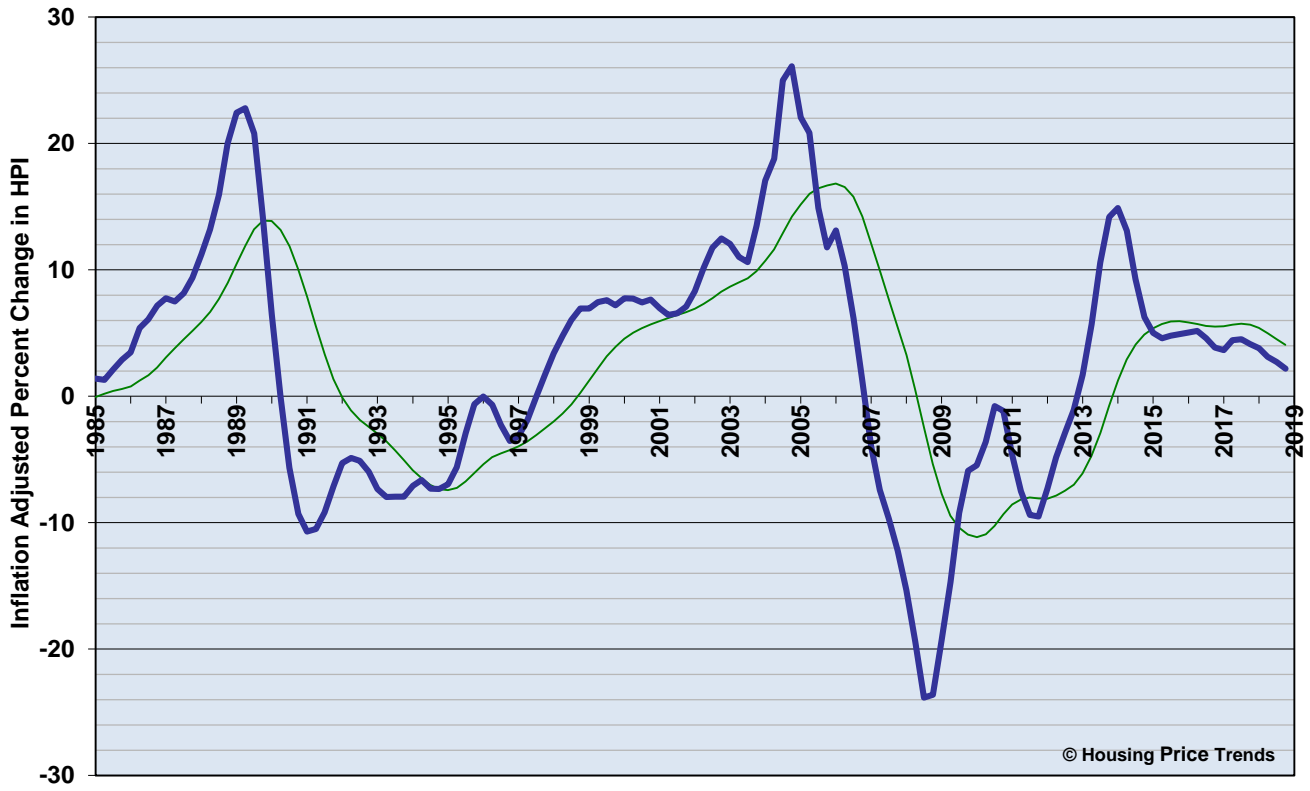
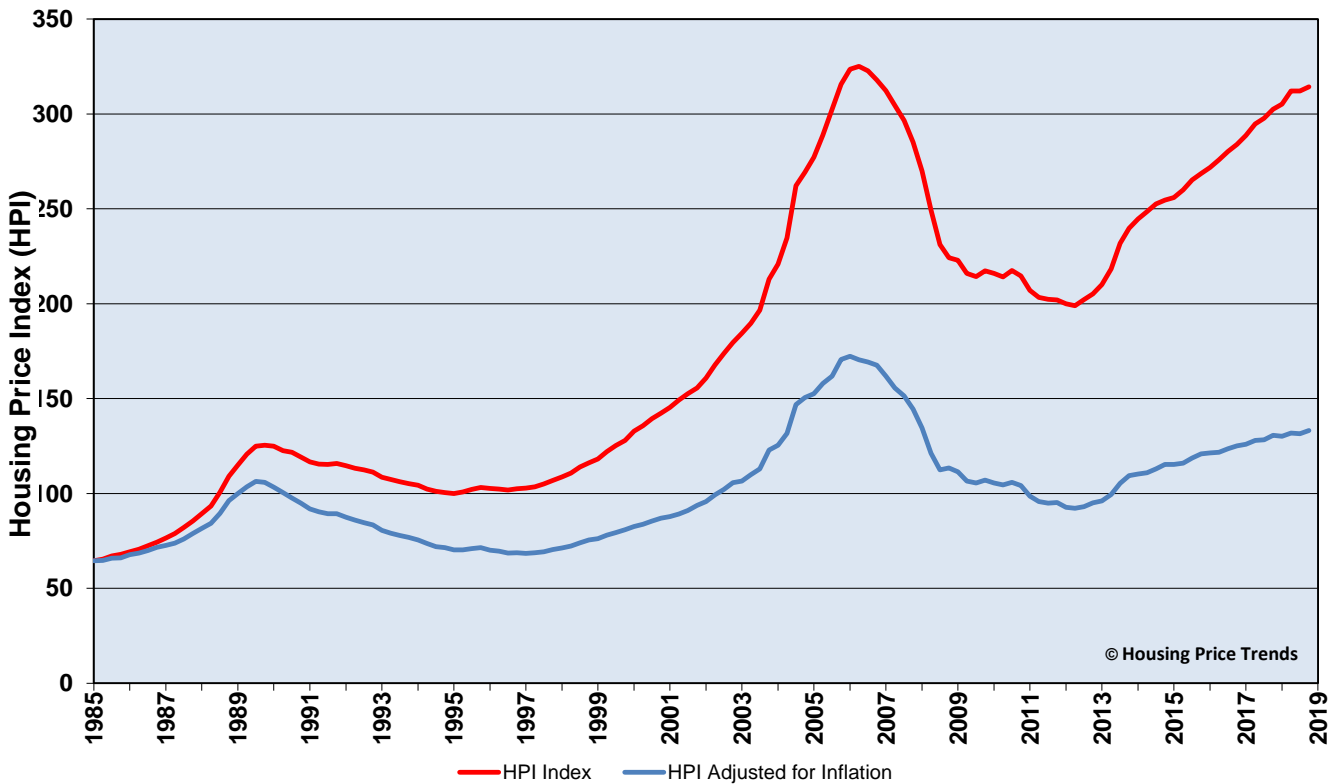


Oxnard-Thousand Oaks-Ventura, CA



Oxnard-Thousand Oaks-Ventura, CA



Housing Price Trends™

Oxnard-Thousand Oaks-Ventura, 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	1.39	-	+	+	+	-	-	+	-	+	+	
	2	1.30	-	+	+	+	-	-	+	-	+	+	
	3	2.10	-	+	+	+	-	+	+	+	+	+	
	4	2.90	-	+	-	+	-	+	+	+	+	+	
1986	1	3.46	-	+	+	+	-	+	+	+	+	+	
	2	5.40	+	+	+	+	-	+	+	+	+	+	
	3	6.09	+	+	+	+	+	+	+	+	+	+	BUY
	4	7.16	+	+	+	+	+	+	+	+	+	+	
1987	1	7.76	+	+	+	+	+	+	+	+	+	+	
	2	7.51	+	+	+	+	+	+	+	+	+	+	
	3	8.15	+	+	+	+	+	+	+	+	+	+	
	4	9.37	+	+	+	+	+	+	+	+	+	+	
1988	1	11.22	+	+	+	+	+	+	+	+	+	+	
	2	13.19	+	+	+	+	+	+	+	+	+	+	
	3	15.94	+	+	+	+	+	+	+	+	+	+	
	4	20.01	+	+	+	+	+	+	+	+	+	+	
1989	1	22.44	+	+	+	+	+	+	+	+	+	+	
	2	22.78	+	+	+	+	+	+	+	+	+	+	
	3	20.78	+	+	+	+	+	+	+	+	+	+	
	4	14.19	+	-	+	+	+	+	+	+	+	+	
1990	1	6.46	+	-	-	-	+	+	+	+	+	+	
	2	0.03	-	-	-	-	+	-	+	-	-	-	SELL
	3	-5.67	-	-	-	-	+	-	+	-	-	-	
	4	-9.31	-	-	-	-	+	-	+	-	-	-	
1991	1	-10.69	-	-	-	-	+	-	+	-	+	-	
	2	-10.49	-	-	-	-	+	-	+	-	+	-	
	3	-9.19	-	-	-	-	-	-	+	-	+	-	
	4	-7.10	-	-	-	-	-	-	+	-	+	-	
1992	1	-5.29	-	+	-	-	-	-	+	-	+	-	
	2	-4.87	-	+	-	-	-	-	+	-	+	-	
	3	-5.11	-	+	-	-	-	-	+	-	+	-	
	4	-5.96	-	+	-	-	-	-	+	-	+	-	
1993	1	-7.34	-	+	+	-	-	-	+	-	+	-	
	2	-7.97	-	-	+	-	-	-	+	-	+	-	
	3	-7.95	-	-	+	-	-	-	+	-	+	-	
	4	-7.94	-	-	+	-	-	-	+	-	+	-	
1994	1	-7.09	-	-	+	-	-	-	+	-	+	-	
	2	-6.64	-	+	-	-	-	-	+	-	+	-	
	3	-7.31	-	-	-	-	-	-	-	-	+	-	
	4	-7.34	-	-	-	+	-	-	+	-	+	-	
1995	1	-6.96	-	+	-	+	-	-	+	-	+	-	
	2	-5.62	-	+	+	+	-	+	+	-	+	-	
	3	-2.90	-	+	+	+	-	+	+	-	+	-	
	4	-0.63	-	+	+	+	-	+	+	-	+	-	
1996	1	-0.01	-	+	+	+	-	+	+	-	+	-	
	2	-0.67	-	+	+	+	-	+	+	-	+	-	
	3	-2.26	-	+	+	+	-	+	+	-	+	-	
	4	-3.54	-	-	+	+	-	+	+	-	+	-	
1997	1	-3.16	-	-	+	+	-	+	+	-	+	-	
	2	-1.86	-	+	+	+	-	+	+	-	+	-	
	3	-0.06	-	+	+	+	-	+	+	-	+	-	
	4	1.72	-	+	+	+	-	+	+	-	+	+	

Housing Price Trends™

Oxnard-Thousand Oaks-Ventura, CA

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		Buy/Sell Signal			Buy/Sell Signal
								1	2	Sell Signal 1	Sell Signal 2	Sell Signal 3	
1998	1	3.40	-	+	+	+	-	+	+	+	+	+	
	2	4.78	-	+	+	+	-	+	+	+	+	+	
	3	6.03	+	+	+	+	-	+	+	+	+	+	
	4	6.95	+	+	+	+	-	+	+	+	+	+	
1999	1	6.95	+	+	+	+	-	+	+	+	+	+	
	2	7.45	+	+	+	+	+	+	+	+	+	+	BUY
	3	7.60	+	+	+	+	+	+	+	+	+	+	
	4	7.19	+	+	+	+	+	+	+	+	+	+	
2000	1	7.75	+	+	+	+	+	+	+	+	+	+	
	2	7.73	+	+	+	+	+	+	+	+	+	+	
	3	7.41	+	+	+	+	+	+	+	+	+	+	
	4	7.64	+	+	+	+	+	+	+	+	+	+	
2001	1	6.98	+	-	+	+	+	+	+	+	+	+	
	2	6.43	+	-	-	+	+	+	+	+	+	+	
	3	6.56	+	-	-	+	+	+	+	+	+	+	
	4	7.10	+	-	-	+	+	+	+	+	+	+	
2002	1	8.31	+	+	+	+	+	+	+	+	+	+	
	2	10.17	+	+	+	+	+	+	+	+	+	+	
	3	11.76	+	+	+	+	+	+	+	+	+	+	
	4	12.49	+	+	+	+	+	+	+	+	+	+	
2003	1	12.05	+	+	+	+	+	+	+	+	+	+	
	2	11.01	+	+	+	+	+	+	+	+	+	+	
	3	10.61	+	+	+	+	+	+	+	+	+	+	
	4	13.51	+	+	+	+	+	+	+	+	+	+	
2004	1	17.07	+	+	+	+	+	+	+	+	+	+	
	2	18.78	+	+	+	+	+	+	+	+	+	+	
	3	24.99	+	+	+	+	+	+	+	+	+	+	
	4	26.10	+	+	+	+	+	+	+	+	+	+	
2005	1	22.04	+	+	+	+	+	+	+	+	+	+	
	2	20.83	+	+	+	+	+	+	+	+	+	+	
	3	14.88	+	-	+	+	+	+	+	+	+	+	
	4	11.78	+	-	+	-	+	+	+	+	+	+	
2006	1	13.12	+	-	-	-	+	+	+	+	+	+	
	2	10.33	+	-	-	-	+	+	+	+	+	+	
	3	6.17	+	-	-	-	+	+	+	+	+	+	
	4	1.31	-	-	-	-	+	-	+	-	-	+	SELL
2007	1	-3.96	-	-	-	-	+	-	+	-	-	-	
	2	-7.42	-	-	-	-	+	-	+	-	-	-	
	3	-9.66	-	-	-	-	+	-	+	-	+	-	
	4	-12.21	-	-	-	-	+	-	+	-	-	-	
2008	1	-15.34	-	-	-	-	-	-	+	-	-	-	
	2	-19.44	-	-	-	-	-	-	+	-	-	-	
	3	-23.85	-	-	-	-	-	-	+	-	-	-	
	4	-23.62	-	-	-	-	-	-	+	-	+	-	
2009	1	-19.33	-	-	-	-	-	-	+	-	+	-	
	2	-14.70	-	+	-	-	-	-	+	-	+	-	
	3	-9.23	-	+	-	-	-	-	+	-	+	-	
	4	-5.88	-	+	+	+	-	-	+	-	+	-	
2010	1	-5.47	-	+	+	+	-	-	+	-	+	-	
	2	-3.63	-	+	+	+	-	-	+	-	+	-	
	3	-0.77	-	+	+	+	-	-	+	-	+	-	
	4	-1.15	-	+	+	+	-	-	+	-	+	-	
2011	1	-4.67	-	+	+	+	-	-	+	-	-	-	

