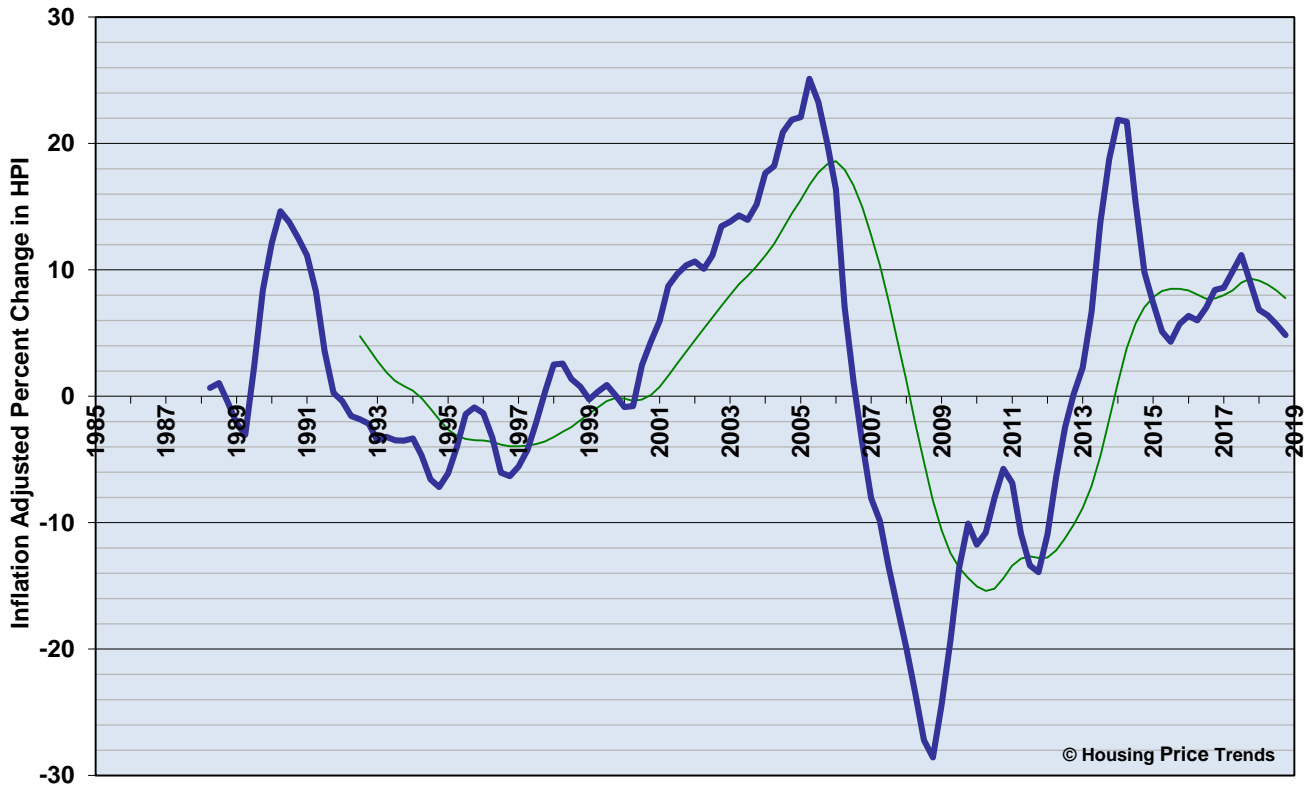
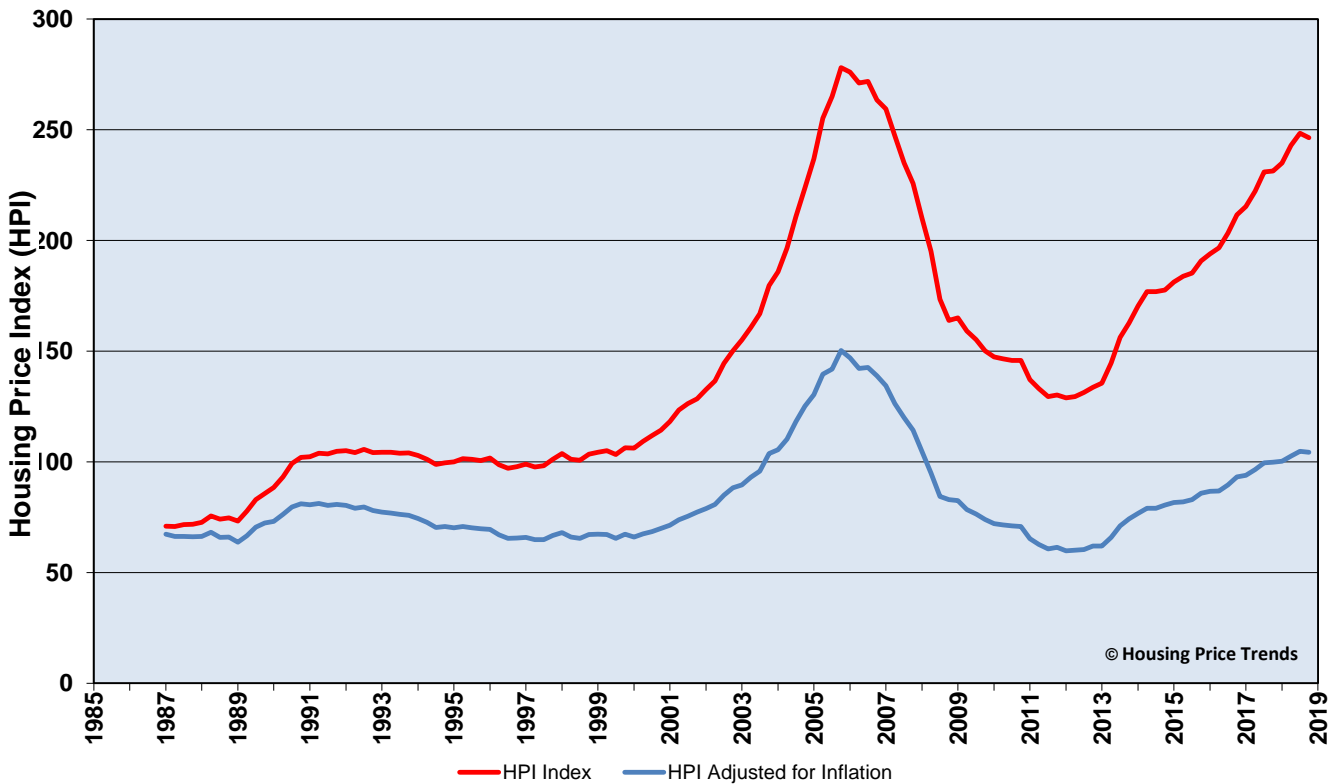


Yuba City, CA



Yuba City, CA



Housing Price Trends™

Yuba City, 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 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												
	2	0.67	-							-		-	
	3	1.05	-							-	+	+	
	4	-0.45	-							-	+	-	
1989	1	-2.12	-							-	+	-	
	2	-3.06	-							-	+	-	
	3	2.37	-							+	+	+	
	4	8.37	+							+	+	+	BUY
1990	1	12.13	+							+	+	+	
	2	14.65	+	+						+	+	+	
	3	13.75	+	+	+					+	+	+	
	4	12.48	+	+	+					+	+	+	
1991	1	11.16	+	+	+					+	+	+	
	2	8.29	+	-	+					+	+	+	
	3	3.57	-	-	+					+	+	+	
	4	0.26	-	-	-					-	-	-	SELL
1992	1	-0.39	-	-	-					-	+	-	
	2	-1.57	-	-	-					-	+	-	
	3	-1.82	-	-	-	-	+		+	-	+	-	
	4	-2.17	-	-	-	-	+			-	+	-	
1993	1	-3.51	-	-	-	-	+			-	+	-	
	2	-3.21	-	-	-	-	-			-	+	-	
	3	-3.49	-	-	-	-	-			-	+	-	
	4	-3.50	-	-	-	-	-			-	+	-	
1994	1	-3.33	-	-	-	-	-			-	+	-	
	2	-4.67	-	-	-	-	-			-	+	-	
	3	-6.58	-	-	-	-	-			-	+	-	
	4	-7.19	-	-	-	-	-			-	+	-	
1995	1	-6.10	-	-	-	-	-			-	+	-	
	2	-4.05	-	+	-	-	-			-	+	-	
	3	-1.42	-	+	+	+	-			-	+	-	
	4	-0.88	-	+	+	+	-			-	+	-	
1996	1	-1.34	-	+	+	+	-			-	+	-	
	2	-3.26	-	+	+	-	-			-	+	-	
	3	-6.06	-	-	-	-	-			-	-	-	
	4	-6.31	-	-	+	-	-			-	+	-	
1997	1	-5.56	-	-	+	-	-			-	+	-	
	2	-4.26	-	-	+	-	-			-	+	-	
	3	-2.09	-	+	+	+	-			+	+	-	
	4	0.37	-	+	+	+	-			+	+	-	

Housing Price Trends™

Yuba City, CA

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	2.51	-	+	+	+	-	+	+	+	+	+	
	2	2.58	-	+	+	+	-	+	+	+	+	+	
	3	1.38	-	+	+	+	-	+	+	-	+	+	
	4	0.77	-	+	+	+	-	+	+	-	+	-	
1999	1	-0.24	-	+	+	+	-	+	+	-	+	-	
	2	0.37	-	+	+	+	-	+	+	-	+	-	
	3	0.89	-	+	+	+	-	+	+	-	+	-	
	4	0.08	-	-	+	+	-	+	+	-	+	-	
2000	1	-0.86	-	-	-	+	-	+	+	-	+	-	
	2	-0.77	-	-	-	+	-	+	+	-	+	-	
	3	2.50	-	+	-	+	-	+	+	+	+	+	
	4	4.28	-	+	+	+	-	+	+	+	+	+	
2001	1	5.97	+	+	+	+	-	+	+	+	+	+	
	2	8.71	+	+	+	+	+	+	+	+	+	+	BUY
	3	9.68	+	+	+	+	+	+	+	+	+	+	
	4	10.37	+	+	+	+	+	+	+	+	+	+	
2002	1	10.67	+	+	+	+	+	+	+	+	+	+	
	2	10.07	+	+	+	+	+	+	+	+	+	+	
	3	11.15	+	+	+	+	+	+	+	+	+	+	
	4	13.44	+	+	+	+	+	+	+	+	+	+	
2003	1	13.80	+	+	+	+	+	+	+	+	+	+	
	2	14.31	+	+	+	+	+	+	+	+	+	+	
	3	13.95	+	+	+	+	+	+	+	+	+	+	
	4	15.16	+	+	+	+	+	+	+	+	+	+	
2004	1	17.66	+	+	+	+	+	+	+	+	+	+	
	2	18.21	+	+	+	+	+	+	+	+	+	+	
	3	20.89	+	+	+	+	+	+	+	+	+	+	
	4	21.88	+	+	+	+	+	+	+	+	+	+	
2005	1	22.08	+	+	+	+	+	+	+	+	+	+	
	2	25.12	+	+	+	+	+	+	+	+	+	+	
	3	23.26	+	+	+	+	+	+	+	+	+	+	
	4	20.10	+	-	+	+	+	+	+	+	+	+	
2006	1	16.35	+	-	+	-	+	+	+	+	+	+	
	2	7.06	+	-	-	-	+	+	+	+	+	+	
	3	1.14	-	-	-	-	+	-	+	-	-	+	SELL
	4	-3.63	-	-	-	-	+	-	+	-	-	-	
2007	1	-8.07	-	-	-	-	+	-	+	-	-	-	
	2	-9.85	-	-	-	-	+	-	+	-	+	-	
	3	-13.53	-	-	-	-	+	-	+	-	-	-	
	4	-16.80	-	-	-	-	-	-	+	-	-	-	
2008	1	-19.90	-	-	-	-	-	-	+	-	-	-	
	2	-23.50	-	-	-	-	-	-	+	-	-	-	
	3	-27.21	-	-	-	-	-	-	+	-	-	-	
	4	-28.56	-	-	-	-	-	-	+	-	+	-	
2009	1	-24.41	-	-	-	-	-	-	+	-	+	-	
	2	-19.28	-	+	-	-	-	-	+	-	+	-	
	3	-13.56	-	+	-	-	-	-	+	-	+	-	
	4	-10.07	-	+	+	-	-	-	+	-	+	-	
2010	1	-11.73	-	+	+	-	-	-	+	-	+	-	
	2	-10.79	-	+	+	+	-	-	+	-	+	-	
	3	-8.00	-	+	+	+	-	-	+	-	+	-	
	4	-5.74	-	+	+	+	-	-	-	-	+	-	
2011	1	-6.86	-	+	+	+	-	-	+	-	+	-	

