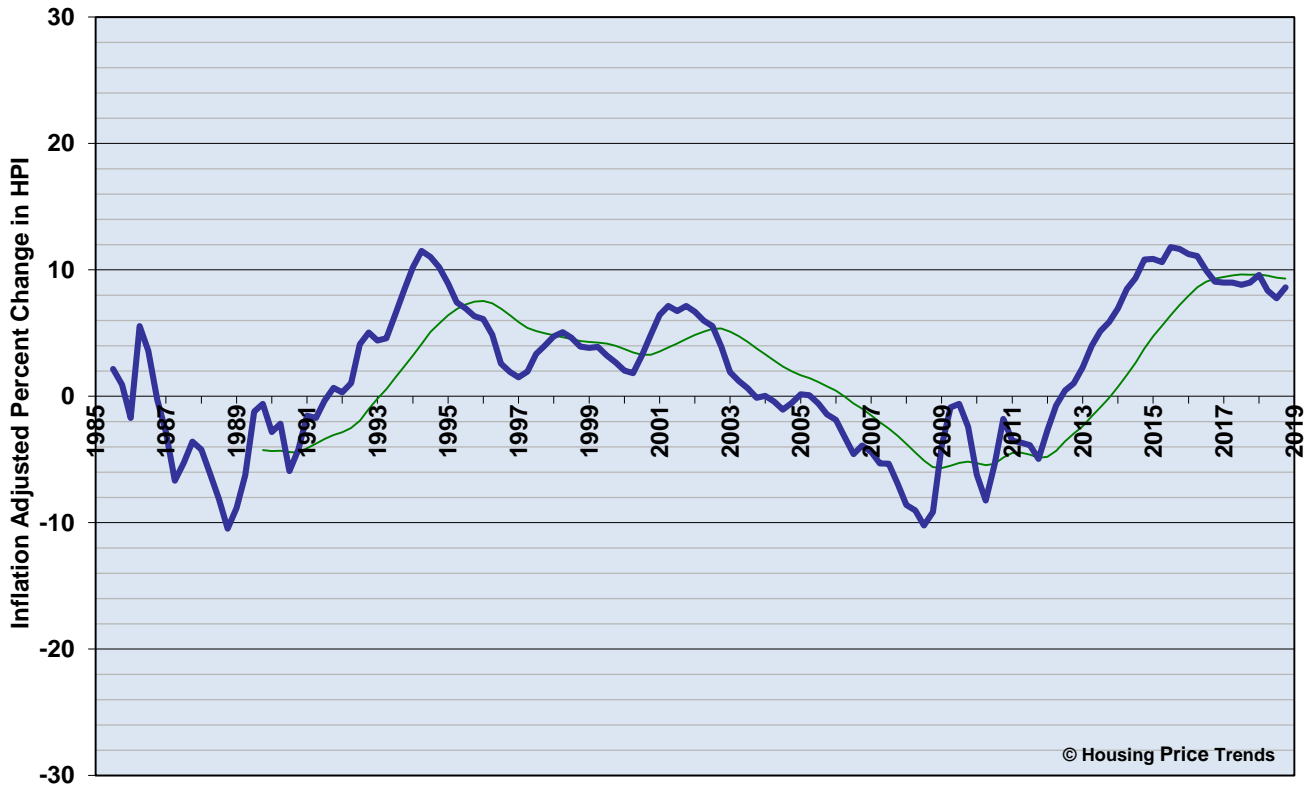
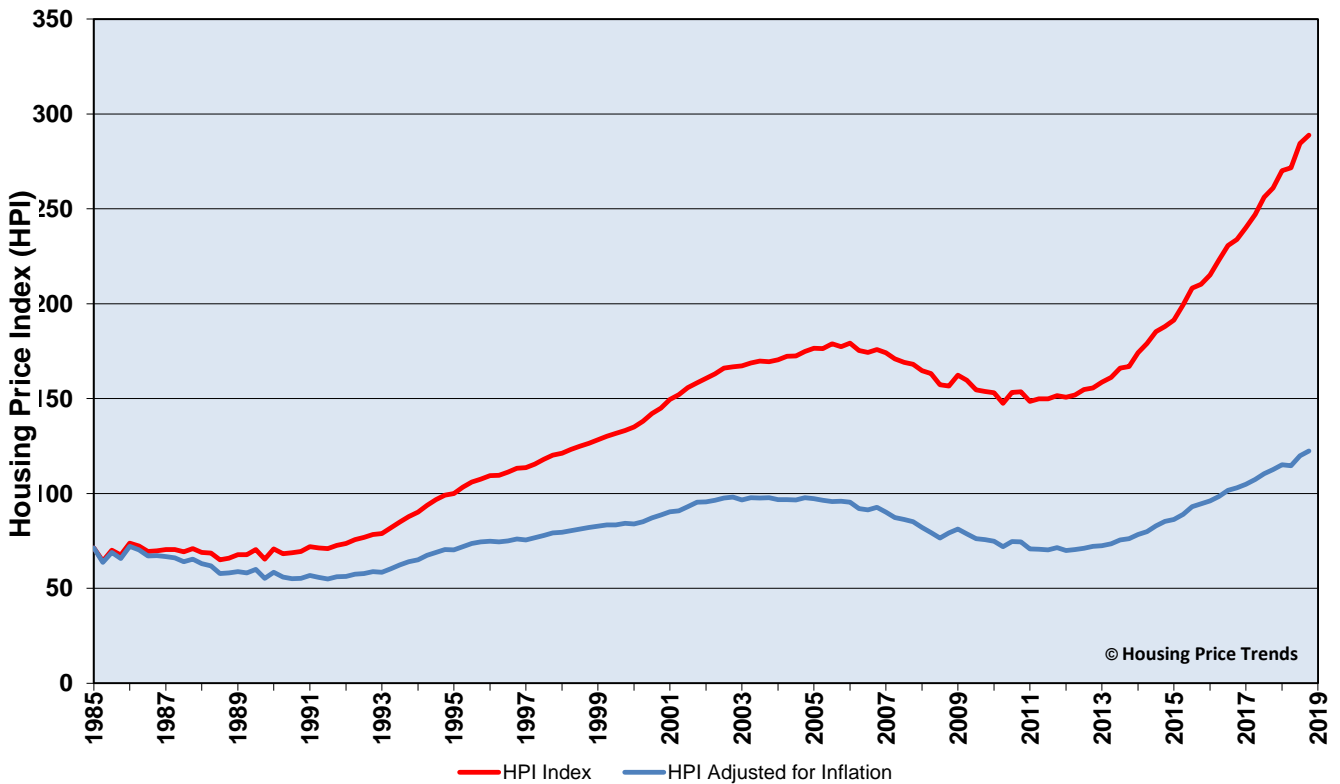


Greeley, CO



Greeley, CO



Housing Price Trends™

Greeley, CO

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	2.16	-								+		+	
	4	0.91	-								-	+	-	
1986	1	-1.72	-								-	-	-	
	2	5.54	+								+	+	+	
	3	3.60	-								+	+	+	
	4	-0.27	-								-	-	-	
1987	1	-2.81	-								-	-	-	
	2	-6.69	-								-	-	-	
	3	-5.27	-	-							-	+	-	
	4	-3.59	-	-	-						-	+	-	
1988	1	-4.22	-	-	-						-	+	-	
	2	-6.12	-	-	-						-	+	-	
	3	-8.14	-	-	-						-	+	-	
	4	-10.48	-	-	-						-	+	-	
1989	1	-8.83	-	-	-						-	+	-	
	2	-6.25	-	+	-						-	+	-	
	3	-1.22	-	+	+						-	+	-	
	4	-0.60	-	+	+	+	-				-	+	-	
1990	1	-2.83	-	+	+	+	-				-	+	-	
	2	-2.17	-	+	+	+	-				-	+	-	
	3	-5.92	-	-	+	-	-				-	+	-	
	4	-4.21	-	+	+	+	-				-	+	-	
1991	1	-1.54	-	+	+	+	-				-	+	-	
	2	-1.71	-	+	+	+	-				-	+	-	
	3	-0.34	-	+	+	+	-				+	+	-	
	4	0.66	-	+	+	+	-				+	+	-	
1992	1	0.30	-	+	+	+	-				+	+	-	
	2	1.04	-	+	+	+	-				+	+	+	
	3	4.11	-	+	+	+	-				+	+	+	
	4	5.05	+	+	+	+	-				+	+	+	
1993	1	4.42	-	+	+	+	-				+	+	+	
	2	4.59	-	+	+	+	-				+	+	+	
	3	6.50	+	+	+	+	-				+	+	+	
	4	8.37	+	+	+	+	+				+	+	+	BUY
1994	1	10.20	+	+	+	+	+				+	+	+	
	2	11.49	+	+	+	+	+				+	+	+	
	3	11.02	+	+	+	+	+				+	+	+	
	4	10.21	+	+	+	+	+				+	+	+	
1995	1	8.90	+	+	+	+	+				+	+	+	
	2	7.43	+	-	+	+	+				+	+	+	
	3	6.94	+	-	+	+	+				+	+	+	
	4	6.35	+	-	-	+	+				+	+	+	
1996	1	6.11	+	-	-	-	+				+	+	+	
	2	4.86	-	-	-	-	+				+	+	+	
	3	2.59	-	-	-	-	+				+	+	+	
	4	1.92	-	-	-	-	+				-	+	+	SELL
1997	1	1.49	-	-	-	-	+				-	+	+	
	2	1.95	-	-	-	-	+				-	+	+	
	3	3.35	-	-	-	-	+				+	+	+	
	4	4.03	-	+	-	-	+				+	+	+	

Housing Price Trends™

Greeley, CO

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	4.73	-	+	-	-	+	-	+	+	+	+	
	2	5.07	+	+	-	-	+	+	+	+	+	+	
	3	4.63	-	+	-	-	+	-	+	+	+	+	
	4	3.94	-	+	+	-	+	-	+	+	+	+	
1999	1	3.84	-	+	+	-	+	-	+	+	+	+	
	2	3.90	-	-	+	-	+	-	+	+	+	+	
	3	3.23	-	-	+	-	+	-	+	+	+	+	
	4	2.68	-	-	-	-	+	-	+	+	+	+	
2000	1	2.03	-	-	-	-	+	-	+	+	+	+	
	2	1.82	-	-	-	-	+	-	+	-	+	+	
	3	3.24	-	-	-	-	+	-	-	+	+	+	
	4	4.84	-	+	+	+	+	-	-	+	+	+	
2001	1	6.45	+	+	+	+	+	+	+	+	+	+	BUY
	2	7.13	+	+	+	+	+	+	+	+	+	+	
	3	6.75	+	+	+	+	+	+	+	+	+	+	
	4	7.14	+	+	+	+	+	+	+	+	+	+	
2002	1	6.68	+	+	+	+	+	+	+	+	+	+	
	2	5.99	+	+	+	+	+	+	+	+	+	+	
	3	5.56	+	-	+	+	+	+	+	+	+	+	
	4	3.89	-	-	+	-	+	-	+	+	+	+	
2003	1	1.91	-	-	-	-	+	-	+	-	+	+	SELL
	2	1.19	-	-	-	-	+	-	+	-	+	+	
	3	0.64	-	-	-	-	+	-	+	-	+	-	
	4	-0.12	-	-	-	-	+	-	-	-	+	-	
2004	1	0.03	-	-	-	-	+	-	-	-	+	-	
	2	-0.43	-	-	-	-	+	-	-	-	+	-	
	3	-1.05	-	-	-	-	+	-	-	-	+	-	
	4	-0.53	-	-	-	-	+	-	-	-	+	-	
2005	1	0.17	-	-	-	-	-	-	-	-	+	-	
	2	0.07	-	+	-	-	-	-	+	-	+	-	
	3	-0.57	-	-	-	-	-	-	+	-	+	-	
	4	-1.44	-	-	-	-	-	-	+	-	+	-	
2006	1	-1.87	-	-	-	-	-	-	+	-	+	-	
	2	-3.21	-	-	-	-	-	-	+	-	+	-	
	3	-4.58	-	-	-	-	-	-	+	-	+	-	
	4	-3.90	-	-	-	-	-	-	+	-	+	-	
2007	1	-4.40	-	-	-	-	-	-	-	-	+	-	
	2	-5.30	-	-	-	-	-	-	-	-	+	-	
	3	-5.34	-	-	-	-	-	-	-	-	+	-	
	4	-6.93	-	-	-	-	-	-	-	-	+	-	
2008	1	-8.60	-	-	-	-	-	-	-	-	+	-	
	2	-9.04	-	-	-	-	-	-	-	-	+	-	
	3	-10.21	-	-	-	-	-	-	-	-	+	-	
	4	-9.17	-	-	-	-	-	-	-	-	+	-	
2009	1	-4.00	-	+	-	+	-	-	-	-	+	-	
	2	-0.89	-	+	+	+	-	-	-	-	+	-	
	3	-0.59	-	+	+	+	-	-	-	-	+	-	
	4	-2.43	-	+	+	+	-	-	-	-	+	-	
2010	1	-6.20	-	-	+	-	-	-	-	-	-	-	
	2	-8.25	-	-	+	-	-	-	-	-	+	-	
	3	-5.36	-	-	+	+	-	-	+	-	+	-	
	4	-1.78	-	+	+	+	-	+	+	-	+	-	
2011	1	-3.52	-	+	+	+	-	+	+	-	+	-	

