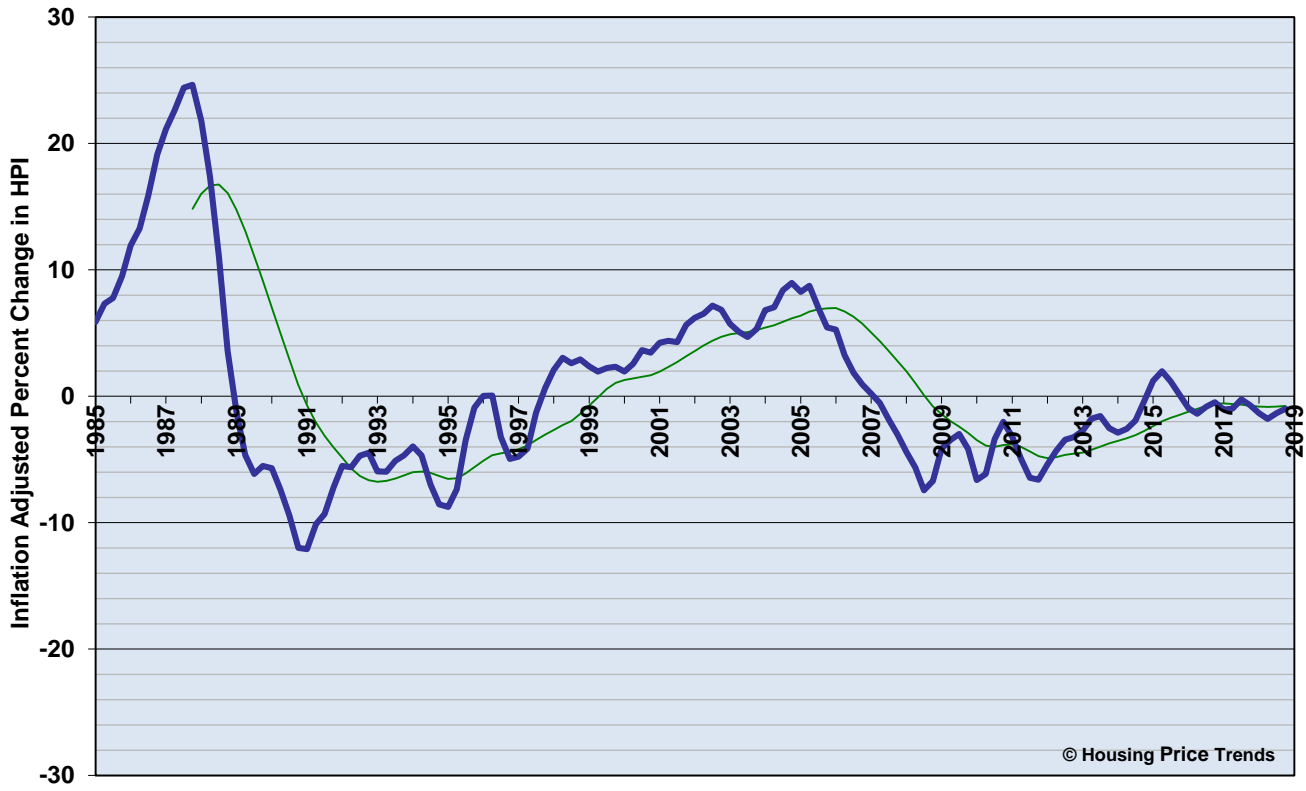
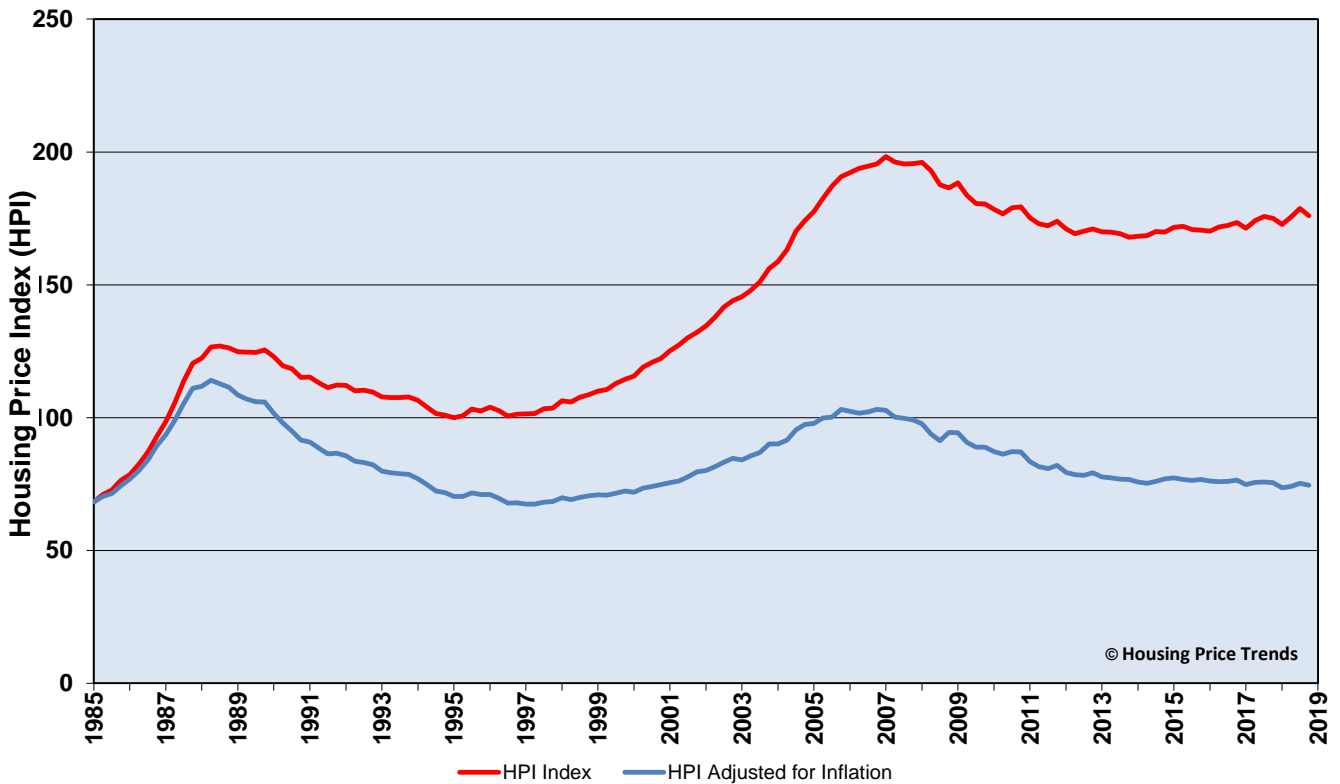


Hartford-East Hartford-Middletown, CT



Hartford-East Hartford-Middletown, CT



Housing Price Trends™

Hartford-East Hartford-Middletown, CT

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	5.87	+								+	+	+	
	2	7.33	+								+	+	+	
	3	7.78	+	+							+	+	+	
	4	9.49	+	+	+						+	+	+	BUY
1986	1	11.92	+	+	+						+	+	+	
	2	13.28	+	+	+						+	+	+	
	3	15.89	+	+	+						+	+	+	
	4	19.11	+	+	+						+	+	+	
1987	1	21.12	+	+	+						+	+	+	
	2	22.66	+	+	+						+	+	+	
	3	24.40	+	+	+						+	+	+	
	4	24.64	+	+	+	+	+			+	+	+	+	
1988	1	21.76	+	+	+	+	+		+	+	+	+	+	
	2	17.36	+	-	+	+	+		+	+	+	+	+	
	3	11.00	+	-	-	-	+		+	+	+	+	+	
	4	3.58	-	-	-	-	+		-	+	+	+	+	
1989	1	-1.32	-	-	-	-	+		-	+	-	-	-	SELL
	2	-4.65	-	-	-	-	+		-	+	-	-	-	
	3	-6.15	-	-	-	-	+		-	+	-	+	-	
	4	-5.50	-	-	-	-	+		-	+	-	+	-	
1990	1	-5.69	-	-	-	-	+		-	+	-	+	-	
	2	-7.37	-	-	-	-	-		-	+	-	+	-	
	3	-9.44	-	-	-	-	-		-	+	-	+	-	
	4	-12.00	-	-	-	-	-		-	+	-	-	-	
1991	1	-12.09	-	-	-	-	-		-	+	-	+	-	
	2	-10.12	-	-	-	-	-		-	+	-	+	-	
	3	-9.30	-	-	-	-	-		-	+	-	+	-	
	4	-7.21	-	+	-	-	-		-	+	-	+	-	
1992	1	-5.52	-	+	-	-	-		-	+	-	+	-	
	2	-5.62	-	+	+	-	-		-	+	-	+	-	
	3	-4.69	-	+	+	-	-		-	+	-	+	-	
	4	-4.46	-	+	+	+	-		-	+	-	+	-	
1993	1	-5.93	-	+	+	+	-		-	-	-	+	-	
	2	-5.97	-	+	+	+	-		-	+	-	+	-	
	3	-5.12	-	+	+	+	-		-	+	-	+	-	
	4	-4.67	-	+	+	+	-		-	+	-	+	-	
1994	1	-3.96	-	+	+	+	-		+	+	-	+	-	
	2	-4.67	-	+	+	+	-		+	+	-	+	-	
	3	-6.99	-	-	-	-	-		-	+	-	+	-	
	4	-8.55	-	-	-	-	-		-	+	-	+	-	
1995	1	-8.76	-	-	-	-	-		+	+	-	+	-	
	2	-7.36	-	-	-	-	-		+	+	-	+	-	
	3	-3.45	-	+	+	+	-		+	+	-	+	-	
	4	-0.90	-	+	+	+	-		+	+	-	+	-	
1996	1	0.04	-	+	+	+	-		+	+	-	+	-	
	2	0.05	-	+	+	+	-		+	+	-	+	-	
	3	-3.22	-	+	+	+	-		+	+	-	-	-	
	4	-4.96	-	-	+	-	-		+	+	-	+	-	
1997	1	-4.77	-	-	+	-	-		-	+	-	+	-	
	2	-4.13	-	-	+	+	-		+	+	-	+	-	
	3	-1.30	-	+	+	+	-		+	+	-	+	-	
	4	0.63	-	+	+	+	-		+	+	-	+	-	

Housing Price Trends™

Hartford-East Hartford-Middletown, CT

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	2.09	-	+	+	+	-	+	+	+	+	+	
	2	3.04	-	+	+	+	-	+	+	+	+	+	
	3	2.60	-	+	+	+	-	+	+	+	+	+	
	4	2.92	-	+	+	+	-	+	+	+	+	+	
1999	1	2.37	-	+	+	+	-	+	+	+	+	+	
	2	1.96	-	+	+	+	-	+	+	-	+	+	
	3	2.22	-	+	+	+	-	+	+	+	+	+	
	4	2.34	-	+	+	+	-	+	+	+	+	+	
2000	1	1.97	-	-	+	+	-	+	+	-	+	+	
	2	2.56	-	+	+	+	-	+	+	+	+	+	
	3	3.64	-	+	+	+	+	+	+	+	+	+	
	4	3.45	-	+	+	+	+	+	+	+	+	+	
2001	1	4.24	-	+	+	+	+	+	+	+	+	+	
	2	4.38	-	+	+	+	+	+	+	+	+	+	
	3	4.28	-	+	+	+	+	+	+	+	+	+	
	4	5.66	+	+	+	+	+	+	+	+	+	+	BUY
2002	1	6.20	+	+	+	+	+	+	+	+	+	+	
	2	6.53	+	+	+	+	+	+	+	+	+	+	
	3	7.16	+	+	+	+	+	+	+	+	+	+	
	4	6.84	+	+	+	+	+	+	+	+	+	+	
2003	1	5.74	+	+	+	+	+	+	+	+	+	+	
	2	5.09	+	-	+	+	+	+	+	+	+	+	
	3	4.69	-	-	+	+	+	+	+	+	+	+	
	4	5.33	+	-	+	+	+	+	+	+	+	+	
2004	1	6.80	+	+	+	+	+	+	+	+	+	+	
	2	7.04	+	+	+	+	+	+	+	+	+	+	
	3	8.38	+	+	+	+	+	+	+	+	+	+	
	4	8.96	+	+	+	+	+	+	+	+	+	+	
2005	1	8.27	+	+	+	+	+	+	+	+	+	+	
	2	8.73	+	+	+	+	+	+	+	+	+	+	
	3	7.00	+	-	+	+	+	+	+	+	+	+	
	4	5.45	+	-	+	-	+	+	+	+	+	+	
2006	1	5.26	+	-	-	-	+	+	+	+	+	+	
	2	3.25	-	-	-	-	+	-	+	+	+	+	
	3	1.86	-	-	-	-	+	-	+	-	+	+	SELL
	4	0.94	-	-	-	-	+	-	+	-	+	-	
2007	1	0.20	-	-	-	-	+	-	+	-	+	-	
	2	-0.51	-	-	-	-	+	-	+	-	+	-	
	3	-1.84	-	-	-	-	+	-	+	-	+	-	
	4	-3.07	-	-	-	-	+	-	-	-	+	-	
2008	1	-4.40	-	-	-	-	-	-	+	-	+	-	
	2	-5.65	-	-	-	-	-	-	+	-	+	-	
	3	-7.44	-	-	-	-	-	-	+	-	+	-	
	4	-6.69	-	-	-	-	-	-	+	-	+	-	
2009	1	-4.14	-	-	-	-	-	-	+	-	+	-	
	2	-3.45	-	+	-	-	-	-	+	-	+	-	
	3	-2.99	-	+	-	-	-	-	+	-	+	-	
	4	-4.16	-	+	-	-	-	-	+	-	+	-	
2010	1	-6.62	-	-	-	-	-	-	+	-	+	-	
	2	-6.14	-	-	-	-	-	-	+	-	+	-	
	3	-3.40	-	+	+	-	-	-	-	-	+	-	
	4	-2.02	-	+	+	+	-	-	-	-	+	-	
2011	1	-3.21	-	+	+	+	-	-	-	-	+	-	

