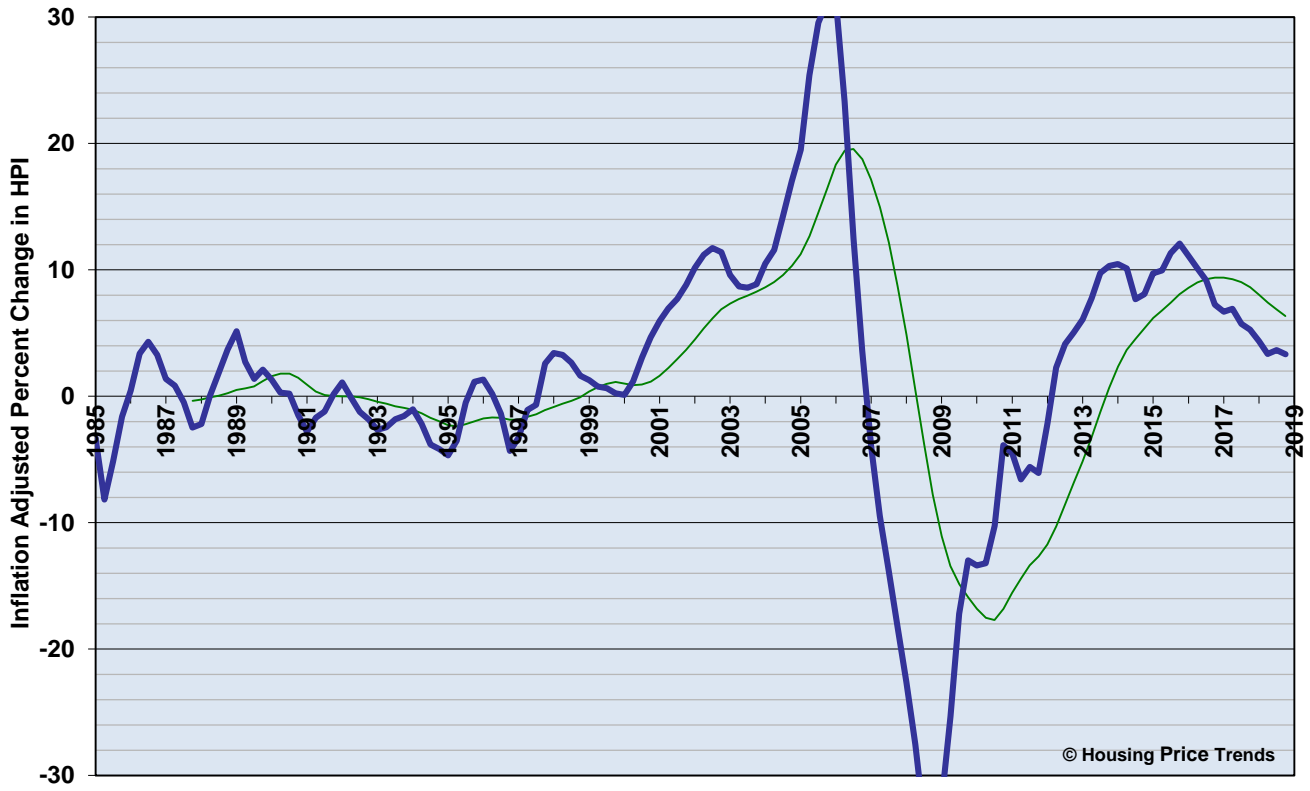
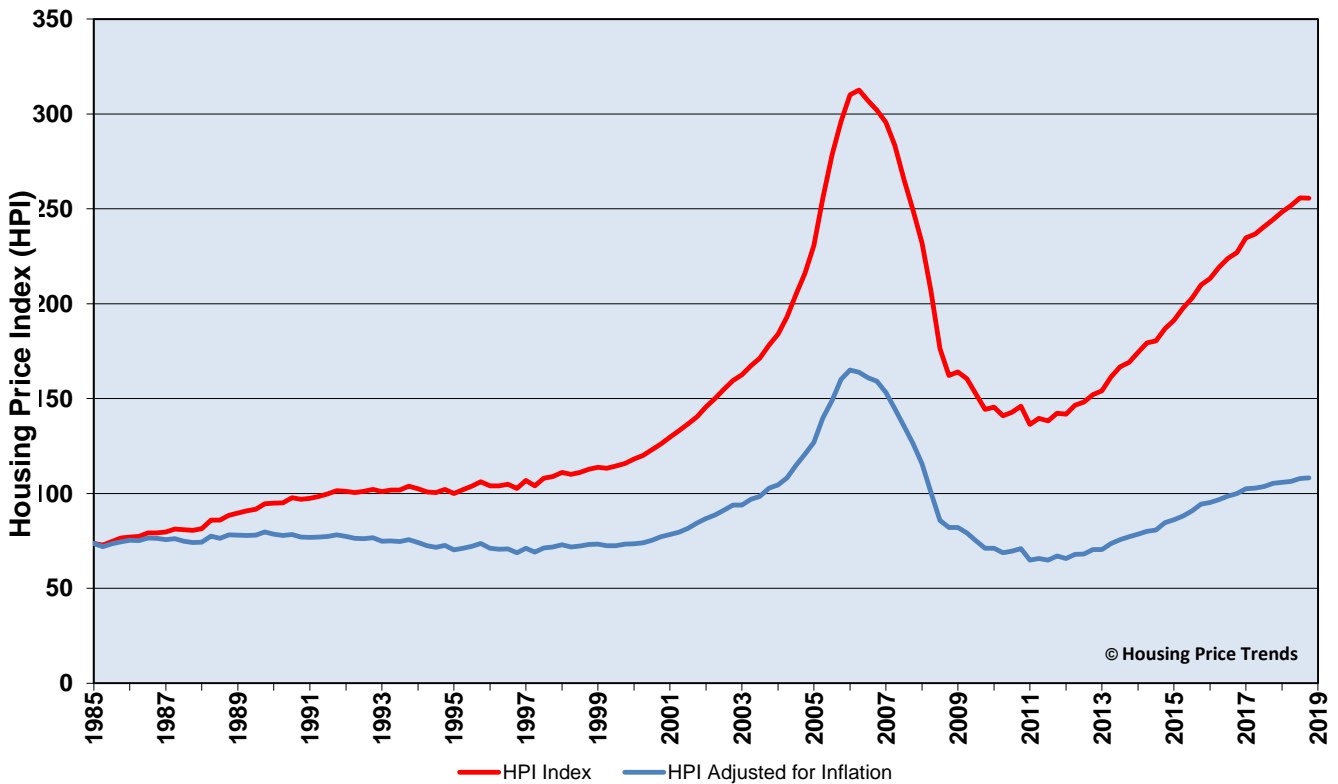


Cape Coral-Fort Myers, FL



Cape Coral-Fort Myers, FL



Housing Price Trends™

Cape Coral-Fort Myers, FL

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	-3.28	-								-	-	-	
	2	-8.18	-								-	-	-	
	3	-5.17	-	-							-	+	-	
	4	-1.61	-	+	+						-	+	-	
1986	1	0.45	-	+	+						-	+	-	
	2	3.38	-	+	+						+	+	+	
	3	4.30	-	+	+						+	+	+	
	4	3.27	-	+	+						+	+	+	
1987	1	1.36	-	+	-						-	+	+	
	2	0.83	-	+	+						-	+	-	
	3	-0.47	-	-	+						-	+	-	
	4	-2.47	-	-	+	-	-			+	-	+	-	
1988	1	-2.20	-	-	-	-	-		+	+	-	+	-	
	2	0.06	-	-	-	+	-		+	+	-	+	-	
	3	1.90	-	+	-	+	-		+	+	-	+	+	
	4	3.69	-	+	-	+	-		+	+	+	+	+	
1989	1	5.15	+	+	+	+	-		+	+	+	+	+	
	2	2.72	-	+	+	+	-		+	+	+	+	+	
	3	1.38	-	+	+	+	-		+	+	-	+	+	
	4	2.11	-	+	+	+	+		+	+	+	+	+	
1990	1	1.31	-	-	+	-	+		+	+	-	+	+	
	2	0.28	-	-	+	-	+		+	+	-	+	-	
	3	0.21	-	-	+	-	+		-	+	-	+	-	
	4	-1.52	-	-	-	-	+		-	+	-	+	-	
1991	1	-2.81	-	-	-	-	+		-	+	-	+	-	
	2	-1.70	-	-	-	-	-		-	-	-	+	-	
	3	-1.20	-	-	-	-	-		-	-	-	+	-	
	4	0.16	-	+	-	-	-		-	-	-	+	-	
1992	1	1.10	-	+	-	+	-		+	-	-	+	+	
	2	-0.12	-	+	-	-	-		+	-	-	+	-	
	3	-1.24	-	-	-	-	-		+	-	-	+	-	
	4	-1.83	-	-	-	-	-		-	-	-	+	-	
1993	1	-2.66	-	-	-	-	-		-	-	-	+	-	
	2	-2.46	-	-	+	-	-		-	+	-	+	-	
	3	-1.82	-	-	-	-	-		-	-	-	+	-	
	4	-1.57	-	-	-	-	-		-	-	-	+	-	
1994	1	-1.04	-	+	-	-	-		-	-	-	+	-	
	2	-2.17	-	-	-	-	-		-	-	-	+	-	
	3	-3.80	-	-	-	-	-		-	-	-	+	-	
	4	-4.17	-	-	-	-	-		-	-	-	+	-	
1995	1	-4.67	-	-	-	-	-		-	-	-	+	-	
	2	-3.52	-	-	-	-	-		-	-	-	+	-	
	3	-0.51	-	+	+	+	-		+	-	-	+	-	
	4	1.15	-	+	+	+	-		+	-	-	+	+	
1996	1	1.31	-	+	+	+	-		+	-	-	+	+	
	2	0.19	-	+	+	+	-		+	-	-	+	-	
	3	-1.38	-	+	+	+	-		-	-	-	+	-	
	4	-4.31	-	-	-	-	-		-	+	-	-	-	
1997	1	-3.30	-	-	+	-	-		-	+	-	+	-	
	2	-1.08	-	+	+	+	-		+	+	-	+	-	
	3	-0.67	-	+	+	+	-		+	+	-	+	-	
	4	2.59	-	+	+	+	-		+	+	+	+	+	

Housing Price Trends™

Cape Coral-Fort Myers, FL

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	3.42	-	+	+	+	-	+	+	+	+	+	
	2	3.28	-	+	+	+	-	+	+	+	+	+	
	3	2.66	-	+	+	+	-	+	+	+	+	+	
	4	1.61	-	+	+	+	-	+	+	-	+	+	
1999	1	1.26	-	+	+	+	-	+	+	-	+	+	
	2	0.75	-	-	+	+	-	+	+	-	+	-	
	3	0.65	-	-	+	+	-	+	+	-	+	-	
	4	0.23	-	-	+	-	-	+	+	-	+	-	
2000	1	0.12	-	-	-	-	-	+	+	-	+	-	
	2	1.18	-	-	-	+	-	+	+	-	+	+	
	3	3.07	-	+	-	+	+	+	+	+	+	+	
	4	4.65	-	+	+	+	+	+	+	+	+	+	
2001	1	5.95	+	+	+	+	+	+	+	+	+	+	BUY
	2	6.95	+	+	+	+	+	+	+	+	+	+	
	3	7.71	+	+	+	+	+	+	+	+	+	+	
	4	8.82	+	+	+	+	+	+	+	+	+	+	
2002	1	10.16	+	+	+	+	+	+	+	+	+	+	
	2	11.20	+	+	+	+	+	+	+	+	+	+	
	3	11.72	+	+	+	+	+	+	+	+	+	+	
	4	11.40	+	+	+	+	+	+	+	+	+	+	
2003	1	9.60	+	+	+	+	+	+	+	+	+	+	
	2	8.70	+	-	+	+	+	+	+	+	+	+	
	3	8.60	+	-	+	+	+	+	+	+	+	+	
	4	8.86	+	-	+	+	+	+	+	+	+	+	
2004	1	10.48	+	+	+	+	+	+	+	+	+	+	
	2	11.56	+	+	+	+	+	+	+	+	+	+	
	3	14.20	+	+	+	+	+	+	+	+	+	+	
	4	17.02	+	+	+	+	+	+	+	+	+	+	
2005	1	19.50	+	+	+	+	+	+	+	+	+	+	
	2	25.39	+	+	+	+	+	+	+	+	+	+	
	3	29.54	+	+	+	+	+	+	+	+	+	+	
	4	31.21	+	+	+	+	+	+	+	+	+	+	
2006	1	31.27	+	+	+	+	+	+	+	+	+	+	
	2	23.31	+	+	+	+	+	+	+	+	+	+	
	3	12.44	+	-	+	-	+	+	+	+	+	+	
	4	3.61	-	-	-	-	+	-	+	+	+	+	
2007	1	-3.96	-	-	-	-	+	-	+	-	-	-	SELL
	2	-9.47	-	-	-	-	+	-	+	-	-	-	
	3	-13.80	-	-	-	-	+	-	+	-	-	-	
	4	-18.32	-	-	-	-	+	-	+	-	-	-	
2008	1	-22.61	-	-	-	-	-	-	+	-	-	-	
	2	-27.54	-	-	-	-	-	-	+	-	-	-	
	3	-33.51	-	-	-	-	-	-	+	-	-	-	
	4	-35.81	-	-	-	-	-	-	+	-	+	-	
2009	1	-32.11	-	-	-	-	-	-	+	-	+	-	
	2	-25.31	-	-	-	-	-	-	+	-	+	-	
	3	-17.20	-	+	-	-	-	-	+	-	+	-	
	4	-12.98	-	+	+	-	-	-	+	-	+	-	
2010	1	-13.38	-	+	+	-	-	-	+	-	+	-	
	2	-13.21	-	+	+	-	-	-	+	-	+	-	
	3	-10.24	-	+	+	+	-	-	+	-	+	-	
	4	-3.86	-	+	+	+	-	-	+	-	+	-	
2011	1	-4.52	-	+	+	+	-	-	+	-	+	-	

