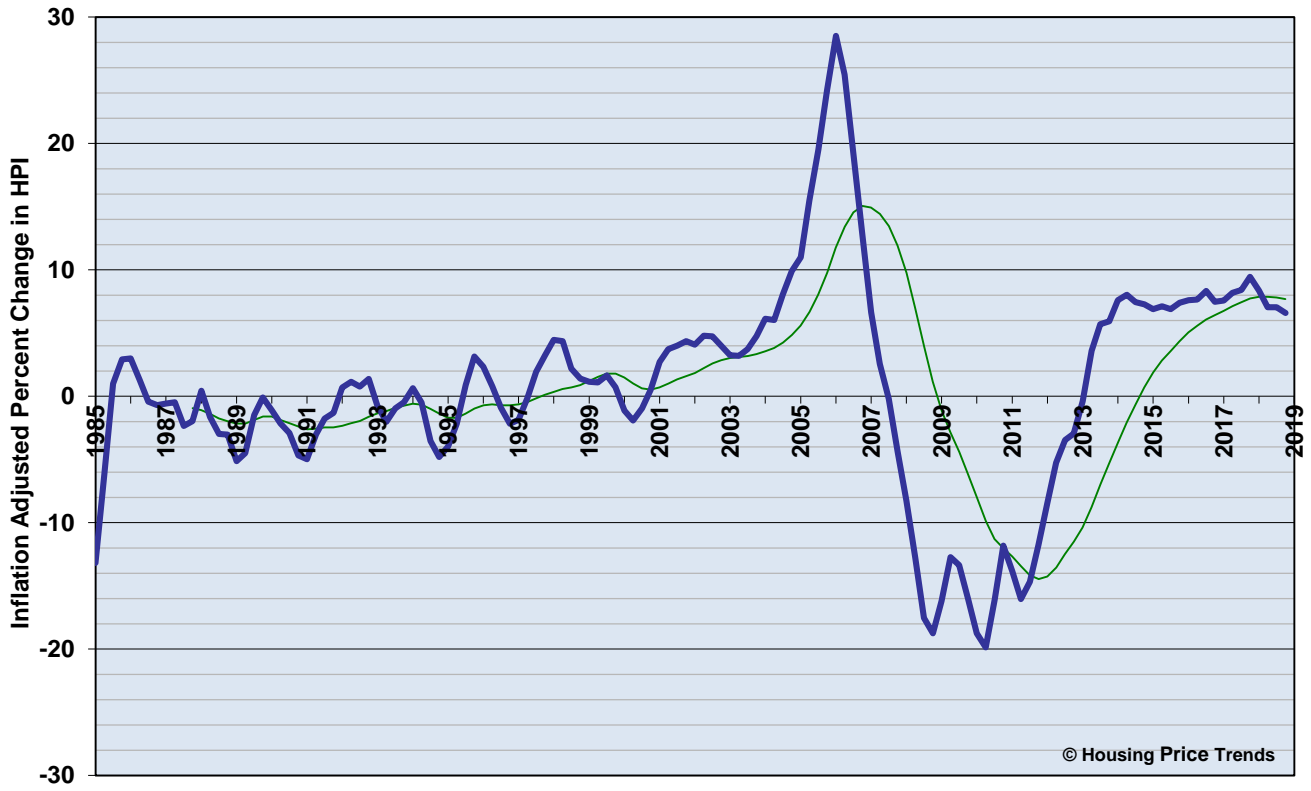
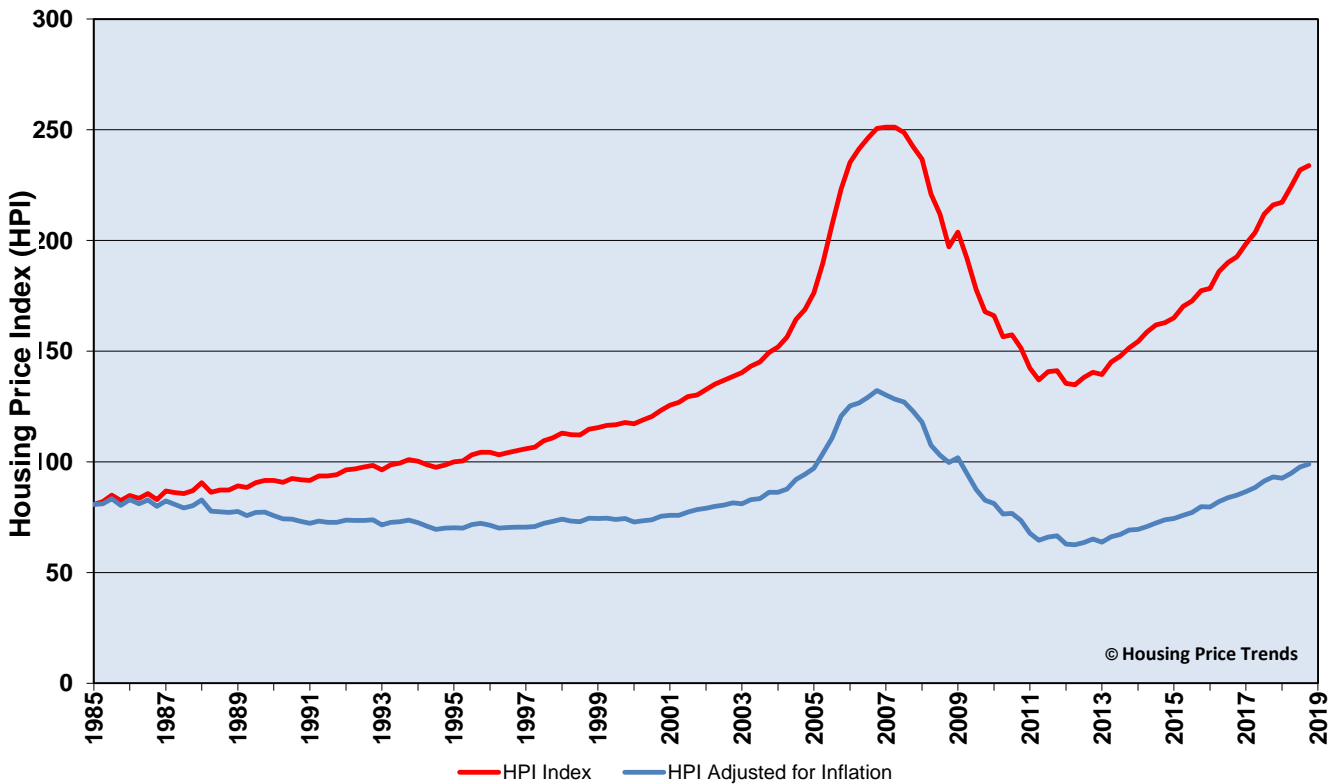


Lakeland-Winter Haven, FL



Lakeland-Winter Haven, FL



# Housing Price Trends™

## Lakeland-Winter Haven, 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	-13.19	-								-	+	-	
	2	-6.08	-								-	+	-	
	3	1.00	-	+							-	+	-	
	4	2.91	-	+	+						+	+	+	
1986	1	2.99	-	+	+						+	+	+	
	2	1.31	-	+	-						-	+	+	
	3	-0.43	-	+	-						-	+	-	
	4	-0.69	-	+	+						-	+	-	
1987	1	-0.58	-	+	+						-	+	-	
	2	-0.48	-	-	+						-	+	-	
	3	-2.34	-	-	+						-	+	-	
	4	-1.96	-	-	-	+	-				-	+	-	
1988	1	0.45	-	+	-	+	-				-	+	-	
	2	-1.63	-	-	-	+	-				-	+	-	
	3	-2.98	-	-	-	-	-				-	+	-	
	4	-3.04	-	-	-	-	-				-	+	-	
1989	1	-5.12	-	-	-	-	-				+	+	-	
	2	-4.50	-	-	-	-	-				+	-	-	
	3	-1.48	-	+	-	-	-				+	-	-	
	4	-0.09	-	+	+	+	-				+	-	-	
1990	1	-1.10	-	+	+	-	-				-	-	+	-
	2	-2.15	-	+	-	-	-				-	-	+	-
	3	-2.92	-	-	-	-	-				-	-	+	-
	4	-4.67	-	-	-	-	-				-	-	+	-
1991	1	-4.98	-	-	-	-	-				-	-	+	-
	2	-3.04	-	-	+	-	-				-	-	+	-
	3	-1.78	-	+	+	+	-				-	-	+	-
	4	-1.30	-	+	+	+	-				-	+	-	-
1992	1	0.69	-	+	+	+	-				+	-	-	+
	2	1.15	-	+	+	+	-				+	-	-	+
	3	0.77	-	+	+	+	-				+	+	-	-
	4	1.36	-	+	+	+	-				+	+	+	-
1993	1	-0.76	-	+	+	+	-				+	+	-	-
	2	-2.03	-	-	+	-	-				+	+	-	-
	3	-0.94	-	-	+	+	-				+	+	-	-
	4	-0.48	-	-	+	+	-				+	+	-	-
1994	1	0.65	-	+	+	+	-				+	+	-	-
	2	-0.50	-	-	-	+	-				-	+	-	-
	3	-3.55	-	-	-	-	-				-	+	-	-
	4	-4.80	-	-	-	-	-				-	+	-	-
1995	1	-3.97	-	-	-	-	-				-	-	+	-
	2	-2.16	-	-	-	-	-				+	-	-	-
	3	0.89	-	+	+	+	-				+	-	-	-
	4	3.13	-	+	+	+	-				+	-	+	+
1996	1	2.33	-	+	+	+	-				+	-	+	+
	2	0.78	-	+	+	+	-				+	-	-	-
	3	-0.91	-	+	-	-	-				-	-	+	-
	4	-2.16	-	-	+	-	-				-	-	+	-
1997	1	-1.86	-	-	+	-	-				-	+	-	-
	2	-0.12	-	-	+	+	-				-	+	-	-
	3	1.92	-	+	+	+	-				+	+	+	-
	4	3.24	-	+	+	+	-				+	+	+	-

# Housing Price Trends™

## Lakeland-Winter Haven, 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	4.45	-	+	+	+	-	+	+	+	+	+	
	2	4.37	-	+	+	+	-	+	+	+	+	+	
	3	2.18	-	+	+	+	-	+	+	+	+	+	
	4	1.39	-	-	+	+	-	+	+	-	+	+	
1999	1	1.15	-	-	+	+	+	+	+	-	+	+	
	2	1.10	-	-	+	+	+	+	+	-	+	+	
	3	1.65	-	-	+	+	+	+	+	-	+	+	
	4	0.71	-	-	-	-	+	+	+	-	+	-	
2000	1	-1.14	-	-	-	-	+	-	+	-	+	-	
	2	-1.91	-	-	-	-	+	-	+	-	+	-	
	3	-0.95	-	-	-	-	+	-	-	-	+	-	
	4	0.51	-	+	-	-	-	-	-	-	+	-	
2001	1	2.71	-	+	+	+	+	+	-	+	+	+	
	2	3.72	-	+	+	+	+	+	-	+	+	+	
	3	4.01	-	+	+	+	+	+	-	+	+	+	
	4	4.36	-	+	+	+	+	+	-	+	+	+	
2002	1	4.09	-	+	+	+	+	+	-	+	+	+	
	2	4.80	-	+	+	+	+	+	+	+	+	+	
	3	4.74	-	+	+	+	+	+	+	+	+	+	
	4	3.97	-	+	+	+	+	-	+	+	+	+	
2003	1	3.24	-	-	+	+	+	+	+	+	+	+	
	2	3.20	-	-	+	+	+	+	+	+	+	+	
	3	3.72	-	-	-	+	+	+	+	+	+	+	
	4	4.75	-	+	+	+	+	+	+	+	+	+	
2004	1	6.13	+	+	+	+	+	+	+	+	+	+	BUY
	2	6.03	+	+	+	+	+	+	+	+	+	+	
	3	8.04	+	+	+	+	+	+	+	+	+	+	
	4	9.90	+	+	+	+	+	+	+	+	+	+	
2005	1	10.99	+	+	+	+	+	+	+	+	+	+	
	2	15.50	+	+	+	+	+	+	+	+	+	+	
	3	19.50	+	+	+	+	+	+	+	+	+	+	
	4	24.18	+	+	+	+	+	+	+	+	+	+	
2006	1	28.52	+	+	+	+	+	+	+	+	+	+	
	2	25.44	+	+	+	+	+	+	+	+	+	+	
	3	19.08	+	+	+	+	+	+	+	+	+	+	
	4	12.89	+	-	+	+	+	+	+	+	+	+	
2007	1	6.63	+	-	-	-	+	+	+	+	+	+	
	2	2.58	-	-	-	-	+	-	+	+	+	+	
	3	-0.19	-	-	-	-	+	-	+	-	-	-	SELL
	4	-4.43	-	-	-	-	+	-	+	-	-	-	
2008	1	-8.23	-	-	-	-	+	-	-	-	-	-	
	2	-12.81	-	-	-	-	+	-	+	-	-	-	
	3	-17.52	-	-	-	-	-	-	+	-	-	-	
	4	-18.76	-	-	-	-	-	-	+	-	+	-	
2009	1	-16.21	-	-	-	-	-	-	+	-	+	-	
	2	-12.72	-	-	-	-	-	-	+	-	+	-	
	3	-13.36	-	-	-	-	-	-	+	-	+	-	
	4	-16.05	-	-	-	-	-	-	+	-	-	-	
2010	1	-18.74	-	-	-	-	-	-	+	-	-	-	
	2	-19.86	-	-	-	-	-	-	+	-	+	-	
	3	-16.10	-	+	-	-	-	-	+	-	+	-	
	4	-11.82	-	+	+	-	-	-	+	-	+	-	
2011	1	-13.83	-	+	+	-	-	-	+	-	+	-	

