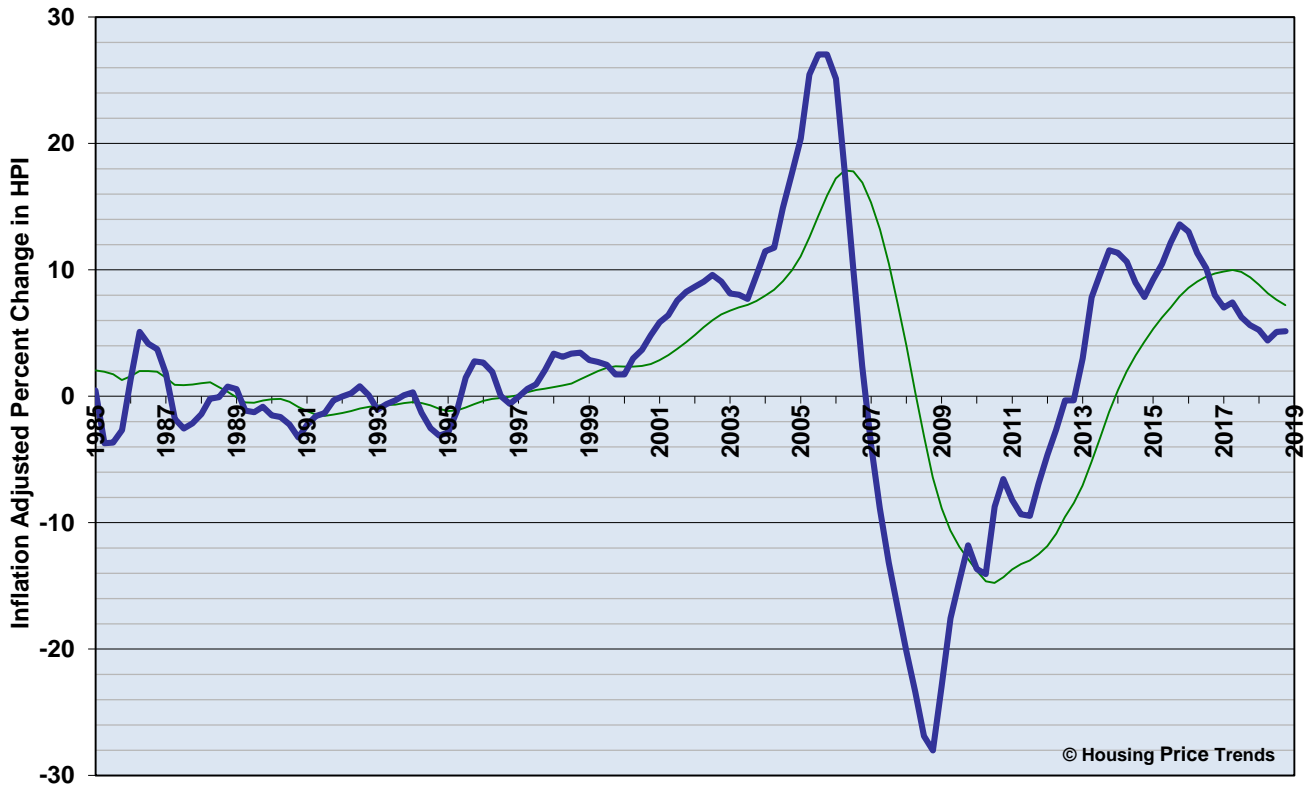
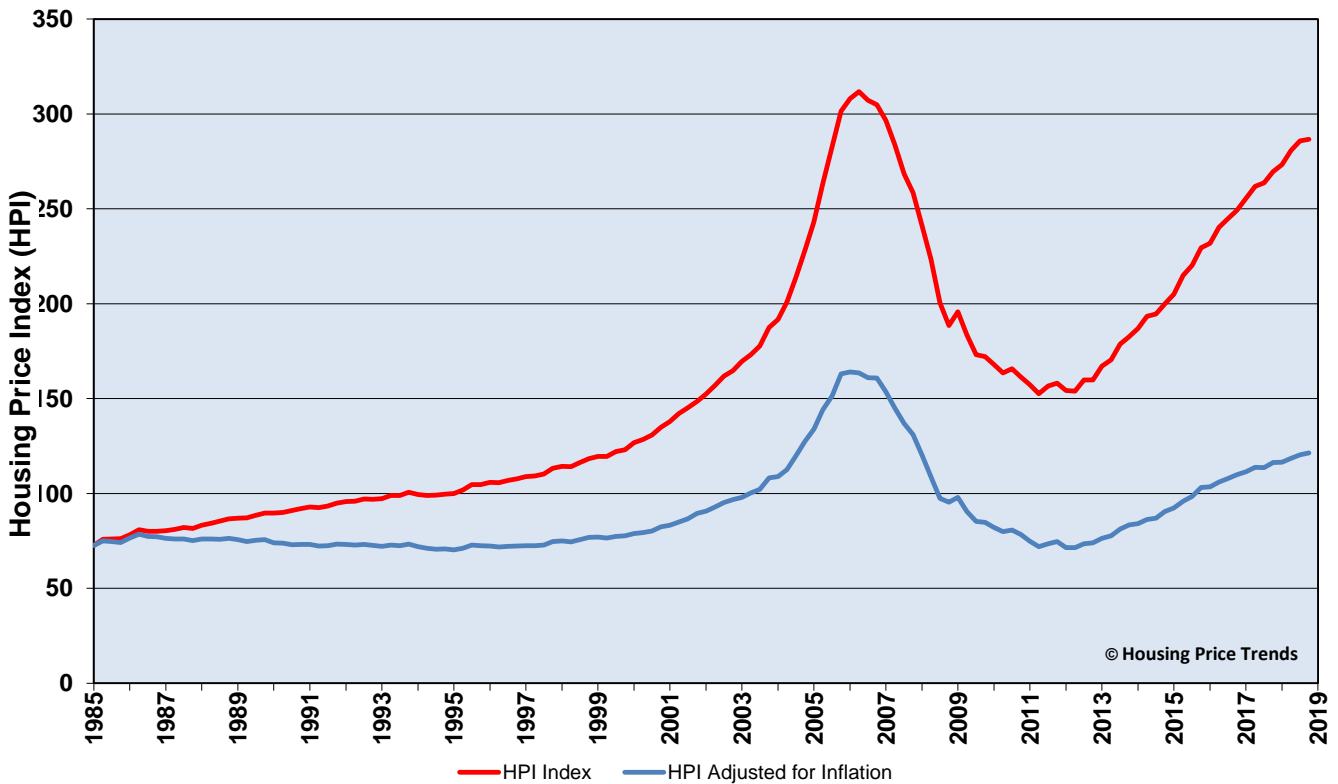


North Port-Sarasota-Bradenton, FL



North Port-Sarasota-Bradenton, FL



Housing Price Trends™

North Port-Sarasota-Bradenton, 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	0.47	-	-	-	-	+	+	+	-	-	-	SELL
	2	-3.72	-	-	-	-	+	+	-	-	-	-	
	3	-3.66	-	-	-	-	+	-	+	-	+	-	
	4	-2.68	-	-	+	-	+	-	+	-	+	-	
1986	1	1.34	-	-	+	+	+	-	+	-	+	+	
	2	5.08	+	+	+	+	+	+	+	+	+	+	BUY
	3	4.16	-	+	-	+	+	+	-	+	+	+	
	4	3.73	-	+	-	+	+	+	+	+	+	+	
1987	1	1.80	-	+	-	-	+	-	+	-	+	+	SELL
	2	-1.79	-	-	-	-	+	-	-	-	-	-	
	3	-2.54	-	-	+	-	+	-	-	-	+	-	
	4	-2.15	-	-	+	-	+	-	-	-	+	-	
1988	1	-1.41	-	-	+	-	+	+	-	-	+	-	
	2	-0.18	-	-	-	-	+	+	-	-	+	-	
	3	-0.07	-	-	-	-	-	-	+	-	+	-	
	4	0.77	-	+	-	-	-	-	+	-	+	-	
1989	1	0.56	-	+	-	+	-	-	+	-	+	-	
	2	-1.13	-	-	-	-	-	-	-	-	+	-	
	3	-1.25	-	-	+	-	-	-	-	-	+	-	
	4	-0.84	-	-	+	-	-	+	-	-	+	-	
1990	1	-1.51	-	-	+	-	-	+	-	-	+	-	
	2	-1.65	-	-	-	-	-	+	-	-	+	-	
	3	-2.21	-	-	-	-	-	-	+	-	+	-	
	4	-3.26	-	-	-	-	-	-	-	-	+	-	
1991	1	-2.26	-	-	-	-	-	-	-	-	+	-	
	2	-1.55	-	+	-	-	-	-	-	-	+	-	
	3	-1.33	-	+	-	-	-	-	-	-	+	-	
	4	-0.32	-	+	+	+	-	+	-	-	+	-	
1992	1	-0.03	-	+	+	+	-	+	-	-	+	-	
	2	0.24	-	+	+	+	-	+	-	-	+	-	
	3	0.78	-	+	+	+	-	+	-	-	+	-	
	4	0.08	-	+	+	+	-	+	-	-	+	-	
1993	1	-1.07	-	-	+	-	-	-	+	-	+	-	
	2	-0.63	-	-	+	+	-	-	+	-	+	-	
	3	-0.33	-	-	+	+	-	-	+	-	+	-	
	4	0.08	-	+	+	+	-	+	+	-	+	-	
1994	1	0.32	-	+	+	+	-	+	+	-	+	-	
	2	-1.31	-	-	-	-	-	-	+	-	+	-	
	3	-2.51	-	-	-	-	-	-	+	-	+	-	
	4	-3.11	-	-	-	-	-	-	+	-	+	-	
1995	1	-2.88	-	-	-	-	-	-	-	-	+	-	
	2	-1.20	-	+	-	-	-	+	-	-	+	-	
	3	1.47	-	+	+	+	-	+	-	-	+	+	
	4	2.76	-	+	+	+	-	+	-	+	+	+	
1996	1	2.67	-	+	+	+	-	+	-	+	+	+	
	2	1.93	-	+	+	+	-	+	-	-	+	+	
	3	0.02	-	+	+	+	-	+	+	-	+	-	
	4	-0.60	-	-	+	-	-	-	+	-	+	-	
1997	1	-0.05	-	-	+	+	-	-	+	-	+	-	
	2	0.60	-	-	+	+	-	+	+	-	+	-	
	3	0.95	-	-	+	+	-	+	+	-	+	-	
	4	2.09	-	+	+	+	-	+	+	+	+	+	

Housing Price Trends™

North Port-Sarasota-Bradenton, FL

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		Buy/Sell Signal			Buy/Sell Signal
								1	2	Sell Signal 1	Sell Signal 2	Sell Signal 3	
1998	1	3.37	-	+	+	+	-	+	+	+	+	+	
	2	3.11	-	+	+	+	-	+	+	+	+	+	
	3	3.37	-	+	+	+	+	+	+	+	+	+	
	4	3.45	-	+	+	+	+	+	+	+	+	+	
1999	1	2.86	-	+	+	+	+	+	+	+	+	+	
	2	2.72	-	+	+	+	+	+	+	+	+	+	
	3	2.48	-	-	+	+	+	+	+	+	+	+	
	4	1.72	-	-	+	-	+	+	+	-	+	+	
2000	1	1.74	-	-	-	-	+	+	+	-	+	+	
	2	3.00	-	+	-	+	+	+	+	+	+	+	
	3	3.68	-	+	+	+	+	+	+	+	+	+	
	4	4.82	-	+	+	+	+	+	+	+	+	+	
2001	1	5.85	+	+	+	+	+	+	+	+	+	+	BUY
	2	6.42	+	+	+	+	+	+	+	+	+	+	
	3	7.56	+	+	+	+	+	+	+	+	+	+	
	4	8.25	+	+	+	+	+	+	+	+	+	+	
2002	1	8.66	+	+	+	+	+	+	+	+	+	+	
	2	9.07	+	+	+	+	+	+	+	+	+	+	
	3	9.59	+	+	+	+	+	+	+	+	+	+	
	4	9.07	+	+	+	+	+	+	+	+	+	+	
2003	1	8.14	+	+	+	+	+	+	+	+	+	+	
	2	8.02	+	-	+	+	+	+	+	+	+	+	
	3	7.69	+	-	+	+	+	+	+	+	+	+	
	4	9.59	+	+	+	+	+	+	+	+	+	+	
2004	1	11.48	+	+	+	+	+	+	+	+	+	+	
	2	11.76	+	+	+	+	+	+	+	+	+	+	
	3	14.90	+	+	+	+	+	+	+	+	+	+	
	4	17.61	+	+	+	+	+	+	+	+	+	+	
2005	1	20.38	+	+	+	+	+	+	+	+	+	+	
	2	25.45	+	+	+	+	+	+	+	+	+	+	
	3	27.05	+	+	+	+	+	+	+	+	+	+	
	4	27.03	+	+	+	+	+	+	+	+	+	+	
2006	1	25.13	+	+	+	+	+	+	+	+	+	+	
	2	17.86	+	-	+	+	+	+	+	+	+	+	
	3	9.84	+	-	-	-	+	+	+	+	+	+	
	4	2.39	-	-	-	-	+	-	+	+	-	+	SELL
2007	1	-3.88	-	-	-	-	+	-	+	-	-	-	
	2	-8.86	-	-	-	-	+	-	+	-	-	-	
	3	-13.15	-	-	-	-	+	-	+	-	-	-	
	4	-16.76	-	-	-	-	+	-	+	-	-	-	
2008	1	-20.16	-	-	-	-	-	-	+	-	-	-	
	2	-23.42	-	-	-	-	-	-	+	-	-	-	
	3	-26.88	-	-	-	-	-	-	+	-	-	-	
	4	-28.00	-	-	-	-	-	-	+	-	+	-	
2009	1	-22.97	-	-	-	-	-	-	+	-	+	-	
	2	-17.57	-	+	-	-	-	-	+	-	+	-	
	3	-14.68	-	+	-	-	-	-	+	-	+	-	
	4	-11.80	-	+	+	-	-	-	+	-	+	-	
2010	1	-13.66	-	+	+	-	-	-	+	-	+	-	
	2	-14.07	-	+	+	-	-	-	+	-	+	-	
	3	-8.72	-	+	+	+	-	-	+	-	+	-	
	4	-6.54	-	+	+	+	-	-	+	-	+	-	
2011	1	-8.23	-	+	+	+	-	-	+	-	+	-	

