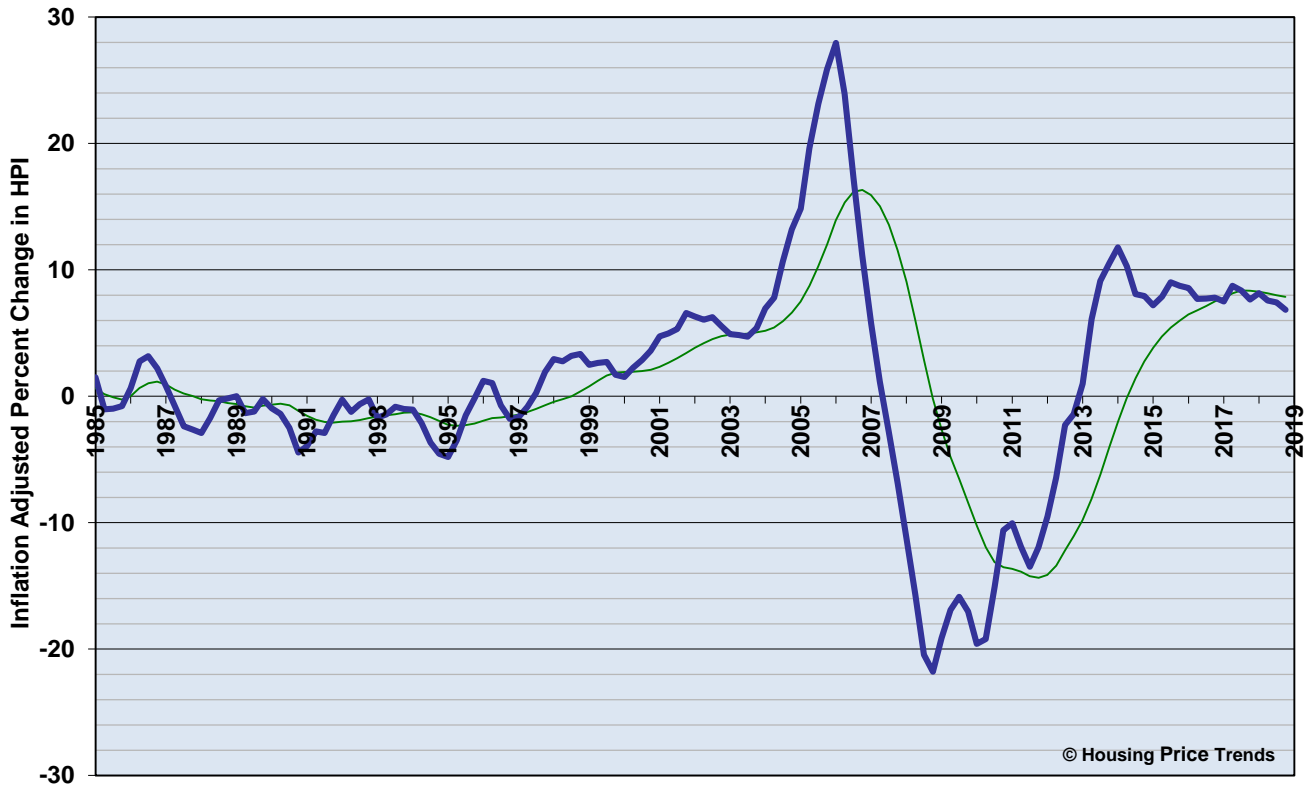
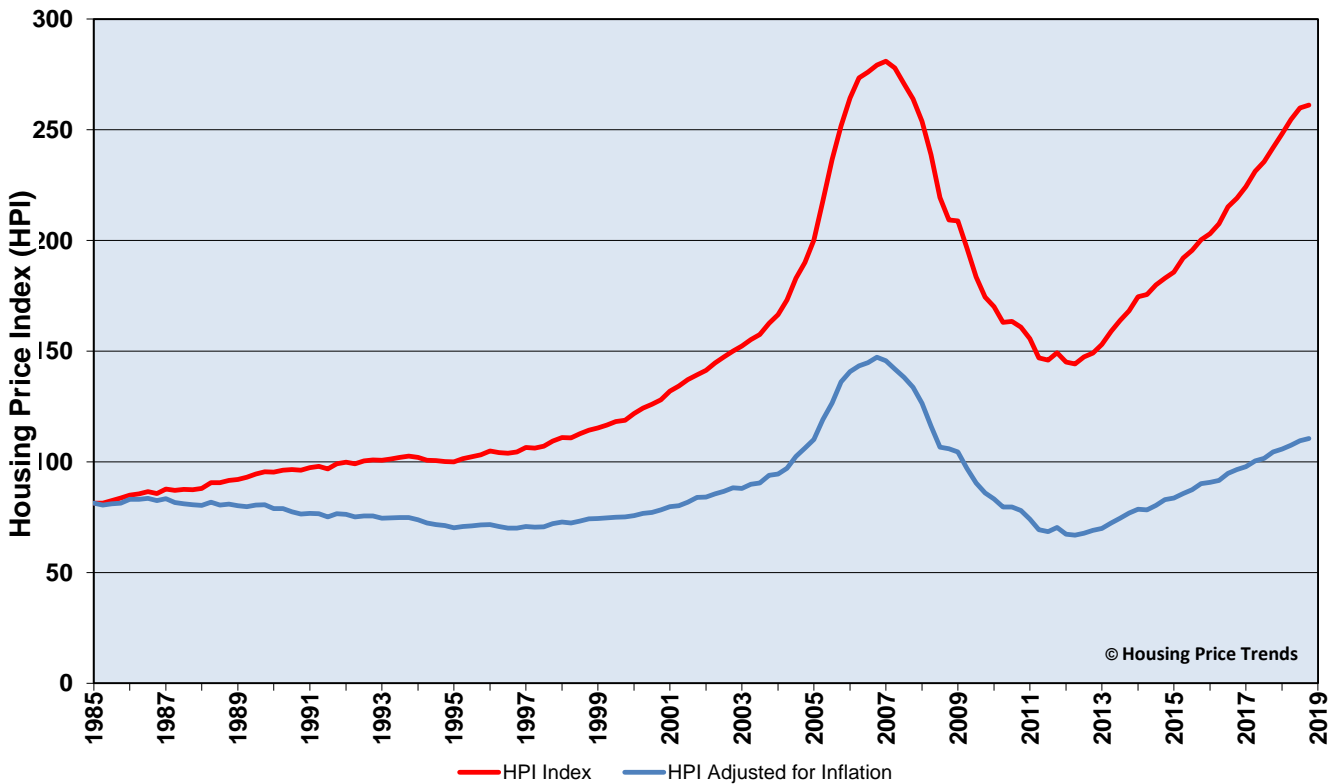


Orlando-Kissimmee-Sanford, FL



Orlando-Kissimmee-Sanford, FL



# Housing Price Trends™

Orlando-Kissimmee-Sanford, 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	1.50	-	+	-	+	-	+	-	-	+	+	
	2	-1.03	-	-	-	-	-	-	-	-	-	-	
	3	-0.97	-	-	-	-	-	-	-	-	+	-	
	4	-0.79	-	+	-	-	-	-	-	-	+	-	
1986	1	0.63	-	+	+	-	-	+	-	-	+	-	
	2	2.76	-	+	+	+	-	+	-	+	+	+	
	3	3.17	-	+	+	+	+	+	+	+	+	+	
	4	2.20	-	+	+	+	+	-	+	+	+	+	
1987	1	0.81	-	-	-	-	+	-	+	-	+	-	
	2	-0.77	-	-	-	-	-	-	+	-	+	-	
	3	-2.38	-	-	-	-	-	-	+	-	+	-	
	4	-2.63	-	-	-	-	-	-	+	-	+	-	
1988	1	-2.90	-	-	-	-	-	-	+	-	+	-	
	2	-1.74	-	-	-	-	-	+	+	-	+	-	
	3	-0.33	-	+	-	-	-	+	-	-	+	-	
	4	-0.18	-	+	-	-	-	+	-	-	+	-	
1989	1	0.02	-	+	-	+	-	+	-	-	+	-	
	2	-1.33	-	+	-	-	-	-	-	-	+	-	
	3	-1.21	-	+	-	-	-	-	-	-	+	-	
	4	-0.22	-	+	+	+	-	+	-	-	+	-	
1990	1	-0.95	-	+	+	-	-	+	-	-	+	-	
	2	-1.38	-	-	+	-	-	-	-	-	+	-	
	3	-2.50	-	-	-	-	-	-	-	-	+	-	
	4	-4.45	-	-	-	-	-	-	-	-	+	-	
1991	1	-3.94	-	-	-	-	-	-	-	-	+	-	
	2	-2.77	-	-	-	-	-	-	-	-	+	-	
	3	-2.90	-	-	-	-	-	-	-	-	+	-	
	4	-1.49	-	+	-	+	-	-	-	-	+	-	
1992	1	-0.27	-	+	-	+	-	+	-	-	+	-	
	2	-1.24	-	+	-	+	-	+	-	-	+	-	
	3	-0.62	-	+	+	+	-	+	-	-	+	-	
	4	-0.26	-	+	+	+	-	+	-	-	+	-	
1993	1	-1.68	-	+	+	-	-	-	-	-	+	-	
	2	-1.42	-	-	+	+	-	-	+	-	+	-	
	3	-0.84	-	+	+	+	-	-	+	-	+	-	
	4	-1.01	-	-	+	+	-	+	+	-	+	-	
1994	1	-1.07	-	-	+	+	-	+	+	-	+	-	
	2	-2.13	-	-	-	-	-	-	+	-	+	-	
	3	-3.66	-	-	-	-	-	-	+	-	+	-	
	4	-4.54	-	-	-	-	-	-	+	-	+	-	
1995	1	-4.81	-	-	-	-	-	-	-	-	+	-	
	2	-3.49	-	-	-	-	-	+	-	-	+	-	
	3	-1.51	-	+	-	+	-	+	-	-	+	-	
	4	-0.19	-	+	+	+	-	+	-	-	+	-	
1996	1	1.22	-	+	+	+	-	+	-	-	+	+	
	2	1.05	-	+	+	+	-	+	-	-	+	+	
	3	-0.74	-	+	+	+	-	-	-	-	+	-	
	4	-1.79	-	-	+	-	-	-	-	-	+	-	
1997	1	-1.66	-	-	+	-	-	-	+	-	+	-	
	2	-0.83	-	+	+	+	-	-	+	-	+	-	
	3	0.26	-	+	+	+	-	+	+	-	+	-	
	4	1.92	-	+	+	+	-	+	+	-	+	+	

# Housing Price Trends™

Orlando-Kissimmee-Sanford, 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	
1998	1	2.94	-	+	+	+	-	+	+	+	+	+	
	2	2.75	-	+	+	+	-	+	+	+	+	+	
	3	3.19	-	+	+	+	-	+	+	+	+	+	
	4	3.36	-	+	+	+	-	+	+	+	+	+	
1999	1	2.49	-	+	+	+	-	+	+	+	+	+	
	2	2.63	-	+	+	+	-	+	+	+	+	+	
	3	2.70	-	+	+	+	+	+	+	+	+	+	
	4	1.71	-	-	+	+	+	+	+	-	+	+	
2000	1	1.52	-	-	-	+	+	+	+	-	+	+	
	2	2.26	-	-	-	+	+	+	+	+	+	+	
	3	2.87	-	+	+	+	+	+	+	+	+	+	
	4	3.61	-	+	+	+	+	+	+	+	+	+	
2001	1	4.74	-	+	+	+	+	+	+	+	+	+	
	2	4.97	-	+	+	+	+	+	+	+	+	+	
	3	5.32	+	+	+	+	+	+	+	+	+	+	BUY
	4	6.59	+	+	+	+	+	+	+	+	+	+	
2002	1	6.32	+	+	+	+	+	+	+	+	+	+	
	2	6.06	+	+	+	+	+	+	+	+	+	+	
	3	6.27	+	+	+	+	+	+	+	+	+	+	
	4	5.55	+	+	+	+	+	+	+	+	+	+	
2003	1	4.91	-	-	+	+	+	+	+	+	+	+	
	2	4.83	-	-	+	+	+	+	+	+	+	+	
	3	4.72	-	-	-	+	+	+	+	+	+	+	
	4	5.41	+	-	+	+	+	+	+	+	+	+	
2004	1	6.94	+	+	+	+	+	+	+	+	+	+	
	2	7.79	+	+	+	+	+	+	+	+	+	+	
	3	10.67	+	+	+	+	+	+	+	+	+	+	
	4	13.20	+	+	+	+	+	+	+	+	+	+	
2005	1	14.84	+	+	+	+	+	+	+	+	+	+	
	2	19.62	+	+	+	+	+	+	+	+	+	+	
	3	23.14	+	+	+	+	+	+	+	+	+	+	
	4	25.85	+	+	+	+	+	+	+	+	+	+	
2006	1	27.96	+	+	+	+	+	+	+	+	+	+	
	2	23.93	+	+	+	+	+	+	+	+	+	+	
	3	17.23	+	-	+	+	+	+	+	+	+	+	
	4	11.17	+	-	+	-	+	+	+	+	+	+	
2007	1	5.75	+	-	-	-	+	+	+	+	+	+	
	2	1.18	-	-	-	-	+	-	+	-	-	+	SELL
	3	-2.80	-	-	-	-	+	-	+	-	-	-	
	4	-6.91	-	-	-	-	+	-	-	-	-	-	
2008	1	-11.18	-	-	-	-	+	-	+	-	-	-	
	2	-15.68	-	-	-	-	+	-	+	-	-	-	
	3	-20.44	-	-	-	-	-	-	+	-	-	-	
	4	-21.79	-	-	-	-	-	-	+	-	+	-	
2009	1	-19.13	-	-	-	-	-	-	+	-	+	-	
	2	-16.90	-	-	-	-	-	-	+	-	+	-	
	3	-15.88	-	-	-	-	-	-	+	-	+	-	
	4	-17.03	-	-	-	-	-	-	+	-	+	-	
2010	1	-19.59	-	-	-	-	-	-	+	-	-	-	
	2	-19.21	-	-	-	-	-	-	+	-	+	-	
	3	-15.06	-	+	+	-	-	-	+	-	+	-	
	4	-10.59	-	+	+	-	-	-	+	-	+	-	
2011	1	-10.03	-	+	+	+	-	-	+	-	+	-	

