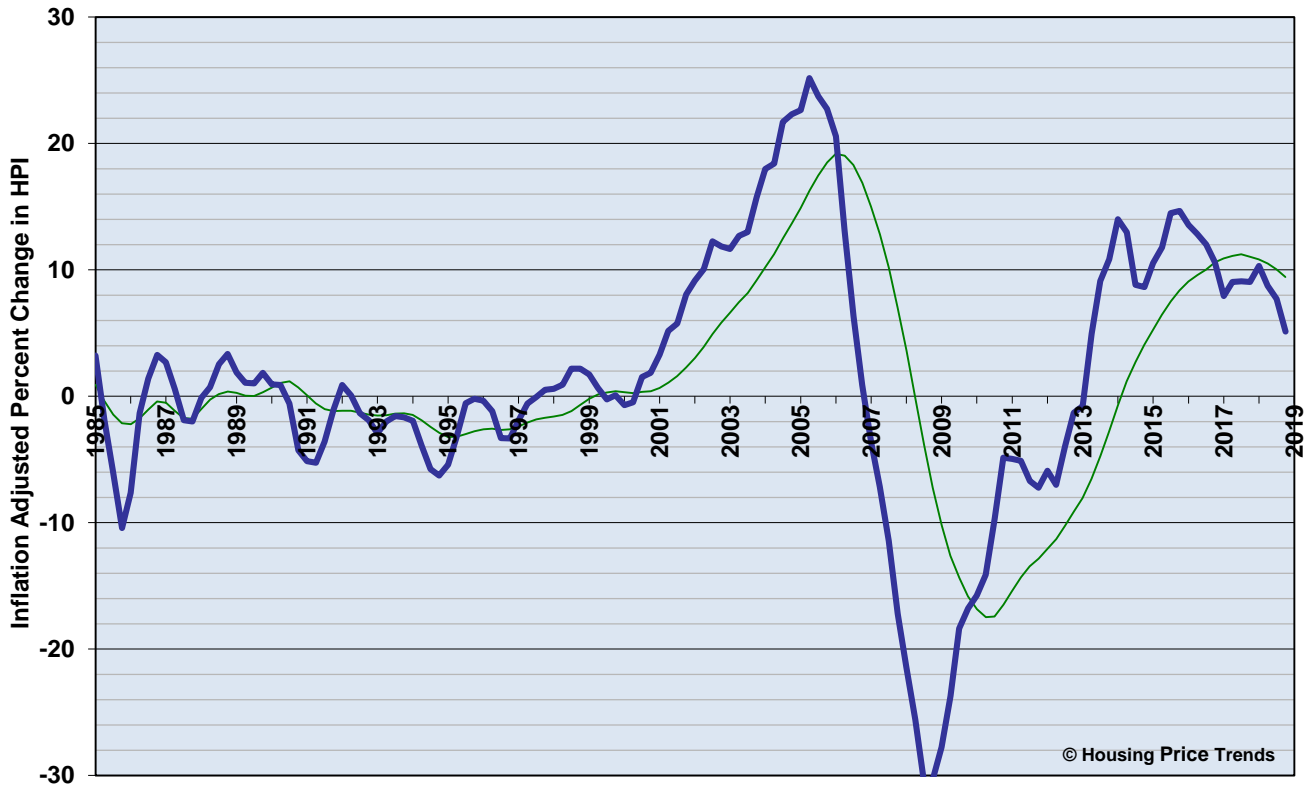
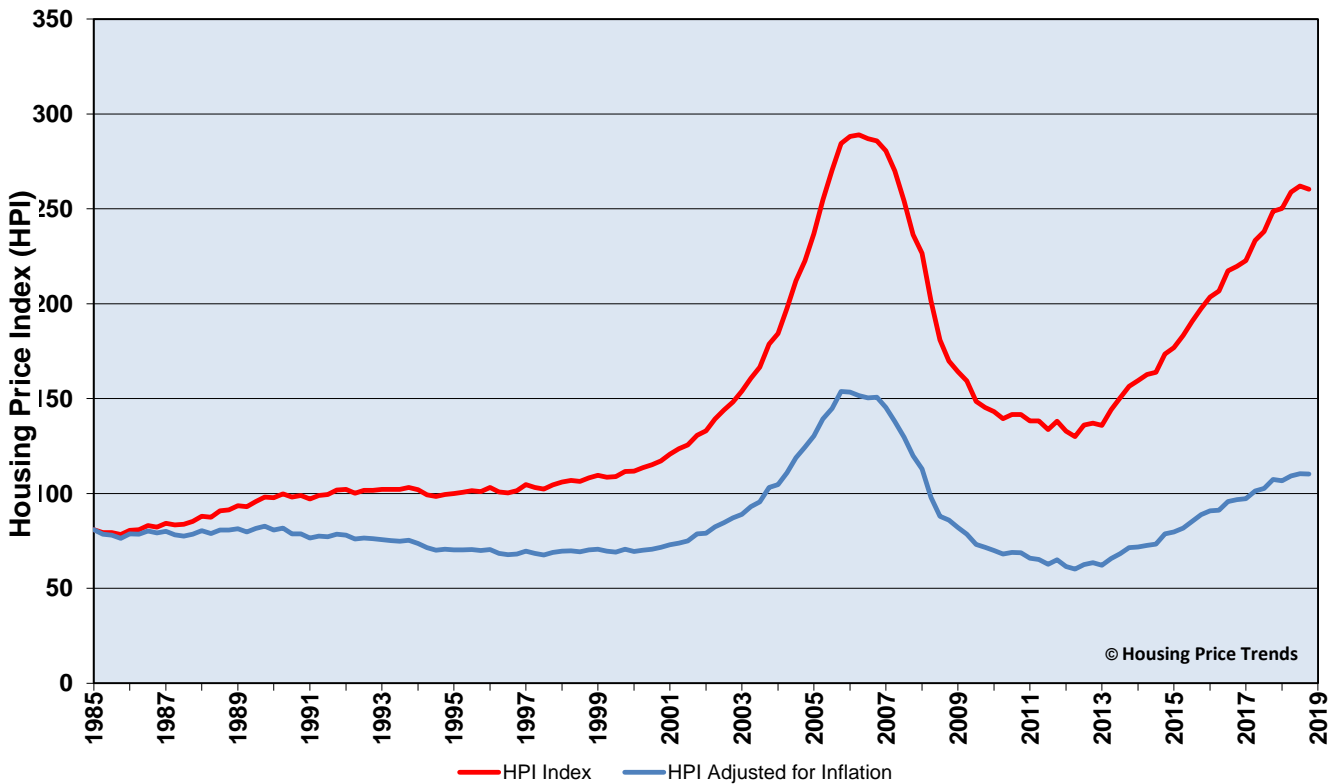


Port St. Lucie, FL



Port St. Lucie, FL



# Housing Price Trends™

Port St. Lucie, 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	3.22	-	+	-	+	-	+	+	+	+	+	
	2	-1.90	-	-	-	-	-	-	+	-	-	-	
	3	-5.99	-	-	-	-	-	-	+	-	-	-	
	4	-10.42	-	-	-	-	-	-	-	-	-	-	
1986	1	-7.64	-	-	+	-	-	-	+	-	-	+	
	2	-1.35	-	+	+	+	-	+	-	-	+	-	
	3	1.39	-	+	+	+	-	+	-	-	+	+	
	4	3.27	-	+	+	+	-	+	-	+	+	+	
1987	1	2.70	-	+	-	+	-	+	+	+	+	+	
	2	0.57	-	+	-	+	-	-	+	-	+	-	
	3	-1.90	-	+	+	-	-	-	+	-	-	+	
	4	-1.99	-	-	+	-	-	-	+	-	+	-	
1988	1	-0.13	-	+	+	+	-	+	+	-	+	-	
	2	0.72	-	+	+	+	-	+	+	-	+	-	
	3	2.53	-	+	+	+	-	+	+	+	+	+	
	4	3.34	-	+	+	+	-	+	+	+	+	+	
1989	1	1.89	-	+	-	+	-	-	+	-	+	+	
	2	1.07	-	+	-	+	-	-	+	-	+	+	
	3	1.03	-	+	+	+	-	-	+	-	+	+	
	4	1.84	-	+	+	+	-	+	+	-	+	+	
1990	1	0.94	-	-	+	+	-	+	+	-	+	-	
	2	0.90	-	-	+	+	+	+	+	-	+	-	
	3	-0.56	-	-	-	-	+	+	+	-	+	-	
	4	-4.26	-	-	-	-	+	-	-	-	-	-	
1991	1	-5.14	-	-	-	-	-	-	-	-	+	-	
	2	-5.27	-	-	-	-	-	-	-	-	+	-	
	3	-3.59	-	-	-	-	-	-	-	-	+	-	
	4	-1.07	-	+	-	-	-	-	-	-	+	-	
1992	1	0.90	-	+	-	+	-	+	-	-	+	-	
	2	0.07	-	+	-	+	-	+	-	-	+	-	
	3	-1.34	-	+	-	-	-	-	-	-	+	-	
	4	-1.90	-	+	-	-	-	-	-	-	+	-	
1993	1	-2.94	-	-	+	-	-	-	-	-	+	-	
	2	-2.00	-	-	+	-	-	-	-	-	+	-	
	3	-1.57	-	-	+	-	-	-	-	-	+	-	
	4	-1.66	-	-	+	-	-	-	+	-	+	-	
1994	1	-1.95	-	-	-	-	-	-	+	-	+	-	
	2	-3.89	-	-	-	-	-	-	-	-	+	-	
	3	-5.75	-	-	-	-	-	-	-	-	+	-	
	4	-6.26	-	-	-	-	-	-	-	-	+	-	
1995	1	-5.40	-	-	-	-	-	-	-	-	+	-	
	2	-3.17	-	+	-	-	-	+	-	-	+	-	
	3	-0.55	-	+	+	+	-	+	-	-	+	-	
	4	-0.20	-	+	+	+	-	+	-	-	+	-	
1996	1	-0.34	-	+	+	+	-	+	-	-	+	-	
	2	-1.19	-	+	+	+	-	-	-	-	+	-	
	3	-3.31	-	-	+	-	-	-	-	-	+	-	
	4	-3.33	-	-	+	-	-	-	-	-	+	-	
1997	1	-1.92	-	+	+	+	-	-	+	-	+	-	
	2	-0.58	-	+	+	+	-	+	+	-	+	-	
	3	-0.08	-	+	+	+	-	+	+	-	+	-	
	4	0.52	-	+	+	+	-	+	+	-	+	-	

# Housing Price Trends™

Port St. Lucie, 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	0.59	-	+	+	+	-	+	+	-	+	-	
	2	0.92	-	+	+	+	-	+	+	-	+	-	
	3	2.17	-	+	+	+	-	+	+	+	+	+	
	4	2.17	-	+	+	+	-	+	+	+	+	+	
1999	1	1.73	-	+	+	+	-	+	+	-	+	+	
	2	0.67	-	-	+	+	-	+	+	-	+	-	
	3	-0.24	-	-	+	+	-	+	+	-	+	-	
	4	0.07	-	-	+	+	-	+	+	-	+	-	
2000	1	-0.71	-	-	-	-	-	-	+	-	+	-	
	2	-0.47	-	-	-	-	-	-	+	-	+	-	
	3	1.53	-	+	+	+	-	+	+	-	+	+	
	4	1.86	-	+	-	+	-	+	+	-	+	+	
2001	1	3.29	-	+	+	+	-	+	+	+	+	+	
	2	5.16	+	+	+	+	+	+	+	+	+	+	BUY
	3	5.75	+	+	+	+	+	+	+	+	+	+	
	4	8.05	+	+	+	+	+	+	+	+	+	+	
2002	1	9.16	+	+	+	+	+	+	+	+	+	+	
	2	10.05	+	+	+	+	+	+	+	+	+	+	
	3	12.26	+	+	+	+	+	+	+	+	+	+	
	4	11.86	+	+	+	+	+	+	+	+	+	+	
2003	1	11.64	+	+	+	+	+	+	+	+	+	+	
	2	12.69	+	+	+	+	+	+	+	+	+	+	
	3	12.99	+	+	+	+	+	+	+	+	+	+	
	4	15.73	+	+	+	+	+	+	+	+	+	+	
2004	1	17.98	+	+	+	+	+	+	+	+	+	+	
	2	18.41	+	+	+	+	+	+	+	+	+	+	
	3	21.69	+	+	+	+	+	+	+	+	+	+	
	4	22.32	+	+	+	+	+	+	+	+	+	+	
2005	1	22.63	+	+	+	+	+	+	+	+	+	+	
	2	25.16	+	+	+	+	+	+	+	+	+	+	
	3	23.72	+	+	+	+	+	+	+	+	+	+	
	4	22.74	+	+	+	+	+	+	+	+	+	+	
2006	1	20.57	+	-	+	+	+	+	+	+	+	+	
	2	13.10	+	-	-	-	+	+	+	+	+	+	
	3	6.30	+	-	-	-	+	+	+	+	+	+	
	4	0.90	-	-	-	-	+	-	+	-	-	-	SELL
2007	1	-3.64	-	-	-	-	+	-	+	-	-	-	
	2	-7.16	-	-	-	-	+	-	+	-	-	-	
	3	-11.44	-	-	-	-	+	-	+	-	-	-	
	4	-17.20	-	-	-	-	+	-	+	-	-	-	
2008	1	-21.43	-	-	-	-	-	-	+	-	-	-	
	2	-25.60	-	-	-	-	-	-	+	-	-	-	
	3	-30.48	-	-	-	-	-	-	+	-	-	-	
	4	-30.26	-	-	-	-	-	-	+	-	+	-	
2009	1	-27.77	-	-	-	-	-	-	+	-	+	-	
	2	-23.71	-	-	-	-	-	-	+	-	+	-	
	3	-18.38	-	+	-	-	-	-	+	-	+	-	
	4	-16.77	-	+	-	-	-	-	+	-	+	-	
2010	1	-15.76	-	+	+	-	-	-	+	-	+	-	
	2	-14.13	-	+	+	-	-	-	+	-	+	-	
	3	-9.70	-	+	+	+	-	-	+	-	+	-	
	4	-4.84	-	+	+	+	-	-	+	-	+	-	
2011	1	-4.95	-	+	+	+	-	-	+	-	+	-	

