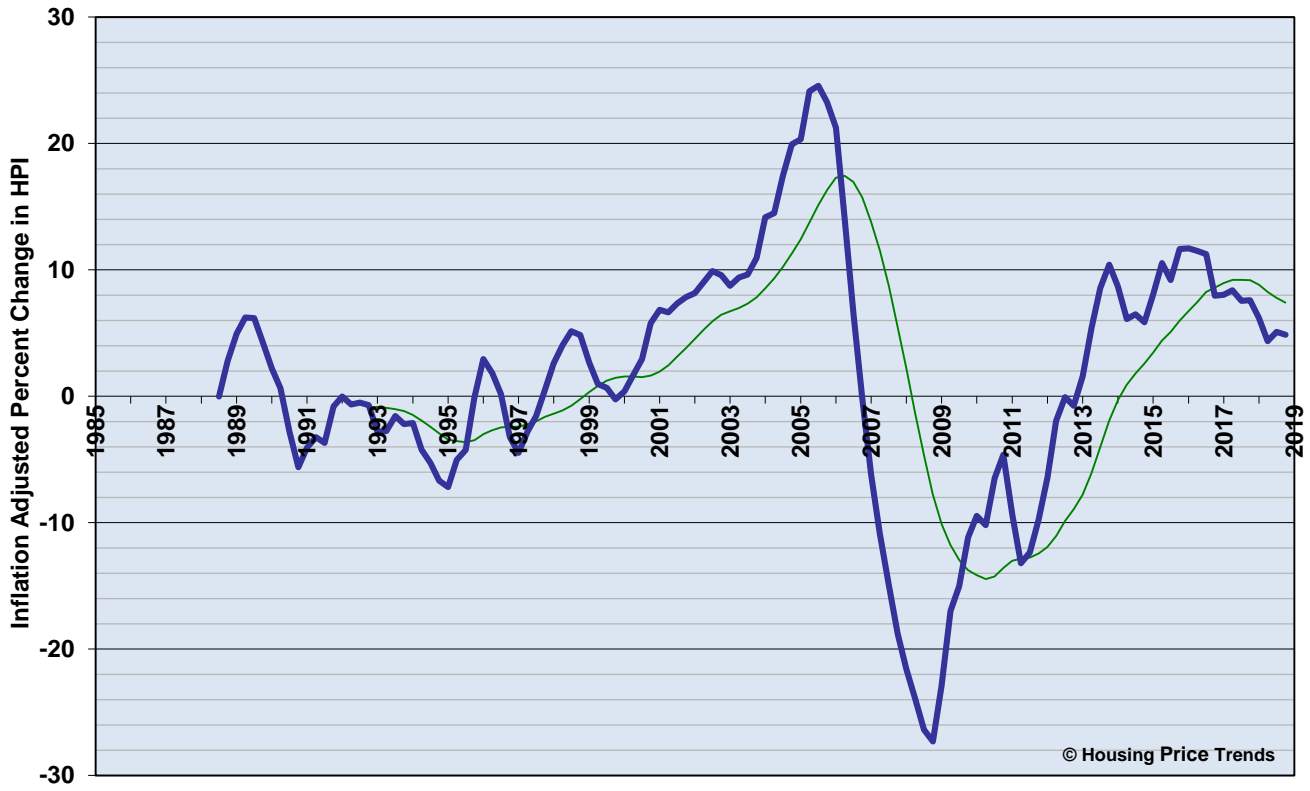
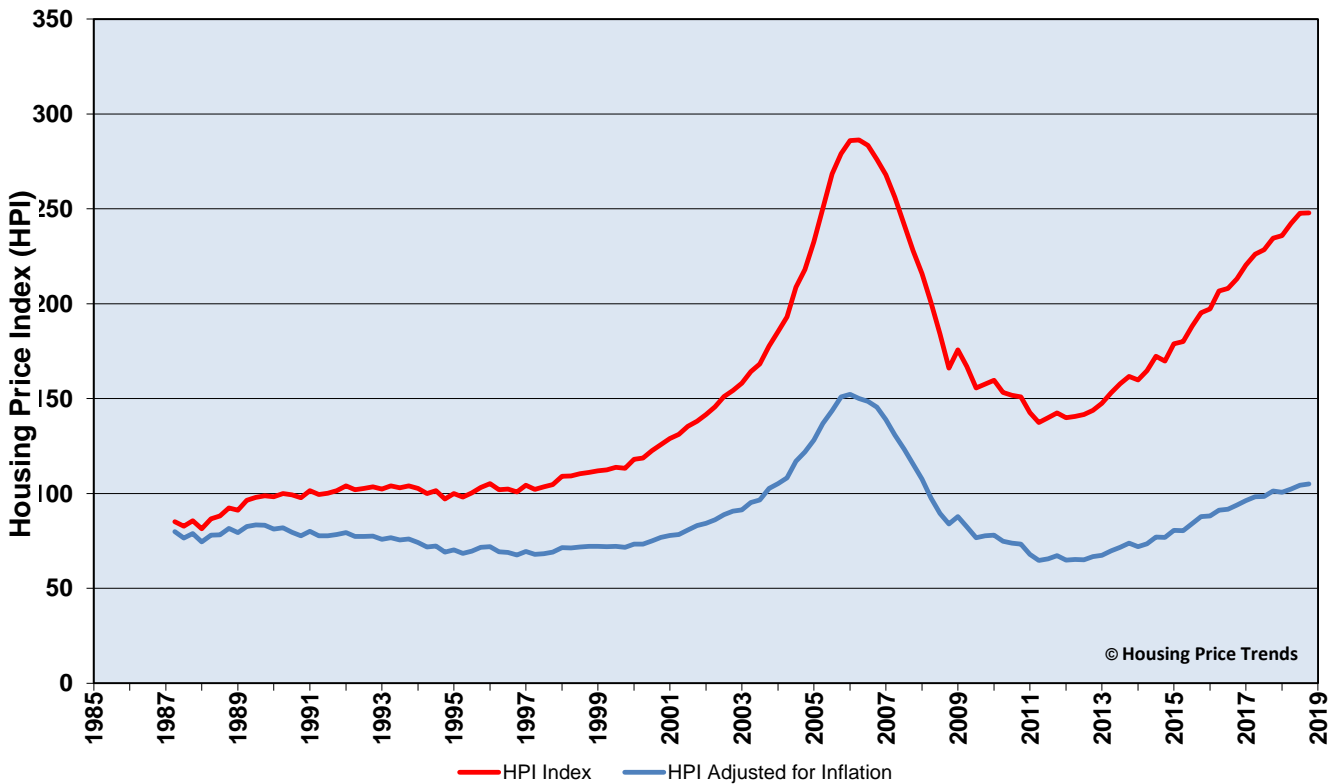


Punta Gorda, FL



Punta Gorda, FL



Housing Price Trends™

Punta Gorda, 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												
	2												
	3												
	4												
1986	1												
	2												
	3												
	4												
1987	1												
	2												
	3												
	4												
1988	1												
	2												
	3	-0.02	-								-		-
	4	2.79	-								+	+	+
1989	1	4.94	-								+	+	+
	2	6.25	+								+	+	+
	3	6.19	+								+	+	+
	4	4.27	-								+	+	+
1990	1	2.21	-								+	+	+
	2	0.63	-								-	+	-
	3	-2.78	-	-							-	-	-
	4	-5.62	-	-	-						-	-	-
1991	1	-4.08	-	-	-						-	+	-
	2	-3.24	-	-	-						-	+	-
	3	-3.70	-	-	-						-	+	-
	4	-0.81	-	+	-						-	+	-
1992	1	-0.01	-	+	-						-	+	-
	2	-0.64	-	+	-						-	+	-
	3	-0.49	-	+	-						-	+	-
	4	-0.71	-	+	+	-	-				-	+	-
1993	1	-2.79	-	-	+	-	-				-	+	-
	2	-2.75	-	-	+	-	-				-	+	-
	3	-1.57	-	-	+	-	-				-	+	-
	4	-2.20	-	-	+	-	-				-	+	-
1994	1	-2.12	-	-	-	-	-				-	+	-
	2	-4.22	-	-	-	-	-				-	+	-
	3	-5.29	-	-	-	-	-				-	+	-
	4	-6.68	-	-	-	-	-				-	+	-
1995	1	-7.17	-	-	-	-	-				-	+	-
	2	-5.04	-	-	-	-	-				+	-	-
	3	-4.24	-	+	-	-	-				-	+	-
	4	-0.12	-	+	+	+	-				+	-	-
1996	1	2.95	-	+	+	+	-				+	+	+
	2	1.83	-	+	+	+	-				+	+	+
	3	0.17	-	+	+	+	-				+	+	-
	4	-3.24	-	-	+	-	-				-	-	-
1997	1	-4.48	-	-	+	-	-				-	+	-
	2	-2.80	-	-	+	-	-				-	+	-
	3	-1.57	-	-	+	+	-				+	+	-
	4	0.53	-	+	+	+	-				+	+	-

Housing Price Trends™

Punta Gorda, 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	2.62	-	+	+	+	-	+	+	+	+	+	
	2	4.06	-	+	+	+	-	+	+	+	+	+	
	3	5.14	+	+	+	+	-	+	+	+	+	+	
	4	4.84	-	+	+	+	-	+	+	+	+	+	
1999	1	2.66	-	+	+	+	-	+	+	+	+	+	
	2	0.97	-	-	+	+	-	+	+	-	+	-	
	3	0.67	-	-	+	+	-	+	+	-	+	-	
	4	-0.24	-	-	+	-	+	+	+	-	+	-	
2000	1	0.38	-	-	-	-	+	+	+	-	+	-	
	2	1.65	-	-	-	+	+	+	+	-	+	+	
	3	2.94	-	+	-	+	+	-	+	+	+	+	
	4	5.77	+	+	+	+	+	+	+	+	+	+	BUY
2001	1	6.83	+	+	+	+	+	+	+	+	+	+	
	2	6.65	+	+	+	+	+	+	+	+	+	+	
	3	7.34	+	+	+	+	+	+	+	+	+	+	
	4	7.85	+	+	+	+	+	+	+	+	+	+	
2002	1	8.14	+	+	+	+	+	+	+	+	+	+	
	2	9.03	+	+	+	+	+	+	+	+	+	+	
	3	9.91	+	+	+	+	+	+	+	+	+	+	
	4	9.58	+	+	+	+	+	+	+	+	+	+	
2003	1	8.74	+	+	+	+	+	+	+	+	+	+	
	2	9.40	+	+	+	+	+	+	+	+	+	+	
	3	9.62	+	+	+	+	+	+	+	+	+	+	
	4	10.95	+	+	+	+	+	+	+	+	+	+	
2004	1	14.16	+	+	+	+	+	+	+	+	+	+	
	2	14.50	+	+	+	+	+	+	+	+	+	+	
	3	17.43	+	+	+	+	+	+	+	+	+	+	
	4	19.92	+	+	+	+	+	+	+	+	+	+	
2005	1	20.32	+	+	+	+	+	+	+	+	+	+	
	2	24.14	+	+	+	+	+	+	+	+	+	+	
	3	24.57	+	+	+	+	+	+	+	+	+	+	
	4	23.26	+	+	+	+	+	+	+	+	+	+	
2006	1	21.23	+	+	+	+	+	+	+	+	+	+	
	2	14.10	+	-	-	-	+	+	+	+	+	+	
	3	6.46	+	-	-	-	+	+	+	+	+	+	
	4	-0.11	-	-	-	-	+	-	+	-	-	-	SELL
2007	1	-6.23	-	-	-	-	+	-	+	-	-	-	
	2	-10.84	-	-	-	-	+	-	+	-	-	-	
	3	-14.90	-	-	-	-	+	-	+	-	-	-	
	4	-18.79	-	-	-	-	+	-	+	-	-	-	
2008	1	-21.58	-	-	-	-	-	-	+	-	-	-	
	2	-23.97	-	-	-	-	-	-	+	-	+	-	
	3	-26.38	-	-	-	-	-	-	+	-	+	-	
	4	-27.29	-	-	-	-	-	-	+	-	+	-	
2009	1	-22.89	-	-	-	-	-	-	+	-	+	-	
	2	-16.97	-	+	-	-	-	-	+	-	+	-	
	3	-15.02	-	+	-	-	-	-	+	-	+	-	
	4	-11.16	-	+	+	-	-	-	+	-	+	-	
2010	1	-9.45	-	+	+	-	-	-	+	-	+	-	
	2	-10.19	-	+	+	+	-	-	+	-	+	-	
	3	-6.46	-	+	+	+	-	-	+	-	+	-	
	4	-4.63	-	+	+	+	-	-	+	-	+	-	
2011	1	-9.35	-	+	+	+	-	-	+	-	-	-	

