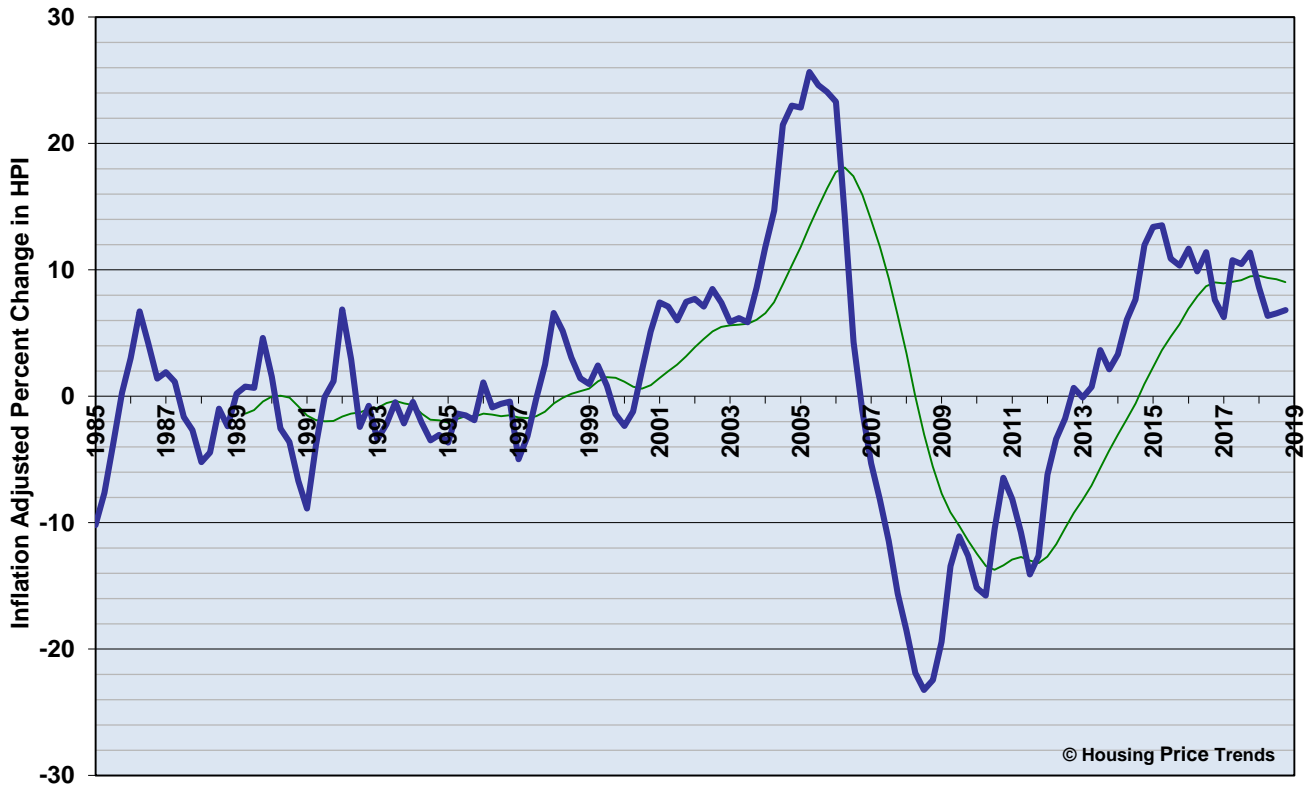
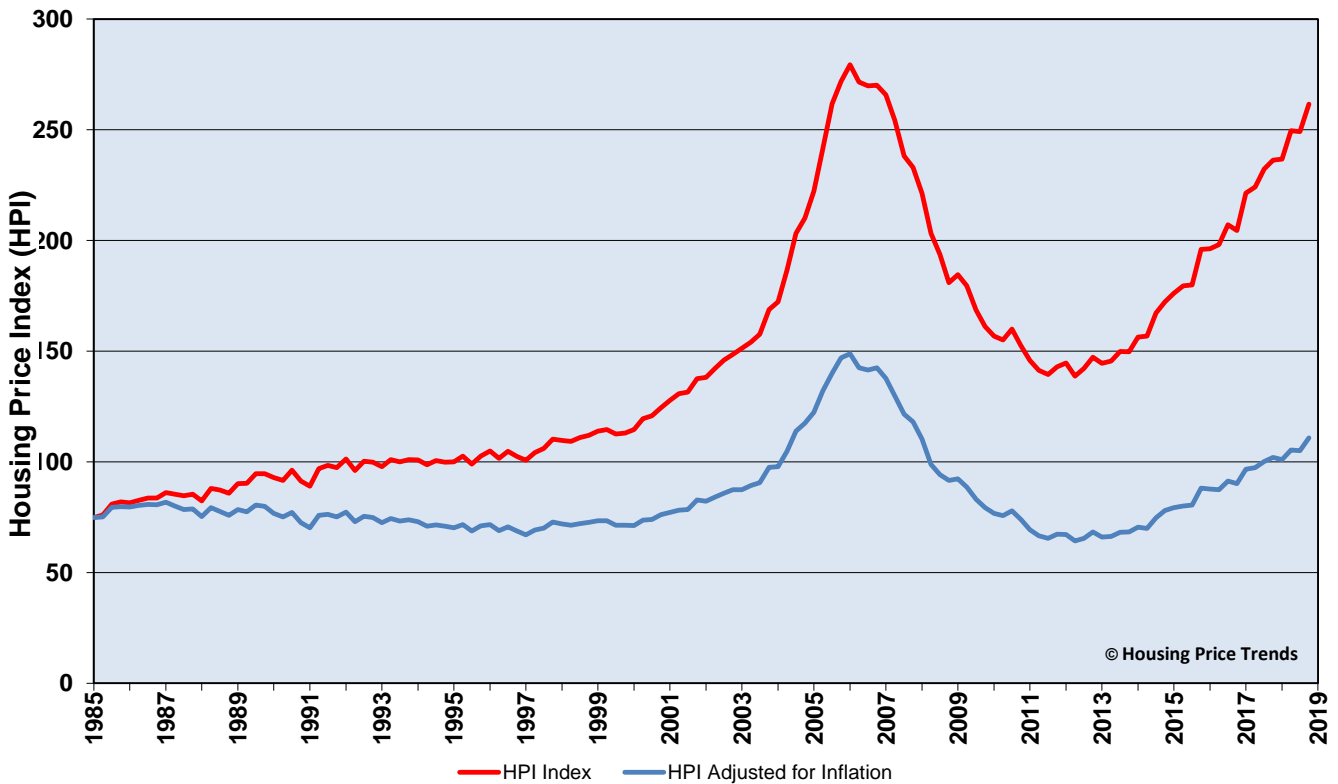


Sebastian-Vero Beach, FL



Sebastian-Vero Beach, FL



Housing Price Trends™

Sebastian-Vero Beach, 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	-10.20	-								-		-	
	2	-7.64	-								-	+	-	
	3	-3.81	-								-	+	-	
	4	0.29	-								-	+	-	
1986	1	3.02	-								+	+	+	
	2	6.71	+								+	+	+	
	3	4.19	-								+	+	+	
	4	1.40	-								-	-	+	
1987	1	1.91	-	+							-	+	+	
	2	1.15	-	+	+						-	+	+	
	3	-1.65	-	-	+						-	-	-	
	4	-2.67	-	-	+						-	+	-	
1988	1	-5.20	-	-	-						-	-	-	
	2	-4.45	-	-	-						-	+	-	
	3	-0.99	-	-	-						-	+	-	
	4	-2.36	-	-	-						-	+	-	
1989	1	0.20	-	+	-						-	+	-	
	2	0.77	-	+	-	+	-				-	+	-	
	3	0.68	-	+	-	+	-	+	-		-	+	-	
	4	4.60	-	+	+	+	-	+	-		+	+	+	
1990	1	1.54	-	+	+	+	-	+	-		-	-	+	
	2	-2.54	-	-	+	-	-	-	-		-	-	-	
	3	-3.62	-	-	+	-	-	-	+		-	+	-	
	4	-6.69	-	-	-	-	-	-	-		-	-	-	
1991	1	-8.88	-	-	-	-	-	-	-		-	+	-	
	2	-3.86	-	-	-	-	-	-	-		-	+	-	
	3	-0.07	-	+	-	+	-	-	-		-	+	-	
	4	1.19	-	+	+	+	-	+	-		-	+	+	
1992	1	6.88	+	+	+	+	-	+	-		+	+	+	
	2	2.91	-	+	+	+	-	+	-		+	+	+	
	3	-2.43	-	-	+	-	-	+	-		-	-	-	
	4	-0.76	-	+	+	-	-	+	-		-	+	-	
1993	1	-3.42	-	-	+	-	-	-	-		-	-	-	
	2	-2.21	-	-	+	-	-	+	+		-	+	-	
	3	-0.47	-	-	+	+	-	-	+		-	+	-	
	4	-2.15	-	-	-	-	-	-	+		-	+	-	
1994	1	-0.45	-	-	-	+	-	-	+		-	+	-	
	2	-2.08	-	-	-	-	-	-	+		-	+	-	
	3	-3.49	-	-	-	-	-	-	-		-	+	-	
	4	-3.06	-	-	-	-	-	-	-		-	+	-	
1995	1	-3.67	-	-	-	-	-	-	-		-	+	-	
	2	-1.36	-	+	+	+	-	+	-		-	+	-	
	3	-1.51	-	+	+	-	-	+	-		-	+	-	
	4	-1.88	-	+	-	-	-	+	-		-	+	-	
1996	1	1.11	-	+	+	+	-	+	-		-	+	+	
	2	-0.87	-	+	-	+	-	-	+		-	+	-	
	3	-0.61	-	+	+	+	-	-	-		-	+	-	
	4	-0.42	-	+	+	+	-	-	+		-	+	-	
1997	1	-4.98	-	-	-	-	-	-	+		-	-	-	
	2	-3.17	-	-	+	-	-	-	+		-	+	-	
	3	-0.23	-	+	+	+	-	+	+		-	+	-	
	4	2.51	-	+	+	+	-	+	+		+	+	+	

Housing Price Trends™

Sebastian-Vero Beach, 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	6.60	+	+	+	+	-	+	+	+	+	+	
	2	5.18	+	+	+	+	-	+	+	+	+	+	
	3	3.08	-	+	+	+	-	+	+	+	+	+	
	4	1.43	-	+	+	+	-	+	+	-	+	+	
1999	1	0.97	-	-	+	+	-	+	+	-	+	-	
	2	2.45	-	+	+	+	-	+	+	+	+	+	
	3	0.84	-	-	+	+	+	+	+	-	+	-	
	4	-1.42	-	-	-	-	+	-	+	-	+	-	
2000	1	-2.34	-	-	-	-	-	-	+	-	+	-	
	2	-1.20	-	-	-	-	-	+	+	-	+	-	
	3	2.08	-	+	-	+	+	+	+	+	+	+	
	4	5.11	+	+	+	+	+	+	-	+	+	+	
2001	1	7.42	+	+	+	+	+	+	+	+	+	+	BUY
	2	7.10	+	+	+	+	+	+	+	+	+	+	
	3	6.01	+	+	+	+	+	+	+	+	+	+	
	4	7.47	+	+	+	+	+	+	+	+	+	+	
2002	1	7.70	+	+	+	+	+	+	+	+	+	+	
	2	7.10	+	+	+	+	+	+	+	+	+	+	
	3	8.50	+	+	+	+	+	+	+	+	+	+	
	4	7.40	+	+	+	+	+	+	+	+	+	+	
2003	1	5.88	+	-	+	+	+	+	+	+	+	+	
	2	6.19	+	-	-	+	+	+	+	+	+	+	
	3	5.85	+	-	-	+	+	+	+	+	+	+	
	4	8.58	+	+	+	+	+	+	+	+	+	+	
2004	1	11.77	+	+	+	+	+	+	+	+	+	+	
	2	14.69	+	+	+	+	+	+	+	+	+	+	
	3	21.48	+	+	+	+	+	+	+	+	+	+	
	4	23.00	+	+	+	+	+	+	+	+	+	+	
2005	1	22.83	+	+	+	+	+	+	+	+	+	+	
	2	25.65	+	+	+	+	+	+	+	+	+	+	
	3	24.61	+	+	+	+	+	+	+	+	+	+	
	4	24.08	+	+	+	+	+	+	+	+	+	+	
2006	1	23.30	+	+	+	+	+	+	+	+	+	+	
	2	14.40	+	-	+	-	+	+	+	+	+	+	
	3	4.27	-	-	-	-	+	-	+	+	+	+	
	4	-1.09	-	-	-	-	+	-	+	-	-	-	SELL
2007	1	-5.31	-	-	-	-	+	-	+	-	-	-	
	2	-8.15	-	-	-	-	+	-	+	-	-	-	
	3	-11.47	-	-	-	-	+	-	+	-	-	-	
	4	-15.60	-	-	-	-	+	-	+	-	-	-	
2008	1	-18.50	-	-	-	-	-	-	+	-	-	-	
	2	-21.88	-	-	-	-	-	-	+	-	-	-	
	3	-23.23	-	-	-	-	-	-	+	-	+	-	
	4	-22.44	-	-	-	-	-	-	+	-	+	-	
2009	1	-19.43	-	-	-	-	-	-	+	-	+	-	
	2	-13.44	-	+	-	-	-	-	+	-	+	-	
	3	-11.09	-	+	-	-	-	-	+	-	+	-	
	4	-12.62	-	+	-	-	-	-	+	-	+	-	
2010	1	-15.15	-	+	+	-	-	-	+	-	-	-	
	2	-15.75	-	+	+	-	-	-	+	-	+	-	
	3	-10.46	-	+	+	+	-	-	+	-	+	-	
	4	-6.45	-	+	+	+	-	-	-	-	+	-	
2011	1	-8.14	-	+	+	+	-	-	+	-	+	-	

