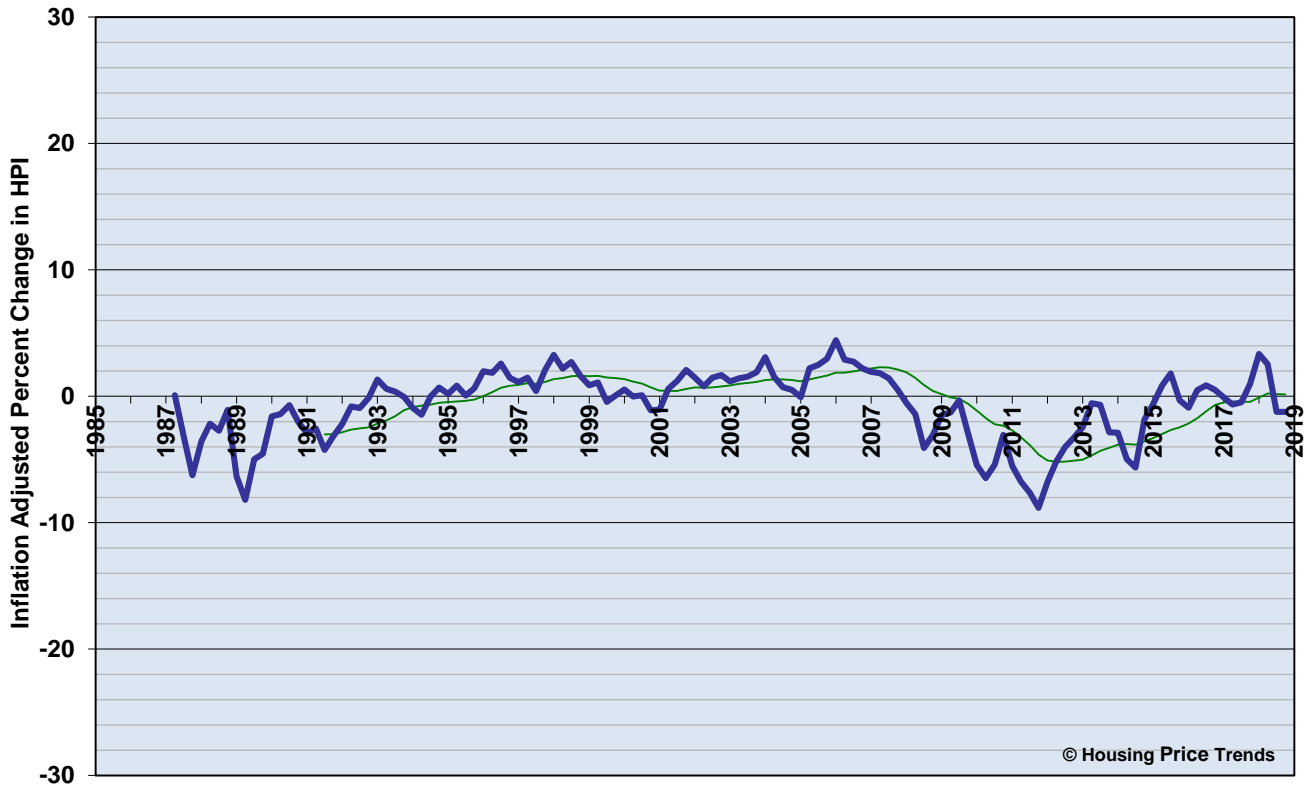
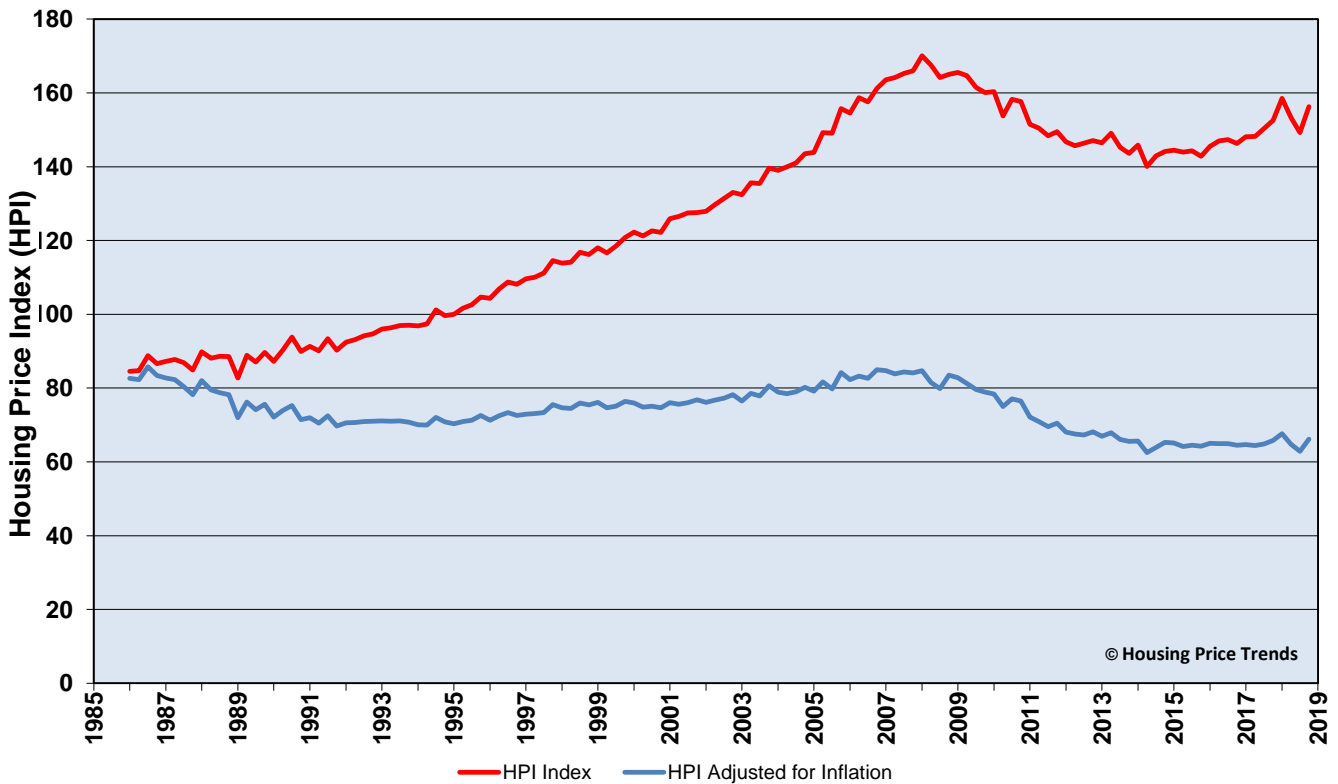


Albany, GA



Albany, GA



Housing Price Trends™

Albany, GA

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	0.07	-								-		-
	3	-3.21	-								-	-	-
	4	-6.25	-								-	-	-
1988	1	-3.56	-								-	+	-
	2	-2.17	-								-	+	-
	3	-2.73	-								-	+	-
	4	-1.08	-								-	+	-
1989	1	-6.34	-								-	-	-
	2	-8.20	-	-							-	+	-
	3	-4.98	-	-	-						-	+	-
	4	-4.55	-	-	-						-	+	-
1990	1	-1.59	-	+	+						-	+	-
	2	-1.40	-	+	+						-	+	-
	3	-0.71	-	+	+						-	+	-
	4	-2.04	-	+	+						-	+	-
1991	1	-2.90	-	+	-						-	+	-
	2	-2.54	-	+	+						-	+	-
	3	-4.24	-	-	+	-	-		+		-	+	-
	4	-3.12	-	-	+	+	-		-	+	-	+	-
1992	1	-2.20	-	+	+	+	-		+	+	-	+	-
	2	-0.81	-	+	+	+	-		+	+	-	+	-
	3	-0.93	-	+	+	+	-		+	+	-	+	-
	4	-0.11	-	+	+	+	-		+	+	-	+	-
1993	1	1.32	-	+	+	+	-		+	+	-	+	+
	2	0.59	-	+	+	+	-		+	+	-	+	-
	3	0.36	-	+	+	+	-		+	+	-	+	-
	4	-0.04	-	+	+	+	-		+	+	-	+	-
1994	1	-0.94	-	-	+	+	-		+	+	-	+	-
	2	-1.47	-	-	+	-	-		+	+	-	+	-
	3	-0.01	-	+	+	+	-		+	+	-	+	-
	4	0.68	-	+	+	+	-		+	+	-	+	-
1995	1	0.19	-	+	+	+	-		+	+	-	+	-
	2	0.84	-	+	-	+	-		+	+	-	+	-
	3	0.06	-	+	-	+	-		+	+	-	+	-
	4	0.64	-	+	+	+	-		+	+	-	+	-
1996	1	1.98	-	+	+	+	-		+	+	-	+	+
	2	1.87	-	+	+	+	-		+	+	-	+	+
	3	2.60	-	+	+	+	-		+	+	+	+	+
	4	1.46	-	+	+	+	+		+	+	-	+	+
1997	1	1.11	-	-	+	+	+		+	+	-	+	+
	2	1.47	-	+	+	+	+		+	+	-	+	+
	3	0.40	-	-	-	-	+		-	+	-	+	-
	4	2.09	-	+	+	+	+		+	+	+	+	+

Housing Price Trends™

Albany, GA

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	3.28	-	+	+	+	+	+	+	+	+	+	+
	2	2.19	-	+	+	+	+	+	+	+	+	+	+
	3	2.71	-	+	+	+	+	+	+	+	+	+	+
	4	1.63	-	-	-	+	+	+	+	-	+	+	+
1999	1	0.87	-	-	-	-	+	+	+	-	+	-	-
	2	1.10	-	-	-	-	+	+	+	-	+	+	+
	3	-0.44	-	-	-	-	+	-	+	-	+	-	-
	4	0.05	-	-	-	-	+	-	+	-	+	-	-
2000	1	0.53	-	-	-	-	+	+	-	-	+	-	-
	2	-0.01	-	-	-	-	+	-	-	-	+	-	-
	3	0.09	-	-	-	-	+	-	-	-	+	-	-
	4	-1.10	-	-	-	-	+	-	-	-	+	-	-
2001	1	-1.06	-	-	-	-	-	-	-	-	+	-	-
	2	0.59	-	+	-	-	-	-	-	-	+	-	-
	3	1.22	-	+	+	+	-	+	-	-	+	+	+
	4	2.09	-	+	+	+	-	+	-	+	+	+	+
2002	1	1.47	-	+	+	+	+	+	-	-	+	+	+
	2	0.78	-	+	+	-	+	-	-	-	+	-	-
	3	1.48	-	+	+	+	+	-	-	-	+	+	+
	4	1.68	-	+	+	+	+	-	+	-	+	+	+
2003	1	1.17	-	+	+	+	+	+	-	+	-	+	+
	2	1.43	-	+	+	+	+	+	-	+	-	+	+
	3	1.56	-	+	+	+	+	+	+	-	+	+	+
	4	1.91	-	+	+	+	+	+	+	-	+	+	+
2004	1	3.10	-	+	+	+	+	+	+	+	+	+	+
	2	1.52	-	-	+	+	+	+	+	-	+	+	+
	3	0.73	-	-	-	-	+	+	+	-	+	-	-
	4	0.51	-	-	-	-	+	+	+	-	+	-	-
2005	1	-0.07	-	-	-	-	+	-	+	-	+	-	-
	2	2.21	-	+	+	+	+	+	+	+	+	+	+
	3	2.49	-	+	+	+	+	+	+	+	+	+	+
	4	2.96	-	+	+	+	+	+	+	+	+	+	+
2006	1	4.43	-	+	+	+	+	+	+	+	+	+	+
	2	2.89	-	+	-	+	+	+	+	+	+	+	+
	3	2.73	-	+	+	+	+	+	+	+	+	+	+
	4	2.22	-	-	+	+	+	+	+	+	+	+	+
2007	1	1.94	-	-	+	-	+	+	+	-	+	+	+
	2	1.83	-	-	+	-	+	+	+	-	+	+	+
	3	1.42	-	-	-	-	+	+	+	-	+	+	+
	4	0.50	-	-	-	-	+	-	+	-	+	-	-
2008	1	-0.52	-	-	-	-	+	-	+	-	+	-	-
	2	-1.41	-	-	-	-	+	-	-	-	+	-	-
	3	-4.10	-	-	-	-	+	-	-	-	-	-	-
	4	-3.07	-	-	-	-	-	-	-	-	+	-	-
2009	1	-1.49	-	-	-	-	-	-	-	-	+	-	-
	2	-1.29	-	-	-	-	-	-	-	-	+	-	-
	3	-0.31	-	+	-	-	-	-	-	-	+	-	-
	4	-2.95	-	-	-	-	-	-	-	-	-	-	-
2010	1	-5.43	-	-	-	-	-	-	-	-	+	-	-
	2	-6.47	-	-	-	-	-	-	-	-	+	-	-
	3	-5.40	-	-	-	-	-	-	-	-	+	-	-
	4	-3.06	-	+	+	-	-	-	-	-	+	-	-
2011	1	-5.51	-	-	-	-	-	-	-	-	+	-	-

