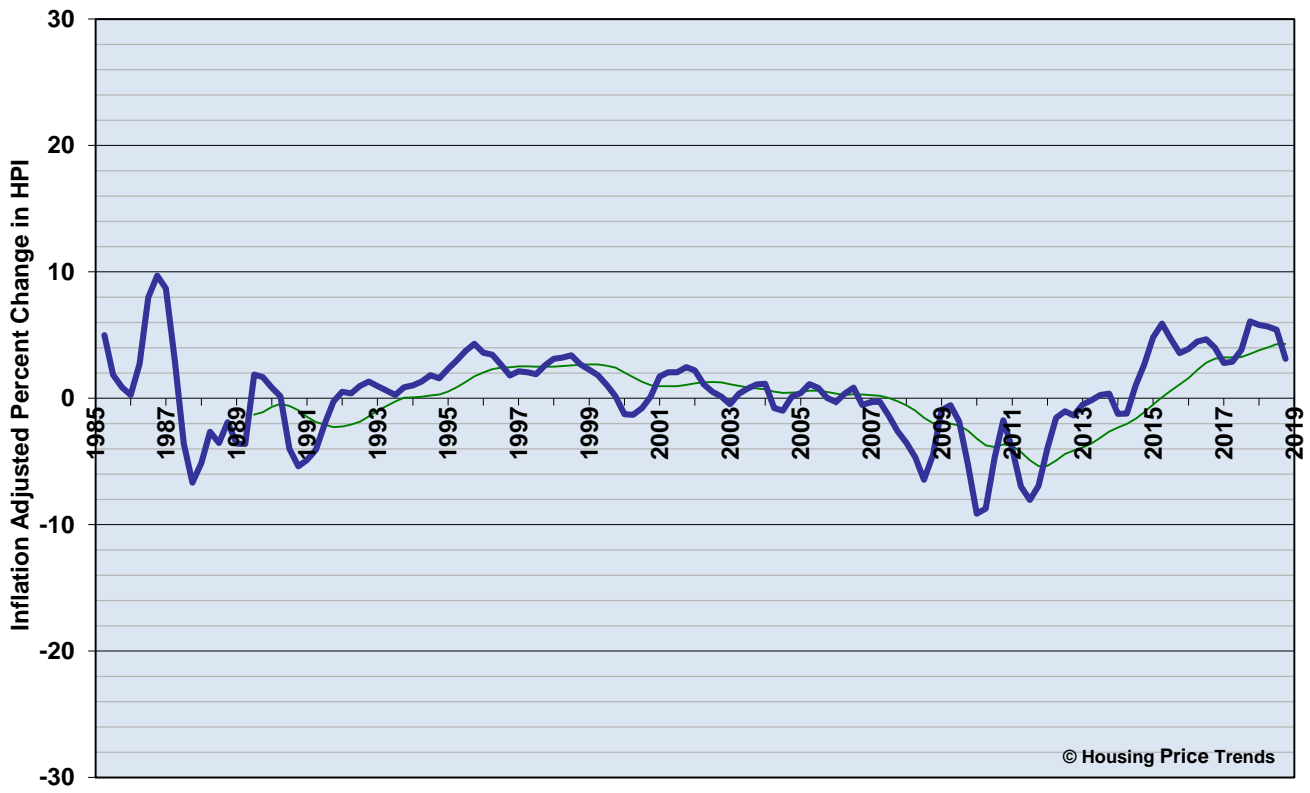
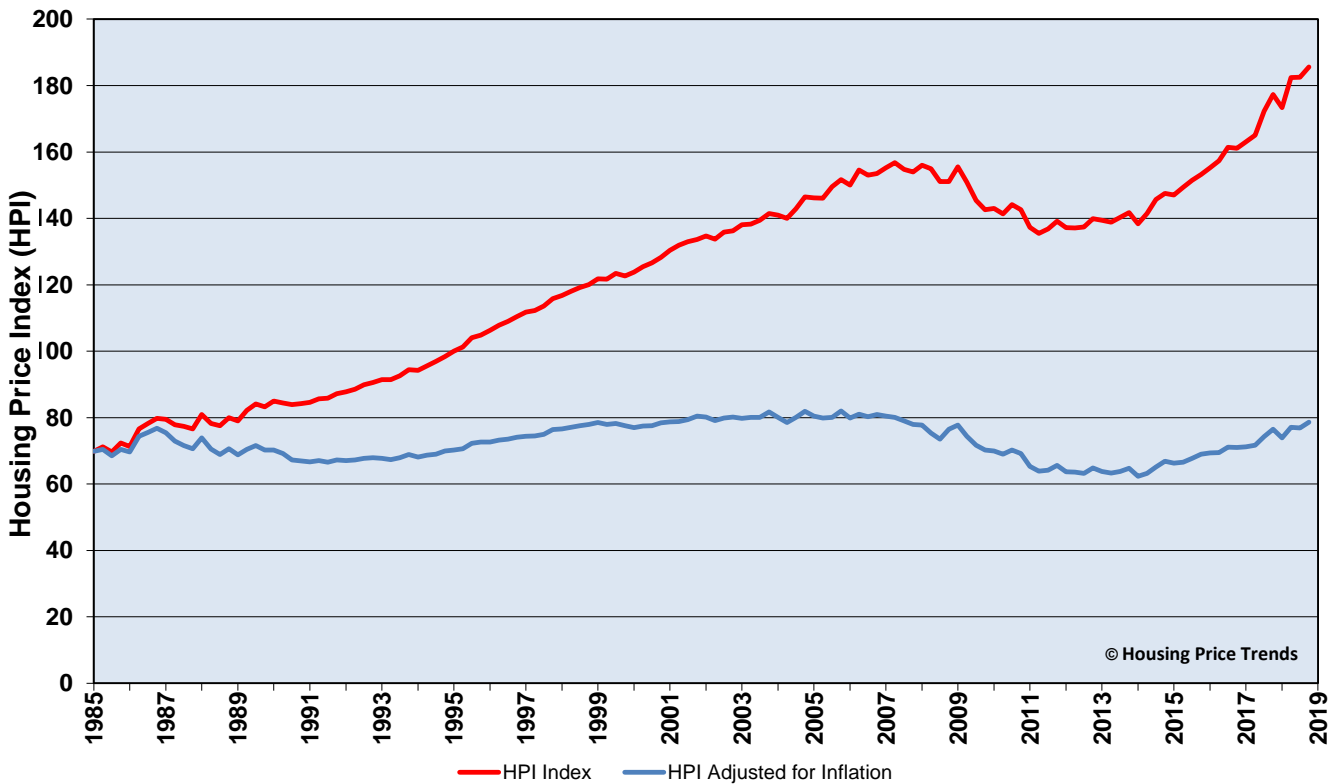


Elkhart-Goshen, IN



Elkhart-Goshen, IN



Housing Price Trends™

Elkhart-Goshen, IN

Year	Quarter	Inflation Adjusted % Change in HPI	Buy	Buy	Buy	Buy	Buy	Buy/Sell	Buy/Sell	Sell	Sell	Sell	Buy/Sell
			Signal 1	Signal 2	Signal 3	Signal 4	Signal 5	Signal 1	Signal 2	Signal 1	Signal 2	Signal 3	Signal
1985	1												
	2	5.00	-							+		+	
	3	1.85	-							-	-	+	
	4	0.87	-							-	+	-	
1986	1	0.27	-							-	+	-	
	2	2.73	-							+	+	+	
	3	7.99	+							+	+	+	
	4	9.70	+							+	+	+	BUY
1987	1	8.68	+							+	+	+	
	2	2.96	-	-						+	+	+	
	3	-3.60	-	-	-					-	-	-	SELL
	4	-6.67	-	-	-					-	-	-	
1988	1	-5.11	-	-	-					-	+	-	
	2	-2.66	-	-	-					-	+	-	
	3	-3.53	-	-	-					-	+	-	
	4	-1.90	-	-	-					-	+	-	
1989	1	-3.58	-	-	-					-	+	-	
	2	-3.62	-	-	-					-	+	-	
	3	1.87	-	+	-	+	-		-	-	+	+	
	4	1.67	-	+	+	+	-		-	-	+	+	
1990	1	0.84	-	+	+	+	-		-	-	+	-	
	2	0.15	-	+	+	-	-		-	-	+	-	
	3	-3.98	-	-	-	-	-		-	-	-	-	
	4	-5.37	-	-	-	-	-		-	+	-	-	
1991	1	-4.88	-	-	-	-	-		-	+	-	-	
	2	-4.07	-	-	-	-	-		-	+	-	-	
	3	-2.04	-	-	+	+	-		-	+	-	-	
	4	-0.25	-	+	-	+	-		-	+	-	-	
1992	1	0.51	-	+	-	+	-		+	+	-	-	
	2	0.38	-	+	-	+	-		+	-	-	-	
	3	0.97	-	+	+	+	-		+	-	-	-	
	4	1.32	-	+	+	+	-		+	-	+	+	
1993	1	0.97	-	+	+	+	-		+	+	-	-	
	2	0.62	-	+	+	+	-		+	+	-	-	
	3	0.27	-	-	+	+	-		+	+	-	-	
	4	0.88	-	+	+	+	-		+	+	-	-	
1994	1	1.02	-	+	+	+	-		-	+	-	+	
	2	1.31	-	+	+	+	-		-	+	-	+	
	3	1.84	-	+	+	+	-		+	+	-	+	
	4	1.56	-	+	+	+	-		+	+	-	+	
1995	1	2.34	-	+	+	+	-		+	+	+	+	
	2	2.99	-	+	+	+	-		+	+	+	+	
	3	3.74	-	+	+	+	+		+	+	+	+	
	4	4.30	-	+	+	+	+		+	+	+	+	
1996	1	3.61	-	+	+	+	+		+	+	+	+	
	2	3.46	-	+	+	+	+		+	+	+	+	
	3	2.66	-	-	+	+	+		+	+	+	+	
	4	1.81	-	-	-	-	+		+	+	-	+	
1997	1	2.14	-	-	+	+	+		+	+	+	+	
	2	2.07	-	-	-	-	+		+	+	+	+	
	3	1.90	-	-	-	-	+		+	+	-	+	
	4	2.63	-	-	-	+	+		+	+	+	+	

Housing Price Trends™

Elkhart-Goshen, IN

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	3.12	-	+	-	+	+	+	+	+	+	+	+
	2	3.23	-	+	-	+	+	+	-	+	+	+	+
	3	3.40	-	+	-	+	+	+	-	+	+	+	+
	4	2.70	-	+	+	-	+	+	-	+	+	+	+
1999	1	2.26	-	-	+	-	+	+	-	+	+	+	+
	2	1.84	-	-	-	-	+	+	-	-	+	+	+
	3	1.04	-	-	-	-	+	-	-	-	+	+	+
	4	0.17	-	-	-	-	+	-	-	-	+	-	-
2000	1	-1.27	-	-	-	-	+	-	-	-	+	-	-
	2	-1.32	-	-	-	-	+	-	-	-	+	-	-
	3	-0.77	-	-	-	-	+	-	-	-	+	-	-
	4	0.13	-	-	-	-	+	-	-	-	+	-	-
2001	1	1.73	-	+	-	+	+	-	-	-	+	+	+
	2	2.07	-	+	-	+	+	+	-	+	+	+	+
	3	2.07	-	+	+	+	+	-	-	+	+	+	+
	4	2.46	-	+	+	+	+	+	-	+	+	+	+
2002	1	2.20	-	+	+	+	+	+	-	+	+	+	+
	2	1.08	-	+	+	-	+	-	-	-	+	+	+
	3	0.51	-	-	+	-	+	-	-	-	+	-	-
	4	0.13	-	-	+	-	+	-	+	-	+	-	-
2003	1	-0.46	-	-	-	-	+	-	+	-	+	-	-
	2	0.35	-	-	-	-	+	-	+	-	+	-	-
	3	0.77	-	-	-	+	+	-	+	-	+	-	-
	4	1.10	-	+	-	+	+	-	+	-	+	+	+
2004	1	1.15	-	+	-	+	+	+	+	-	+	+	+
	2	-0.77	-	-	-	-	+	-	-	-	+	-	-
	3	-0.97	-	-	-	-	-	+	-	-	+	-	-
	4	0.14	-	-	-	-	-	+	-	-	+	-	-
2005	1	0.40	-	+	+	-	-	+	-	-	+	-	-
	2	1.13	-	+	+	+	+	+	-	-	+	+	+
	3	0.81	-	+	+	+	+	-	-	-	+	-	-
	4	0.04	-	-	-	-	+	-	-	-	+	-	-
2006	1	-0.29	-	-	-	-	-	-	-	-	+	-	-
	2	0.35	-	+	-	-	-	-	-	-	+	-	-
	3	0.84	-	+	+	+	-	-	-	-	+	-	-
	4	-0.52	-	-	+	-	-	-	+	-	+	-	-
2007	1	-0.31	-	-	-	-	-	-	+	-	+	-	-
	2	-0.27	-	-	-	-	-	-	-	-	+	-	-
	3	-1.39	-	-	-	-	-	-	-	-	+	-	-
	4	-2.63	-	-	-	-	-	-	-	-	+	-	-
2008	1	-3.52	-	-	-	-	-	-	-	-	+	-	-
	2	-4.67	-	-	-	-	-	-	-	-	+	-	-
	3	-6.45	-	-	-	-	-	-	-	-	+	-	-
	4	-4.51	-	-	-	-	-	-	-	-	+	-	-
2009	1	-0.94	-	+	-	+	-	+	-	-	+	-	-
	2	-0.55	-	+	-	+	-	-	-	-	+	-	-
	3	-1.83	-	+	-	-	-	-	-	-	+	-	-
	4	-5.30	-	-	-	-	-	-	-	-	-	-	-
2010	1	-9.13	-	-	-	-	-	-	-	-	-	-	-
	2	-8.72	-	-	-	-	-	-	-	-	+	-	-
	3	-4.67	-	+	+	-	-	-	-	-	+	-	-
	4	-1.74	-	+	+	+	-	-	-	-	+	-	-
2011	1	-4.03	-	+	+	-	-	-	-	-	+	-	-

