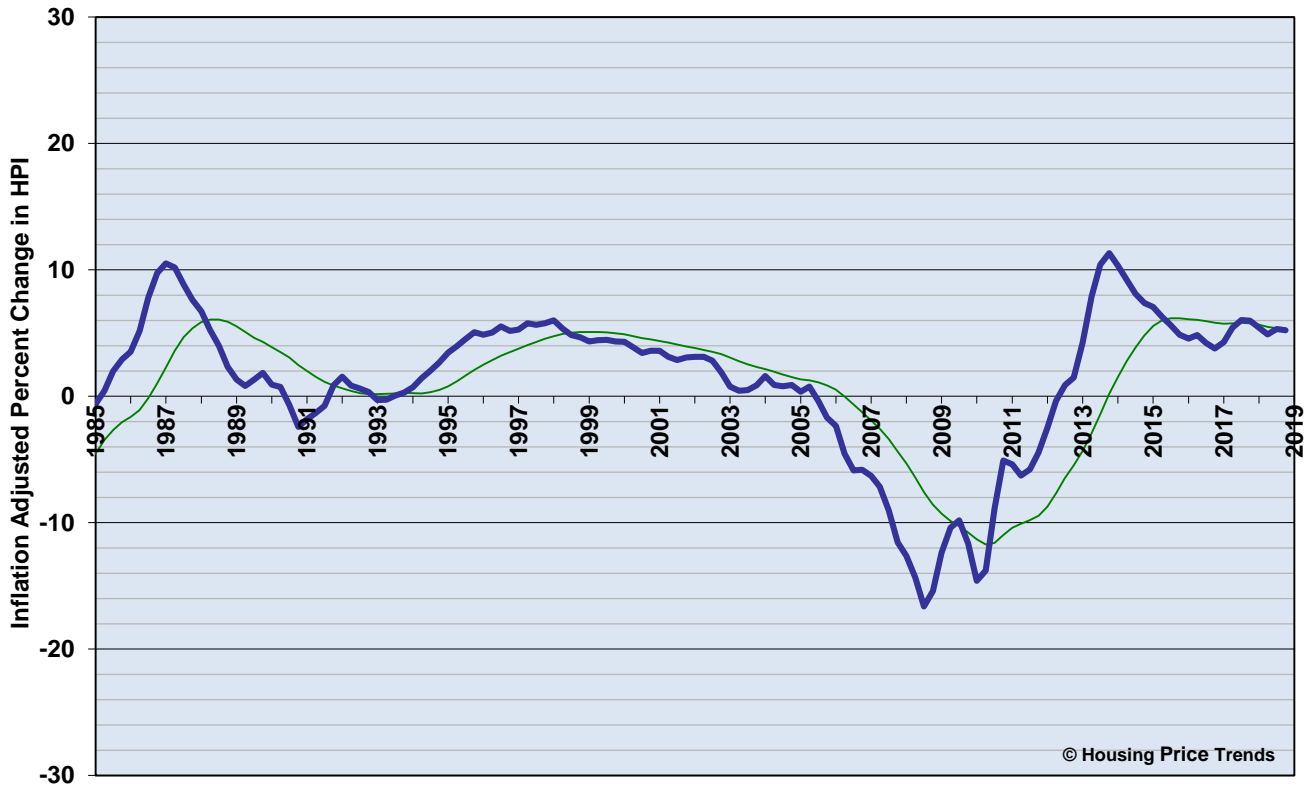
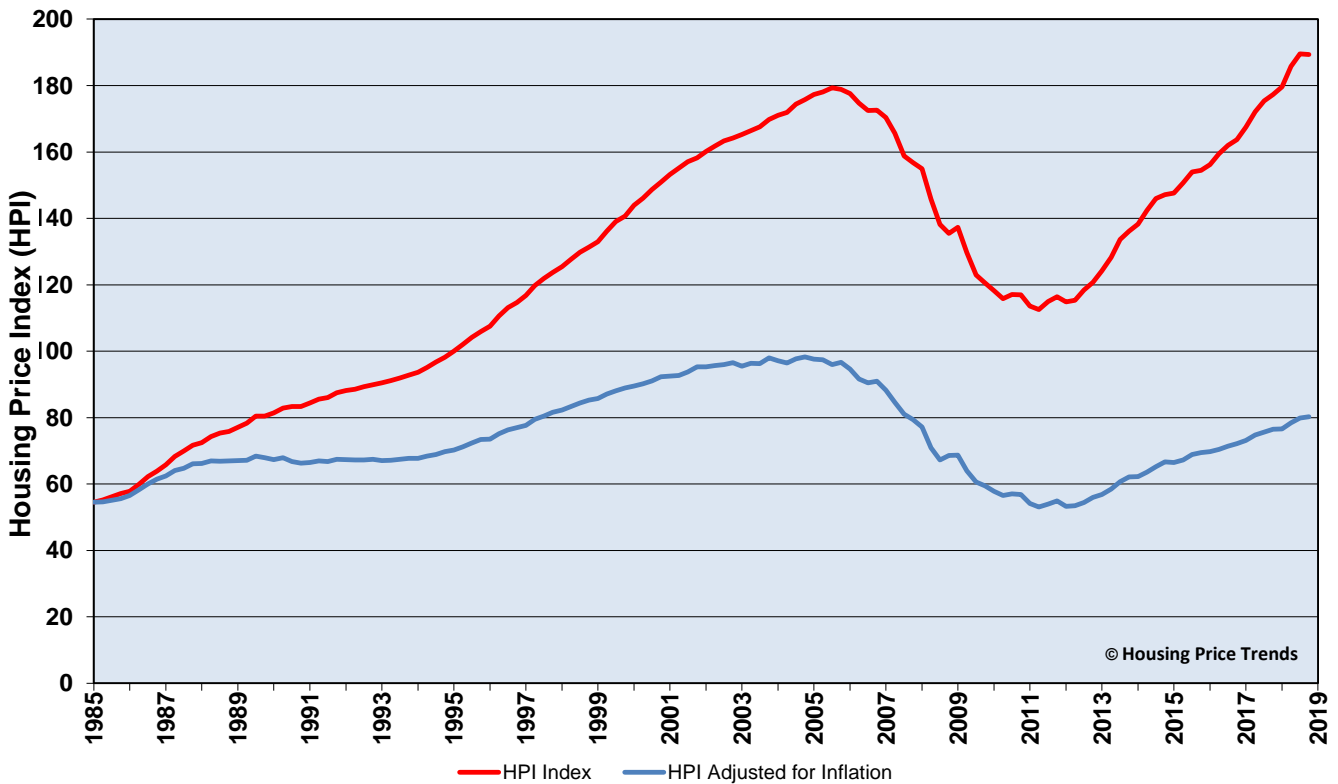


Warren-Troy-Farmington Hills, MI (MSAD)



Warren-Troy-Farmington Hills, MI (MSAD)





# Housing Price Trends™

Warren-Troy-Farmington Hills, MI (MSAD)

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	6.00	+	+	+	+	+	+	+	+	+	+	+	
	2	5.34	+	-	+	+	+	+	+	+	+	+	+	
	3	4.84	-	-	-	+	+	+	+	+	+	+	+	
	4	4.66	-	-	-	-	+	+	+	+	+	+	+	
1999	1	4.33	-	-	-	-	+	+	+	+	+	+	+	
	2	4.43	-	-	-	-	+	+	+	+	+	+	+	
	3	4.47	-	-	-	-	+	+	-	+	+	+	+	
	4	4.33	-	-	-	-	+	+	-	+	+	+	+	
2000	1	4.32	-	-	-	-	+	-	+	+	+	+	+	
	2	3.88	-	-	-	-	+	-	-	+	+	+	+	
	3	3.43	-	-	-	-	+	-	+	+	+	+	+	
	4	3.60	-	-	-	-	+	-	+	+	+	+	+	
2001	1	3.59	-	-	-	-	+	-	+	+	+	+	+	
	2	3.11	-	-	-	-	+	-	+	+	+	+	+	
	3	2.87	-	-	-	-	+	-	+	+	+	+	+	
	4	3.08	-	-	-	-	+	-	+	+	+	+	+	
2002	1	3.13	-	-	-	-	+	-	+	+	+	+	+	
	2	3.11	-	-	-	-	+	-	+	+	+	+	+	
	3	2.81	-	-	-	-	+	-	+	+	+	+	+	
	4	1.88	-	-	-	-	+	-	-	-	+	+	+	SELL
2003	1	0.75	-	-	-	-	+	-	-	-	+	-	-	
	2	0.43	-	-	-	-	+	-	-	-	+	-	-	
	3	0.49	-	-	-	-	+	-	-	-	+	-	-	
	4	0.88	-	-	-	-	+	-	-	-	+	-	-	
2004	1	1.61	-	-	-	-	+	-	-	-	+	+	+	
	2	0.90	-	-	-	-	+	-	-	-	+	-	-	
	3	0.78	-	-	-	-	+	-	-	-	+	-	-	
	4	0.88	-	-	-	-	+	-	-	-	+	-	-	
2005	1	0.36	-	-	-	-	+	-	-	-	+	-	-	
	2	0.76	-	-	+	-	+	-	-	-	+	-	-	
	3	-0.38	-	-	-	-	+	-	-	-	+	-	-	
	4	-1.69	-	-	-	-	+	-	-	-	+	-	-	
2006	1	-2.34	-	-	-	-	-	-	-	-	+	-	-	
	2	-4.54	-	-	-	-	-	-	-	-	+	-	-	
	3	-5.86	-	-	-	-	-	-	-	-	+	-	-	
	4	-5.82	-	-	-	-	-	-	-	-	+	-	-	
2007	1	-6.29	-	-	-	-	-	-	-	-	+	-	-	
	2	-7.16	-	-	-	-	-	-	-	-	+	-	-	
	3	-9.03	-	-	-	-	-	-	-	-	+	-	-	
	4	-11.56	-	-	-	-	-	-	-	-	-	-	-	
2008	1	-12.62	-	-	-	-	-	-	-	-	+	-	-	
	2	-14.36	-	-	-	-	-	-	-	-	+	-	-	
	3	-16.62	-	-	-	-	-	-	-	-	+	-	-	
	4	-15.41	-	-	-	-	-	-	-	-	+	-	-	
2009	1	-12.37	-	-	-	-	-	-	-	-	+	-	-	
	2	-10.40	-	+	-	-	-	-	-	-	+	-	-	
	3	-9.82	-	+	-	-	-	-	-	-	+	-	-	
	4	-11.63	-	+	-	-	-	-	-	-	+	-	-	
2010	1	-14.60	-	-	-	-	-	-	-	-	-	-	-	
	2	-13.80	-	-	-	-	-	-	-	-	+	-	-	
	3	-8.82	-	+	+	+	-	-	-	-	+	-	-	
	4	-5.08	-	+	+	+	-	-	-	-	+	-	-	
2011	1	-5.39	-	+	+	+	-	-	+	+	-	+	-	

