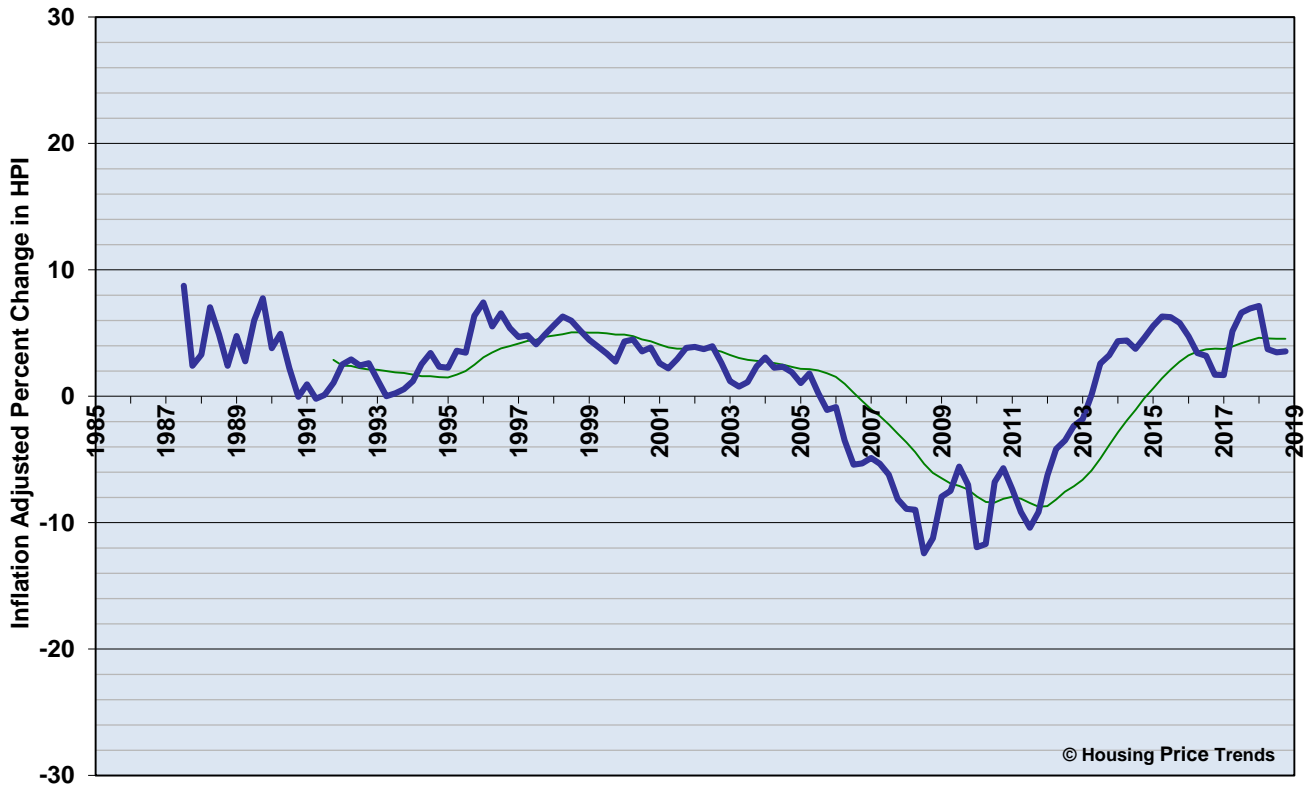
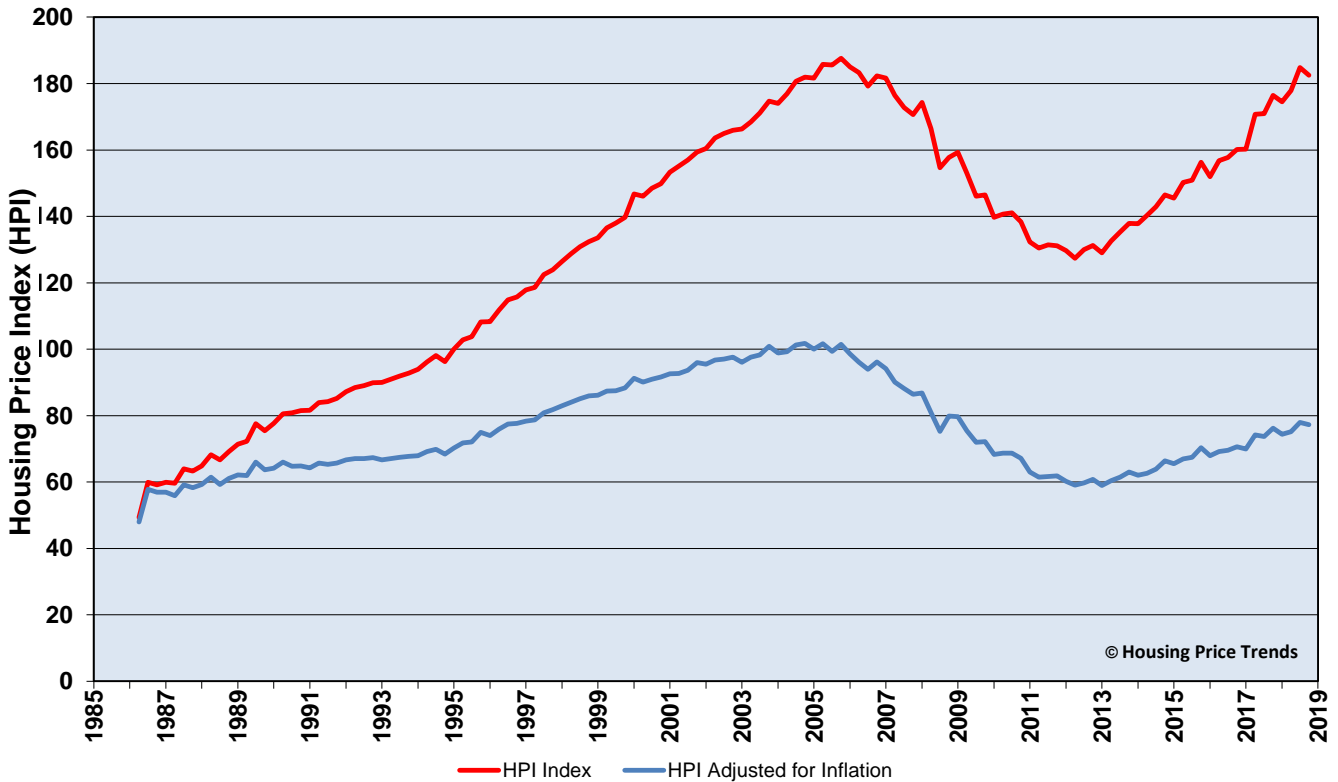


Jackson, MI



Jackson, MI



Housing Price Trends™

Jackson, MI

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	8.74	+								+		+	
	4	2.41	-								+	-	+	
1988	1	3.30	-								+	+	+	
	2	7.05	+								+	+	+	
	3	4.89	-								+	+	+	
	4	2.40	-								+	+	+	
1989	1	4.75	-								+	+	+	
	2	2.77	-								+	+	+	
	3	6.02	+	+							+	+	+	
	4	7.76	+	+	-						+	+	+	
1990	1	3.81	-	-	+						+	+	+	
	2	4.94	-	+	+						+	+	+	
	3	2.21	-	-	-						+	-	+	
	4	-0.05	-	-	-						-	+	-	
1991	1	0.95	-	-	-						-	+	-	
	2	-0.20	-	-	-						-	+	-	
	3	0.11	-	-	-						-	+	-	
	4	1.06	-	-	-	-	+				-	+	+	
1992	1	2.50	-	+	-	-	+		-	-	+	+	+	
	2	2.91	-	+	-	-	+		+	-	+	+	+	
	3	2.43	-	+	-	-	+		-	+	+	+	+	
	4	2.62	-	+	+	-	+		-	-	+	+	+	
1993	1	1.33	-	-	+	-	+		-	-	-	+	+	
	2	-0.01	-	-	-	-	+		-	-	-	+	-	
	3	0.25	-	-	+	-	+		-	-	-	+	-	
	4	0.56	-	-	+	-	+		-	+	-	+	-	
1994	1	1.19	-	-	+	-	+		-	+	-	+	+	
	2	2.53	-	+	+	+	+		-	-	+	+	+	
	3	3.43	-	+	+	+	+		-	-	+	+	+	
	4	2.34	-	+	-	+	+		-	+	+	+	+	
1995	1	2.25	-	+	-	+	+		+	+	+	+	+	
	2	3.61	-	+	+	+	+		+	+	+	+	+	
	3	3.45	-	+	+	+	+		+	+	+	+	+	
	4	6.36	+	+	+	+	+		+	+	+	+	+	BUY
1996	1	7.41	+	+	+	+	+		+	+	+	+	+	
	2	5.52	+	+	+	+	+		+	+	+	+	+	
	3	6.57	+	+	+	+	+		+	+	+	+	+	
	4	5.41	+	+	+	+	+		+	+	+	+	+	
1997	1	4.70	-	-	+	+	+		+	+	+	+	+	
	2	4.80	-	-	+	+	+		+	+	+	+	+	
	3	4.10	-	-	+	+	+		+	+	+	+	+	
	4	4.89	-	-	+	+	+		+	+	+	+	+	

Housing Price Trends™

Jackson, MI

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	5.60	+	+	-	+	+	+	+	+	+	+	+	
	2	6.31	+	+	-	+	+	+	+	+	+	+	+	
	3	5.99	+	+	+	+	+	+	+	+	+	+	+	
	4	5.19	+	-	-	+	+	+	+	+	+	+	+	
1999	1	4.47	-	-	-	-	+	+	+	+	+	+	+	
	2	3.92	-	-	-	-	+	+	-	+	+	+	+	
	3	3.37	-	-	-	-	+	+	-	+	+	+	+	
	4	2.75	-	-	-	-	+	-	-	+	+	+	+	
2000	1	4.34	-	-	-	-	+	+	+	+	+	+	+	
	2	4.49	-	-	-	-	+	-	+	+	+	+	+	
	3	3.56	-	-	-	-	+	-	+	+	+	+	+	
	4	3.87	-	-	-	-	+	-	+	+	+	+	+	
2001	1	2.61	-	-	-	-	+	-	+	+	+	+	+	
	2	2.21	-	-	-	-	+	-	-	+	+	+	+	
	3	2.93	-	-	-	-	+	-	-	+	+	+	+	
	4	3.84	-	+	+	-	+	-	-	+	+	+	+	
2002	1	3.89	-	+	+	-	+	-	-	+	+	+	+	
	2	3.72	-	+	-	-	+	-	+	+	+	+	+	
	3	3.95	-	+	-	-	+	-	+	+	+	+	+	
	4	2.64	-	-	-	-	+	-	+	+	+	+	+	
2003	1	1.19	-	-	-	-	+	-	+	-	+	+	+	SELL
	2	0.76	-	-	-	-	+	-	-	-	+	-	-	
	3	1.12	-	-	-	-	+	-	-	-	+	+	+	
	4	2.35	-	-	-	-	+	-	-	+	+	+	+	
2004	1	3.08	-	+	-	+	+	-	-	+	+	+	+	
	2	2.27	-	-	-	-	+	-	-	+	+	+	+	
	3	2.33	-	+	-	-	+	-	-	+	+	+	+	
	4	1.90	-	-	-	-	+	-	-	-	+	+	+	
2005	1	1.04	-	-	-	-	+	-	-	-	+	+	+	
	2	1.80	-	-	+	-	+	-	-	-	+	+	+	
	3	0.22	-	-	-	-	+	-	-	-	+	-	-	
	4	-1.08	-	-	-	-	+	-	-	-	+	-	-	
2006	1	-0.86	-	-	-	-	+	-	-	-	+	-	-	
	2	-3.48	-	-	-	-	+	-	-	-	-	-	-	
	3	-5.40	-	-	-	-	-	-	-	-	+	-	-	
	4	-5.32	-	-	-	-	-	-	-	-	+	-	-	
2007	1	-4.88	-	-	-	-	-	-	-	-	+	-	-	
	2	-5.34	-	-	-	-	-	-	-	-	+	-	-	
	3	-6.20	-	-	-	-	-	-	-	-	+	-	-	
	4	-8.15	-	-	-	-	-	-	-	-	+	-	-	
2008	1	-8.90	-	-	-	-	-	-	-	-	+	-	-	
	2	-8.97	-	-	-	-	-	-	-	-	+	-	-	
	3	-12.42	-	-	-	-	-	-	-	-	-	-	-	
	4	-11.24	-	-	-	-	-	-	-	-	+	-	-	
2009	1	-7.94	-	+	-	-	-	-	-	-	+	-	-	
	2	-7.50	-	+	-	-	-	-	-	-	+	-	-	
	3	-5.57	-	+	-	+	-	-	-	-	+	-	-	
	4	-7.00	-	+	-	-	-	-	-	-	+	-	-	
2010	1	-11.95	-	-	-	-	-	-	-	-	-	-	-	
	2	-11.69	-	-	-	-	-	-	-	-	+	-	-	
	3	-6.79	-	+	+	+	-	-	-	-	+	-	-	
	4	-5.69	-	+	+	+	-	-	-	-	+	-	-	
2011	1	-7.37	-	+	+	+	-	-	-	-	+	-	-	

