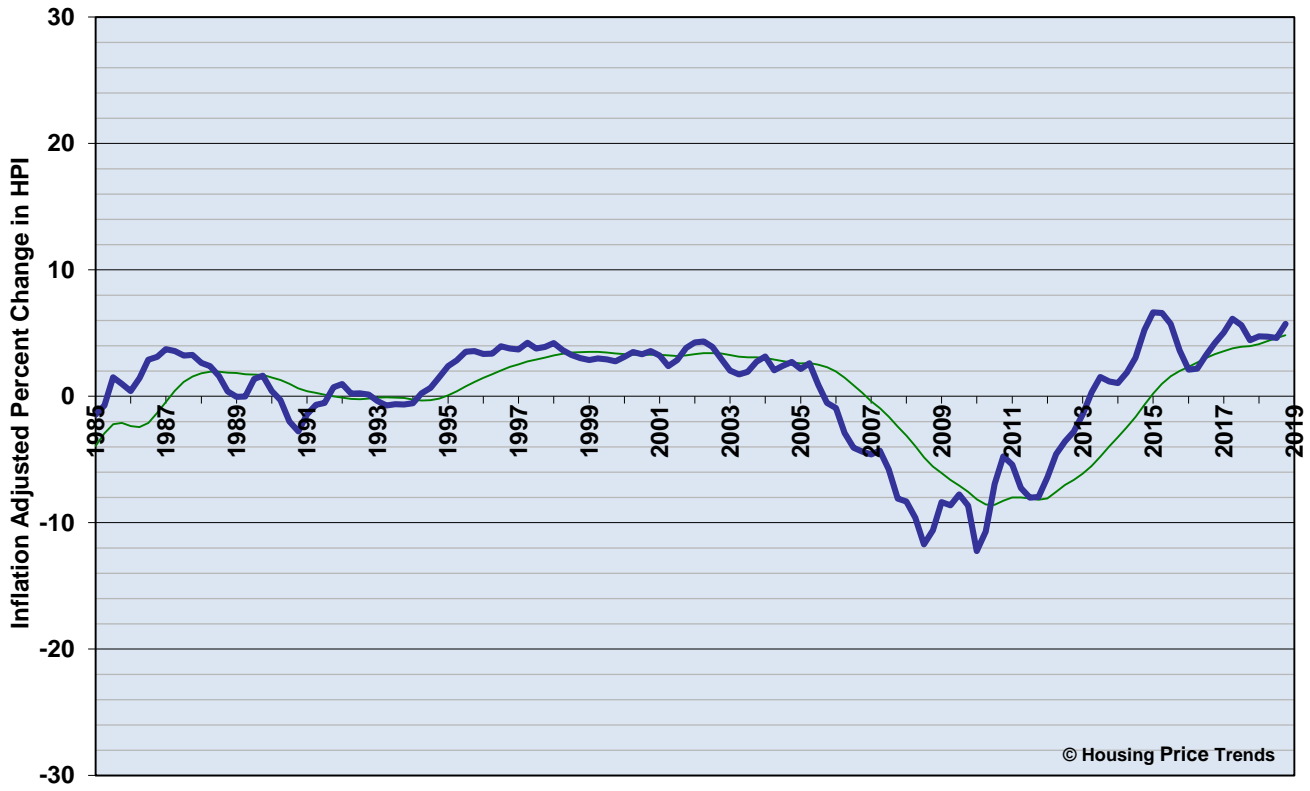
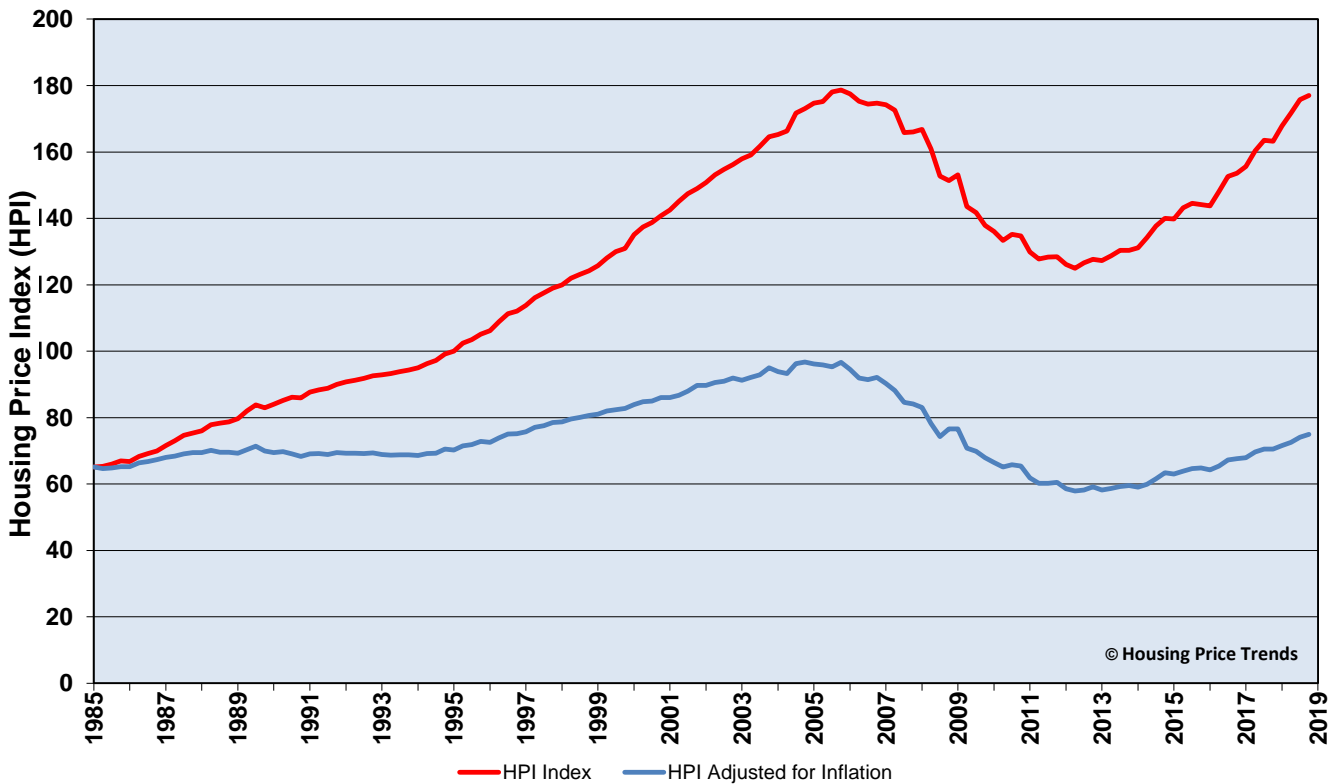


Lansing-East Lansing, MI



Lansing-East Lansing, MI



Housing Price Trends™

Lansing-East Lansing, 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	
1998	1	4.21	-	+	+	+	+	+	+	+	+	+	
	2	3.65	-	-	+	+	+	+	+	+	+	+	
	3	3.28	-	-	-	+	+	+	+	+	+	+	
	4	3.01	-	-	-	-	+	+	+	+	+	+	
1999	1	2.87	-	-	-	-	+	+	+	+	+	+	
	2	2.98	-	-	-	-	+	+	+	+	+	+	
	3	2.92	-	-	-	-	+	+	-	+	+	+	
	4	2.76	-	-	-	-	+	-	-	+	+	+	
2000	1	3.11	-	-	-	-	+	-	-	+	+	+	
	2	3.51	-	+	-	+	+	-	-	+	+	+	
	3	3.33	-	+	-	-	+	-	-	+	+	+	
	4	3.57	-	+	+	+	+	+	-	+	+	+	
2001	1	3.21	-	+	+	-	+	-	-	+	+	+	
	2	2.39	-	-	-	-	+	-	-	+	+	+	
	3	2.87	-	-	-	-	+	-	-	+	+	+	
	4	3.84	-	+	+	+	+	-	-	+	+	+	
2002	1	4.26	-	+	+	+	+	+	-	+	+	+	
	2	4.32	-	+	+	+	+	+	+	+	+	+	
	3	3.90	-	+	+	+	+	-	+	+	+	+	
	4	2.94	-	-	-	-	+	-	+	+	+	+	
2003	1	2.04	-	-	-	-	+	-	+	+	+	+	
	2	1.72	-	-	-	-	+	-	-	-	+	+	
	3	1.93	-	-	-	-	+	-	-	-	+	+	
	4	2.73	-	-	-	-	+	-	-	+	+	+	
2004	1	3.14	-	+	-	+	+	+	-	+	+	+	
	2	2.04	-	-	-	-	+	-	-	+	+	+	
	3	2.40	-	-	-	-	+	-	-	+	+	+	
	4	2.71	-	+	-	-	+	-	-	+	+	+	
2005	1	2.17	-	-	-	-	+	-	-	+	+	+	
	2	2.62	-	+	+	-	+	-	-	+	+	+	
	3	0.88	-	-	-	-	+	-	-	-	+	-	
	4	-0.53	-	-	-	-	+	-	-	-	+	-	
2006	1	-0.92	-	-	-	-	+	-	-	-	+	-	
	2	-2.90	-	-	-	-	+	-	-	-	+	-	
	3	-4.07	-	-	-	-	-	-	-	-	+	-	
	4	-4.37	-	-	-	-	-	-	-	-	+	-	
2007	1	-4.60	-	-	-	-	-	-	-	-	+	-	
	2	-4.30	-	-	-	-	-	-	-	-	+	-	
	3	-5.78	-	-	-	-	-	-	-	-	+	-	
	4	-8.08	-	-	-	-	-	-	-	-	+	-	
2008	1	-8.33	-	-	-	-	-	-	-	-	+	-	
	2	-9.60	-	-	-	-	-	-	-	-	+	-	
	3	-11.72	-	-	-	-	-	-	-	-	+	-	
	4	-10.61	-	-	-	-	-	-	-	-	+	-	
2009	1	-8.37	-	-	-	-	-	-	-	-	+	-	
	2	-8.63	-	-	-	-	-	-	-	-	+	-	
	3	-7.78	-	+	-	-	-	-	-	-	+	-	
	4	-8.66	-	+	-	-	-	-	-	-	+	-	
2010	1	-12.24	-	-	-	-	-	-	-	-	-	-	
	2	-10.70	-	-	-	-	-	-	-	-	+	-	
	3	-6.93	-	+	+	+	-	-	-	-	+	-	
	4	-4.76	-	+	+	+	-	-	-	-	+	-	
2011	1	-5.41	-	+	+	+	-	-	-	-	+	-	

