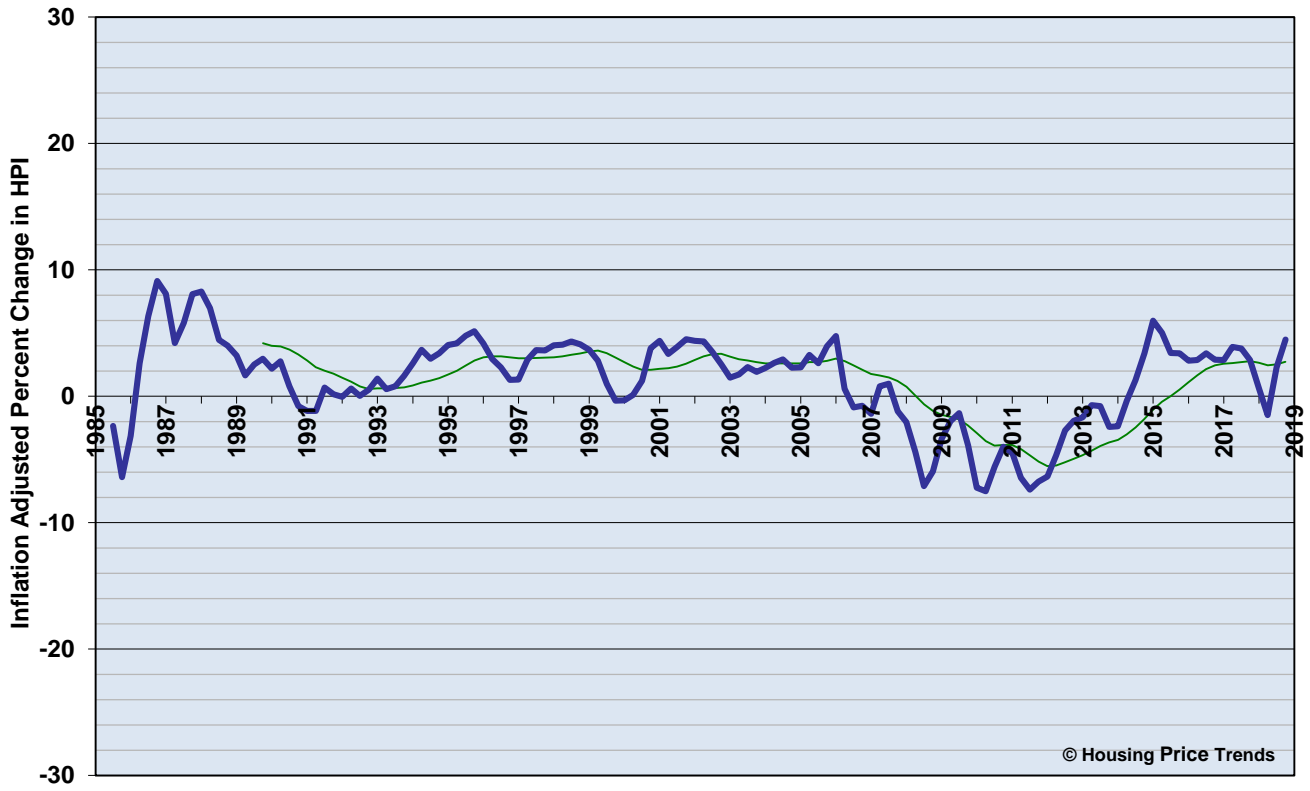
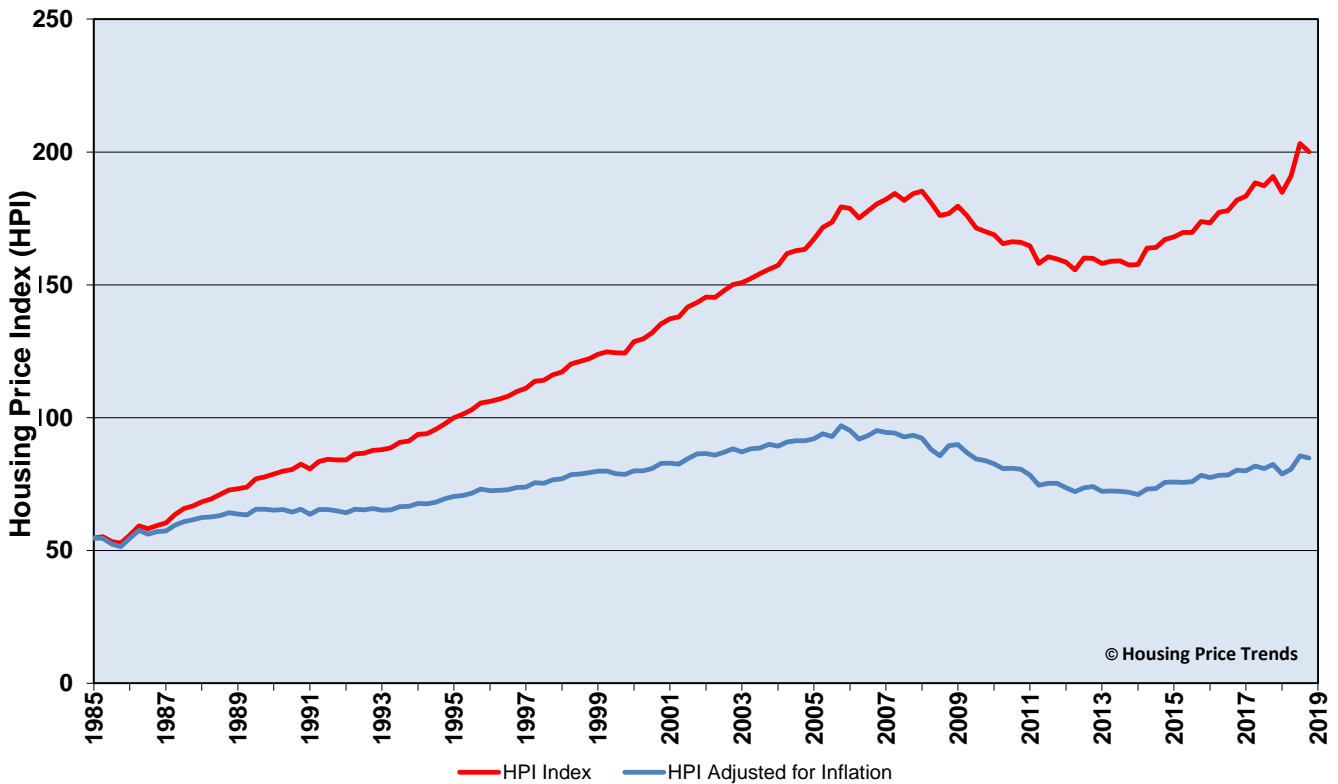


Niles, MI



Niles, MI



Housing Price Trends™

Niles, 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	-2.34	-								-		-	
	4	-6.40	-								-	-	-	
1986	1	-3.13	-								-	+	-	
	2	2.62	-								+	+	+	
	3	6.33	+								+	+	+	
	4	9.11	+								+	+	+	BUY
1987	1	8.10	+								+	+	+	
	2	4.21	-								+	+	+	
	3	5.81	+	+							+	+	+	
	4	8.07	+	+	+						+	+	+	
1988	1	8.29	+	+	+						+	+	+	
	2	6.98	+	+	+						+	+	+	
	3	4.47	-	-	+						+	+	+	
	4	4.01	-	-	-						+	+	+	
1989	1	3.23	-	-	-						+	+	+	
	2	1.64	-	-	-						-	+	+	
	3	2.50	-	-	-						+	+	+	
	4	2.98	-	-	-	-	+				+	+	+	
1990	1	2.18	-	-	-	-	+		+	+	+	+	+	
	2	2.77	-	-	-	-	+		+	-	+	+	+	
	3	0.79	-	-	-	-	+		+	-	-	+	-	SELL
	4	-0.79	-	-	-	-	+		-	+	-	+	-	
1991	1	-1.16	-	-	-	-	+		-	+	-	+	-	
	2	-1.17	-	-	-	-	+		-	+	-	+	-	
	3	0.68	-	-	-	-	+		-	-	-	+	-	
	4	0.17	-	-	-	-	+		-	+	-	+	-	
1992	1	-0.05	-	-	-	-	+		-	+	-	+	-	
	2	0.61	-	+	-	-	-		-	+	-	+	-	
	3	0.04	-	+	-	-	-		-	+	-	+	-	
	4	0.52	-	+	-	-	-		-	-	-	+	-	
1993	1	1.39	-	+	+	+	-		-	-	-	+	+	
	2	0.57	-	+	+	-	+		-	-	-	+	-	
	3	0.79	-	+	+	-	+		-	-	-	+	-	
	4	1.60	-	+	+	+	+		-	-	-	+	+	
1994	1	2.61	-	+	+	+	+		+	+	+	+	+	
	2	3.68	-	+	+	+	+		+	+	+	+	+	
	3	2.96	-	+	+	+	+		+	+	+	+	+	
	4	3.41	-	+	+	+	+		+	+	+	+	+	
1995	1	4.05	-	+	+	+	+		+	+	+	+	+	
	2	4.18	-	+	+	+	+		+	+	+	+	+	
	3	4.78	-	+	+	+	+		+	+	+	+	+	
	4	5.13	+	+	+	+	+		+	+	+	+	+	BUY
1996	1	4.19	-	+	+	+	+		+	+	+	+	+	
	2	2.94	-	-	+	+	+		+	+	+	+	+	
	3	2.28	-	-	-	-	+		+	+	+	+	+	
	4	1.30	-	-	-	-	+		+	+	-	+	+	
1997	1	1.32	-	-	-	-	+		+	+	-	+	+	
	2	2.89	-	-	-	+	+		+	+	+	+	+	
	3	3.65	-	+	-	+	+		+	+	+	+	+	
	4	3.63	-	+	-	+	+		+	-	+	+	+	

Housing Price Trends™

Niles, 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	4.04	-	+	-	+	+	+	-	+	+	+	
	2	4.09	-	+	-	+	+	+	-	+	+	+	
	3	4.34	-	+	+	+	+	+	-	+	+	+	
	4	4.10	-	+	+	+	+	+	-	+	+	+	
1999	1	3.67	-	+	+	+	+	+	-	+	+	+	
	2	2.81	-	-	+	-	+	-	+	+	+	+	
	3	0.96	-	-	-	-	+	-	+	-	+	-	SELL
	4	-0.36	-	-	-	-	+	-	-	-	+	-	
2000	1	-0.32	-	-	-	-	+	-	+	-	+	-	
	2	0.11	-	-	-	-	+	-	-	-	+	-	
	3	1.22	-	-	-	-	+	-	-	-	+	+	
	4	3.81	-	+	-	+	+	+	-	+	+	+	
2001	1	4.39	-	+	+	+	+	+	-	+	+	+	
	2	3.35	-	+	-	+	+	+	-	+	+	+	
	3	3.91	-	+	+	+	+	+	-	+	+	+	
	4	4.51	-	+	+	+	+	+	-	+	+	+	
2002	1	4.39	-	+	+	+	+	+	-	+	+	+	
	2	4.34	-	+	+	+	+	+	+	+	+	+	
	3	3.50	-	-	+	+	+	-	+	+	+	+	
	4	2.52	-	-	+	-	+	-	+	+	+	+	
2003	1	1.47	-	-	-	-	+	-	+	-	+	+	
	2	1.72	-	-	-	-	+	-	+	-	+	+	
	3	2.31	-	-	-	-	+	-	+	+	+	+	
	4	1.94	-	-	-	-	+	-	+	-	+	+	
2004	1	2.23	-	-	-	-	+	+	+	+	+	+	
	2	2.65	-	+	-	-	+	+	-	+	+	+	
	3	2.91	-	+	-	+	+	+	-	+	+	+	
	4	2.25	-	+	-	-	+	+	-	+	+	+	
2005	1	2.29	-	+	-	-	+	+	-	+	+	+	
	2	3.27	-	+	+	+	+	-	-	+	+	+	
	3	2.61	-	+	+	-	+	-	-	+	+	+	
	4	3.96	-	+	+	+	+	+	-	+	+	+	
2006	1	4.76	-	+	+	+	+	+	-	+	+	+	
	2	0.58	-	-	-	-	+	-	+	-	-	-	
	3	-0.88	-	-	-	-	+	-	-	-	+	-	
	4	-0.76	-	-	-	-	+	-	-	-	+	-	
2007	1	-1.38	-	-	-	-	+	-	-	-	+	-	
	2	0.80	-	-	-	-	+	-	-	-	+	-	
	3	0.98	-	-	-	-	+	-	-	-	+	-	
	4	-1.19	-	-	-	-	+	-	-	-	+	-	
2008	1	-2.03	-	-	-	-	-	-	-	-	+	-	
	2	-4.39	-	-	-	-	-	-	-	-	+	-	
	3	-7.11	-	-	-	-	-	-	-	-	-	-	
	4	-5.94	-	-	-	-	-	-	-	-	+	-	
2009	1	-3.39	-	-	-	-	-	-	-	-	+	-	
	2	-1.97	-	+	-	-	-	-	-	-	+	-	
	3	-1.33	-	+	-	-	-	-	-	-	+	-	
	4	-3.88	-	-	-	-	-	-	-	-	-	-	
2010	1	-7.23	-	-	-	-	-	-	-	-	-	-	
	2	-7.52	-	-	-	-	-	-	-	-	+	-	
	3	-5.56	-	-	-	-	-	-	-	-	+	-	
	4	-4.00	-	+	+	-	-	-	-	-	+	-	
2011	1	-4.48	-	-	+	-	-	-	-	-	+	-	

