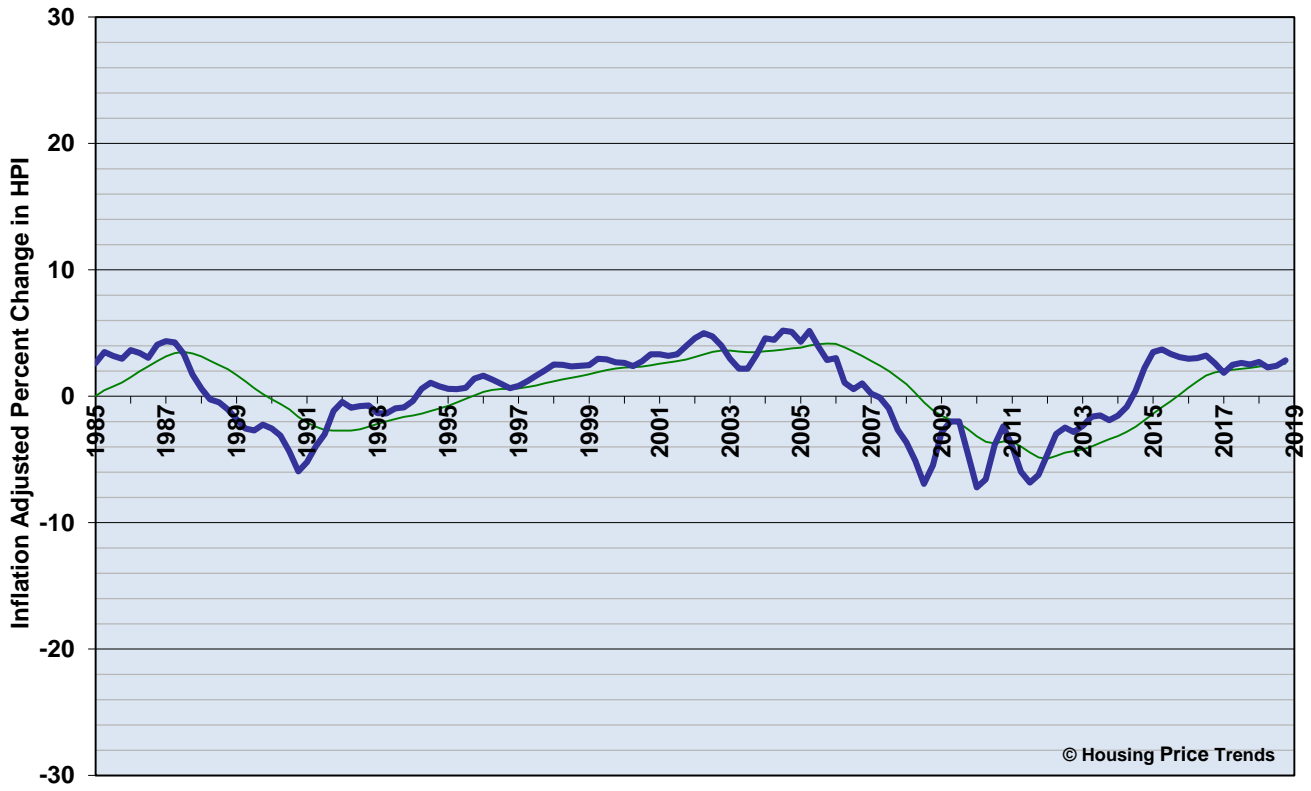
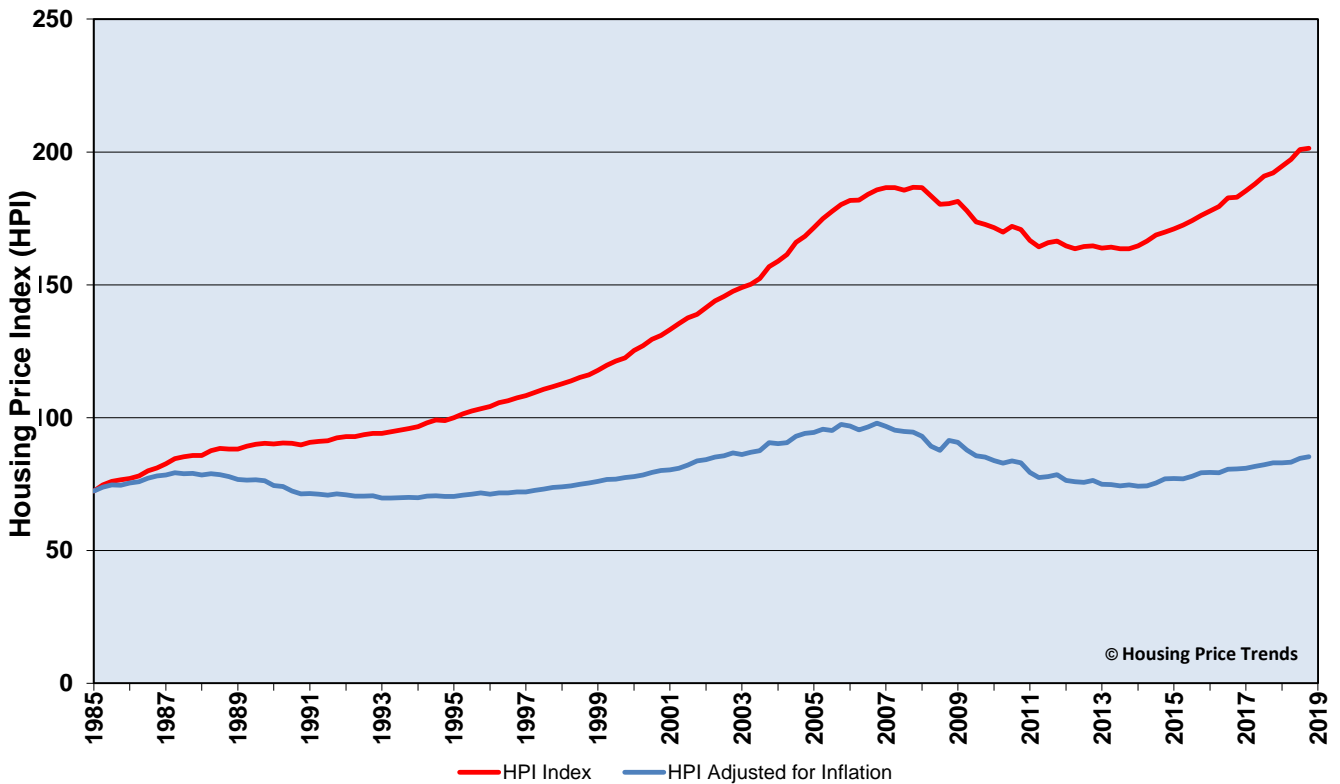


St. Louis, MO-IL



St. Louis, MO-IL





# Housing Price Trends™

St. Louis, MO-IL

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	2.51	-	+	+	+	+	+	+	+	+	+	+	
	2	2.49	-	+	+	+	+	+	+	+	+	+	+	
	3	2.36	-	+	+	+	+	+	+	+	+	+	+	
	4	2.40	-	+	+	+	+	+	+	+	+	+	+	
1999	1	2.47	-	+	+	+	+	+	+	+	+	+	+	
	2	2.96	-	+	+	+	+	+	+	+	+	+	+	
	3	2.93	-	+	+	+	+	+	+	+	+	+	+	
	4	2.70	-	+	+	+	+	+	+	+	+	+	+	
2000	1	2.63	-	+	+	+	+	+	+	+	+	+	+	
	2	2.40	-	-	-	+	+	+	+	+	+	+	+	
	3	2.78	-	+	+	+	+	+	+	+	+	+	+	
	4	3.31	-	+	+	+	+	+	+	+	+	+	+	
2001	1	3.33	-	+	+	+	+	+	+	+	+	+	+	
	2	3.19	-	+	+	+	+	+	+	+	+	+	+	
	3	3.32	-	+	+	+	+	+	+	+	+	+	+	
	4	3.99	-	+	+	+	+	+	+	+	+	+	+	
2002	1	4.59	-	+	+	+	+	+	+	+	+	+	+	
	2	5.00	+	+	+	+	+	+	+	+	+	+	+	BUY
	3	4.75	-	+	+	+	+	+	+	+	+	+	+	
	4	3.99	-	+	+	+	+	+	+	+	+	+	+	
2003	1	2.98	-	-	-	-	+	+	+	+	+	+	+	
	2	2.19	-	-	-	-	+	-	+	+	+	+	+	
	3	2.19	-	-	-	-	+	-	+	+	+	+	+	
	4	3.30	-	-	-	-	+	+	+	+	+	+	+	
2004	1	4.58	-	+	+	+	+	+	+	+	+	+	+	
	2	4.45	-	+	-	+	+	+	+	+	+	+	+	
	3	5.20	+	+	+	+	+	+	+	+	+	+	+	
	4	5.10	+	+	+	+	+	+	+	-	+	+	+	
2005	1	4.31	-	+	+	+	+	+	+	-	+	+	+	
	2	5.17	+	+	+	+	+	+	+	+	+	+	+	
	3	3.92	-	-	+	-	+	+	+	+	+	+	+	
	4	2.87	-	-	+	-	+	+	-	+	+	+	+	
2006	1	3.01	-	-	-	-	+	+	-	+	+	+	+	
	2	1.08	-	-	-	-	+	-	+	-	+	+	+	SELL
	3	0.58	-	-	-	-	+	-	+	-	+	-	+	
	4	1.02	-	-	-	-	+	-	-	-	+	+	+	
2007	1	0.21	-	-	-	-	+	-	-	-	+	-	-	
	2	-0.10	-	-	-	-	+	-	-	-	+	-	-	
	3	-0.95	-	-	-	-	+	-	-	-	+	-	-	
	4	-2.66	-	-	-	-	+	-	-	-	+	-	-	
2008	1	-3.65	-	-	-	-	-	-	-	-	-	+	-	
	2	-5.11	-	-	-	-	-	-	-	-	-	+	-	
	3	-6.93	-	-	-	-	-	-	-	-	-	+	-	
	4	-5.45	-	-	-	-	-	-	-	+	-	+	-	
2009	1	-2.87	-	+	-	-	-	-	-	+	-	+	-	
	2	-2.00	-	+	-	-	-	-	-	-	-	+	-	
	3	-2.00	-	+	-	-	-	-	-	+	-	+	-	
	4	-4.62	-	-	-	-	-	-	-	-	-	-	-	
2010	1	-7.21	-	-	-	-	-	-	-	-	-	-	-	
	2	-6.56	-	-	-	-	-	-	-	-	-	+	-	
	3	-3.85	-	+	+	-	-	-	-	-	-	+	-	
	4	-2.36	-	+	+	+	-	-	-	-	-	+	-	
2011	1	-3.98	-	-	+	-	-	-	-	-	-	+	-	

