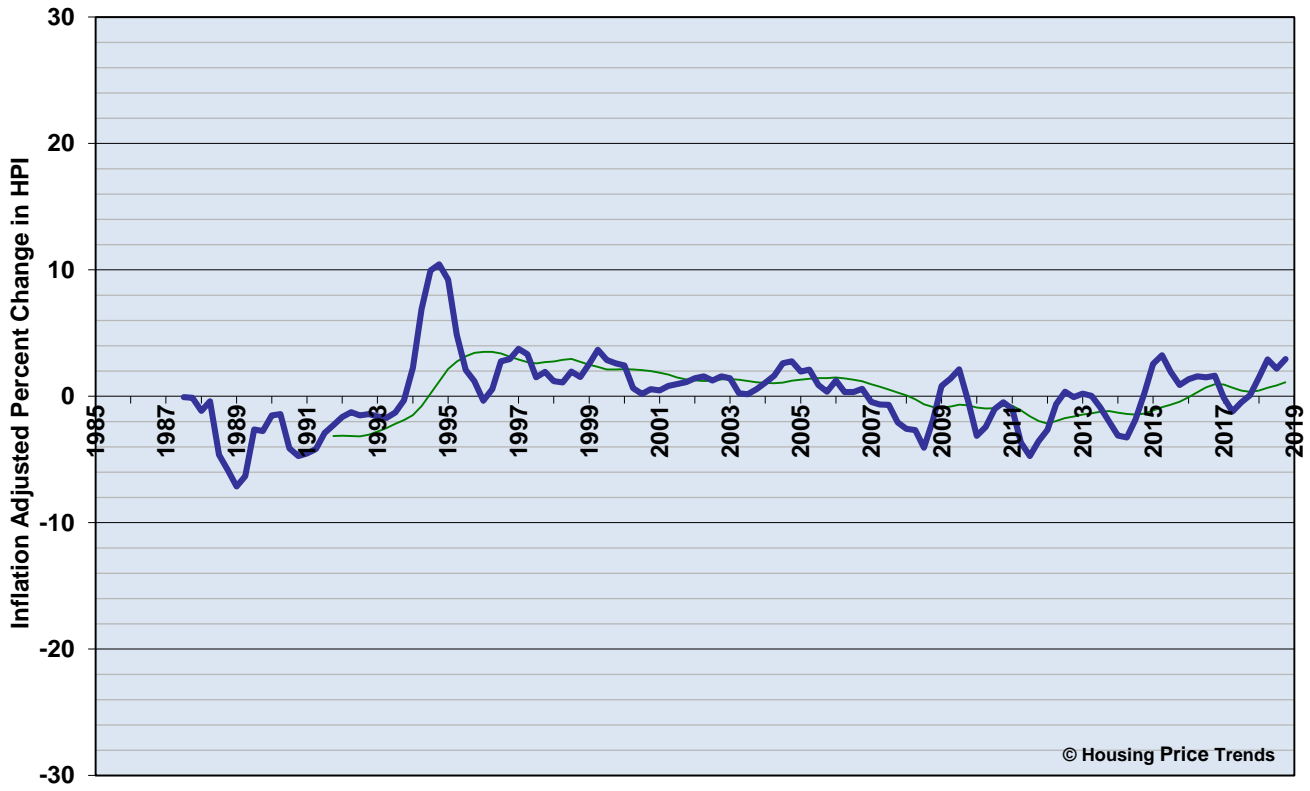
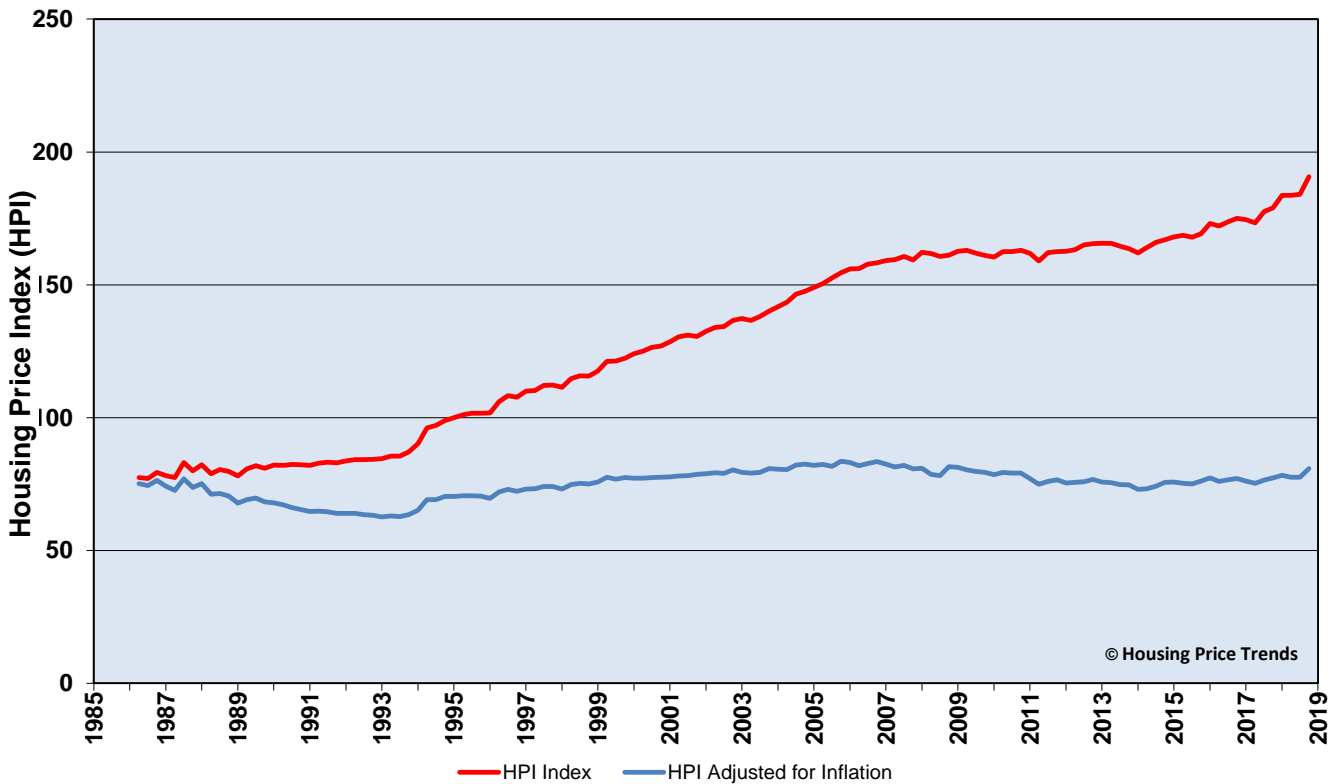


Jefferson City, MO



Jefferson City, MO



Housing Price Trends™

Jefferson City, MO

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	-0.07	-								-		-	
	4	-0.13	-								-	+	-	
1988	1	-1.15	-								-	+	-	
	2	-0.41	-								-	+	-	
	3	-4.63	-								-	-	-	
	4	-5.82	-								-	+	-	
1989	1	-7.12	-								-	+	-	
	2	-6.31	-								-	+	-	
	3	-2.62	-	+							-	+	-	
	4	-2.75	-	+	-						-	+	-	
1990	1	-1.50	-	+	-						-	+	-	
	2	-1.41	-	+	-						-	+	-	
	3	-4.11	-	-	-						-	-	-	
	4	-4.73	-	-	-						-	+	-	
1991	1	-4.53	-	-	+						-	+	-	
	2	-4.17	-	-	+						-	+	-	
	3	-2.90	-	+	+						-	+	-	
	4	-2.27	-	+	+	+	-			-	-	+	-	
1992	1	-1.64	-	+	+	+	-		-	+	-	+	-	
	2	-1.25	-	+	+	+	-		-	+	-	+	-	
	3	-1.52	-	+	-	+	-		-	+	-	+	-	
	4	-1.42	-	+	+	+	-		-	+	-	+	-	
1993	1	-1.58	-	+	+	+	-		+	+	-	+	-	
	2	-1.73	-	+	+	+	-		+	+	-	+	-	
	3	-1.28	-	+	+	+	-		+	+	-	+	-	
	4	-0.32	-	+	+	+	-		+	+	-	+	-	
1994	1	2.25	-	+	+	+	-		+	+	+	+	+	
	2	6.88	+	+	+	+	-		+	+	+	+	+	
	3	9.95	+	+	+	+	-		+	+	+	+	+	BUY
	4	10.43	+	+	+	+	-		+	+	+	+	+	
1995	1	9.23	+	+	+	+	+		+	+	+	+	+	
	2	4.87	-	+	+	+	+		+	+	+	+	+	
	3	2.09	-	-	+	+	+		+	+	+	-	+	SELL
	4	1.20	-	-	+	-	+		+	+	-	+	+	
1996	1	-0.36	-	-	-	-	+		+	+	-	+	-	
	2	0.55	-	-	-	-	+		+	+	-	+	-	
	3	2.76	-	-	-	+	+		+	+	+	+	+	
	4	2.94	-	-	-	+	+		+	+	+	+	+	
1997	1	3.77	-	+	-	+	+		+	+	+	+	+	
	2	3.32	-	+	-	+	+		+	-	+	+	+	
	3	1.51	-	-	-	-	+		+	-	-	+	+	
	4	1.93	-	-	-	-	+		+	-	-	+	+	

Housing Price Trends™

Jefferson City, MO

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	1.19	-	-	-	-	+	+	-	-	+	+	
	2	1.10	-	-	+	-	+	+	-	-	+	+	
	3	1.97	-	-	+	-	+	-	+	-	+	+	
	4	1.53	-	-	-	-	+	-	+	-	+	+	
1999	1	2.56	-	+	-	-	+	-	+	+	+	+	
	2	3.68	-	+	-	+	+	-	+	+	+	+	
	3	2.87	-	+	-	+	+	-	-	+	+	+	
	4	2.62	-	+	+	+	+	-	+	+	+	+	
2000	1	2.44	-	+	+	+	+	+	+	+	+	+	
	2	0.65	-	-	-	-	+	-	+	-	+	-	
	3	0.19	-	-	-	-	+	+	-	-	+	-	
	4	0.56	-	-	-	-	+	+	-	-	+	-	
2001	1	0.46	-	-	-	-	+	-	-	-	+	-	
	2	0.83	-	-	-	-	+	-	-	-	+	-	
	3	0.98	-	-	-	-	+	-	-	-	+	-	
	4	1.11	-	+	-	-	+	-	-	-	+	+	
2002	1	1.41	-	+	-	-	+	-	-	-	+	+	
	2	1.56	-	+	-	+	+	-	-	-	+	+	
	3	1.25	-	+	+	-	+	+	-	-	+	+	
	4	1.58	-	+	+	+	+	+	-	-	+	+	
2003	1	1.42	-	+	+	-	+	-	-	-	+	+	
	2	0.23	-	-	-	-	+	-	-	-	+	-	
	3	0.16	-	-	-	-	+	-	-	-	+	-	
	4	0.55	-	-	-	-	+	-	-	-	+	-	
2004	1	1.08	-	+	-	+	+	-	-	-	+	+	
	2	1.62	-	+	+	+	+	-	+	-	+	+	
	3	2.62	-	+	+	+	+	+	+	+	+	+	
	4	2.76	-	+	+	+	+	+	+	+	+	+	
2005	1	1.96	-	+	+	+	+	+	+	-	+	+	
	2	2.11	-	+	+	+	+	+	+	+	+	+	
	3	0.89	-	-	+	-	+	+	+	-	+	-	
	4	0.37	-	-	+	-	+	-	+	-	+	-	
2006	1	1.26	-	-	+	-	+	+	+	-	+	+	
	2	0.33	-	-	-	-	+	-	+	-	+	-	
	3	0.34	-	-	-	-	+	-	+	-	+	-	
	4	0.59	-	-	-	-	+	-	-	-	+	-	
2007	1	-0.44	-	-	-	-	+	-	-	-	+	-	
	2	-0.64	-	-	-	-	+	-	-	-	+	-	
	3	-0.68	-	-	-	-	-	-	-	-	+	-	
	4	-2.06	-	-	-	-	-	-	-	-	+	-	
2008	1	-2.58	-	-	-	-	-	-	-	-	+	-	
	2	-2.66	-	-	-	-	-	-	-	-	+	-	
	3	-4.08	-	-	-	-	-	-	-	-	+	-	
	4	-1.90	-	-	-	-	-	-	-	-	+	-	
2009	1	0.81	-	+	+	+	-	-	-	-	+	-	
	2	1.39	-	+	+	+	-	-	-	-	+	+	
	3	2.12	-	+	+	+	-	+	-	+	+	+	
	4	-0.37	-	+	+	+	-	-	-	-	+	-	
2010	1	-3.14	-	-	-	-	-	-	-	-	-	-	
	2	-2.42	-	-	+	-	-	-	-	-	+	-	
	3	-1.01	-	-	+	-	-	-	-	-	+	-	
	4	-0.47	-	+	+	+	-	-	+	-	+	-	
2011	1	-1.00	-	-	+	+	-	-	+	-	+	-	

