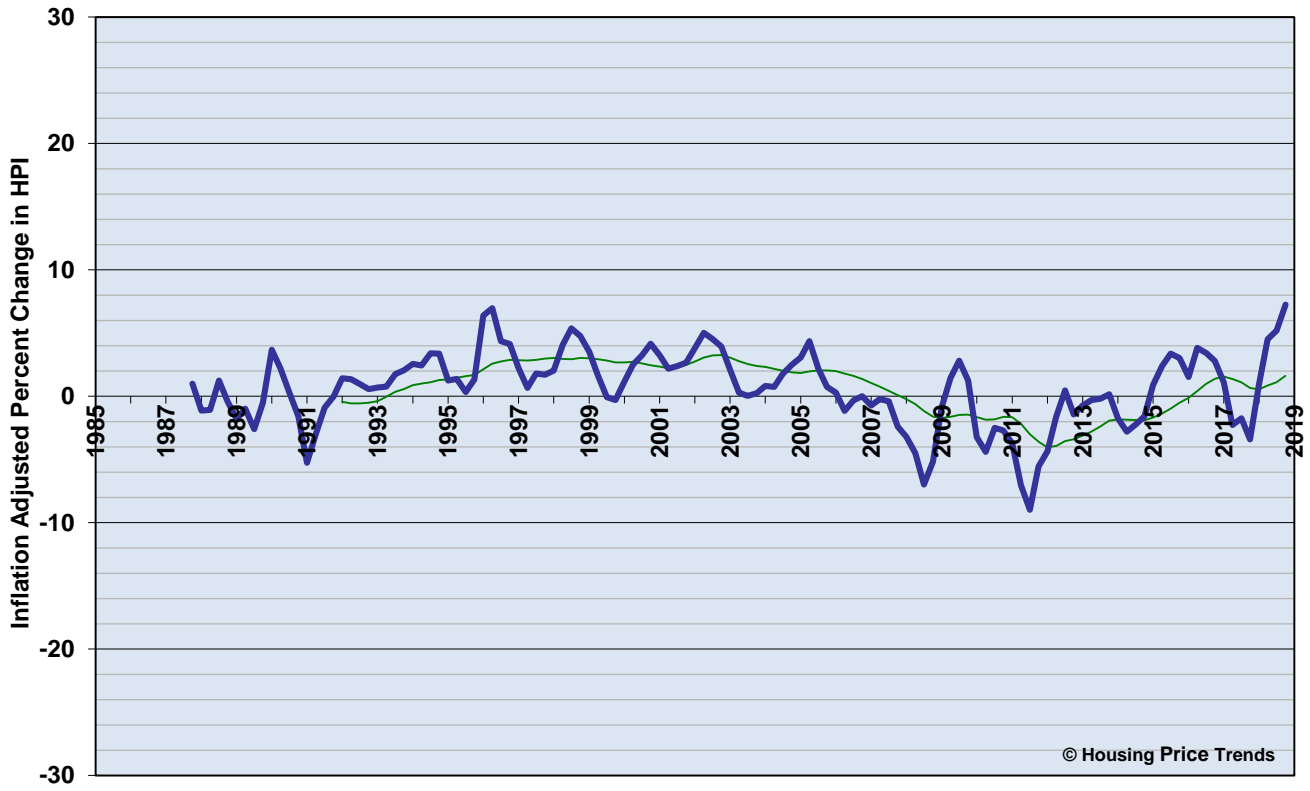
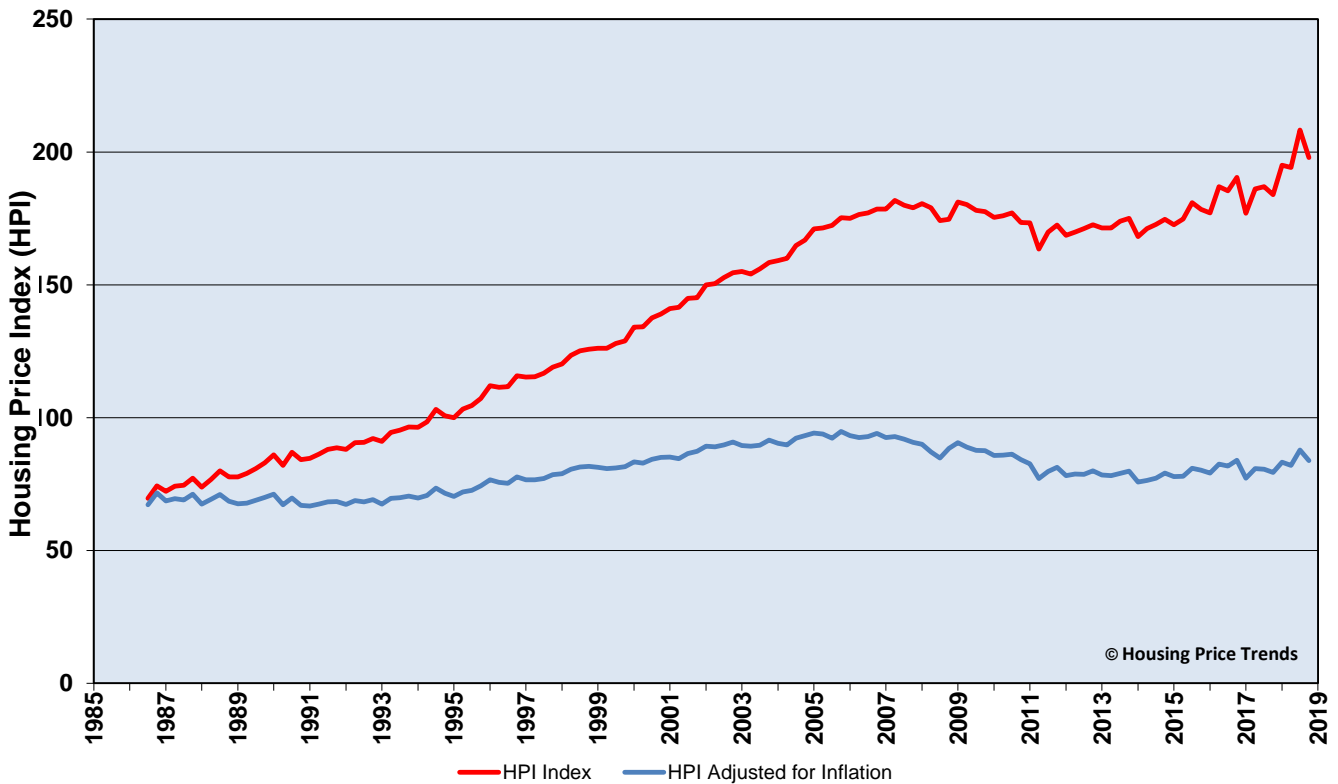


St. Joseph, MO-KS



St. Joseph, MO-KS



Housing Price Trends™

St. Joseph, MO-KS

Year	Quarter	Inflation Adjusted % Change in HPI	Buy Signal 1	Buy Signal 2	Buy Signal 3	Buy Signal 4	Buy Signal 5	Buy/Sell Signal 1	Buy/Sell Signal 2	Sell Signal 1	Sell Signal 2	Sell Signal 3	Buy/Sell Signal
1985	1												
	2												
	3												
	4												
1986	1												
	2												
	3												
	4												
1987	1												
	2												
	3												
	4	1.00	-							-		+	
1988	1	-1.12	-							-	+	-	
	2	-1.08	-							-	+	-	
	3	1.24	-							-	+	+	
	4	-0.43	-							-	+	-	
1989	1	-1.80	-							-	+	-	
	2	-0.97	-							-	+	-	
	3	-2.61	-							-	+	-	
	4	-0.52	-	+						-	+	-	
1990	1	3.68	-	+	+					+	+	+	
	2	2.21	-	+	+					+	+	+	
	3	0.28	-	+	+					-	+	-	
	4	-1.58	-	-	-					-	+	-	
1991	1	-5.26	-	-	-					-	-	-	
	2	-2.96	-	-	-					-	+	-	
	3	-0.90	-	-	+					-	+	-	
	4	-0.01	-	+	+					-	+	-	
1992	1	1.43	-	+	+	+	-		+	-	+	+	
	2	1.34	-	+	-	+	-	+	-	-	+	+	
	3	0.97	-	+	-	+	-	+	-	-	+	-	
	4	0.56	-	+	+	+	-	+	-	-	+	-	
1993	1	0.68	-	+	+	+	-	-	-	-	+	-	
	2	0.78	-	+	+	+	-	+	+	-	+	-	
	3	1.76	-	+	+	+	-	+	+	-	+	+	
	4	2.06	-	+	+	+	-	+	+	+	+	+	
1994	1	2.57	-	+	+	+	-	+	+	+	+	+	
	2	2.43	-	+	+	+	+	+	+	+	+	+	
	3	3.39	-	+	+	+	+	-	+	+	+	+	
	4	3.38	-	+	+	+	+	+	+	+	+	+	
1995	1	1.24	-	-	+	+	+	+	+	-	+	+	
	2	1.36	-	-	+	+	+	+	+	-	+	+	
	3	0.33	-	-	-	-	+	+	+	-	+	-	
	4	1.32	-	-	-	-	+	+	+	-	+	+	
1996	1	6.39	+	+	+	+	+	+	+	+	+	+	BUY
	2	6.96	+	+	+	+	+	+	+	+	+	+	
	3	4.35	-	+	+	+	+	+	+	+	+	+	
	4	4.12	-	+	+	+	+	+	+	+	+	+	
1997	1	2.23	-	-	-	-	+	+	+	+	+	+	
	2	0.67	-	-	-	-	+	+	+	-	+	-	SELL
	3	1.81	-	-	+	-	+	+	+	-	+	+	
	4	1.71	-	-	+	-	+	+	+	-	+	+	

Housing Price Trends™

St. Joseph, MO-KS

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	2.04	-	-	+	-	+	+	+	+	+	+	+	
	2	4.05	-	+	-	+	+	+	+	+	+	+	+	
	3	5.37	+	+	-	+	+	+	-	+	+	+	+	
	4	4.77	-	+	+	+	+	+	-	+	+	+	+	
1999	1	3.52	-	+	-	+	+	+	-	+	+	+	+	
	2	1.65	-	-	-	-	+	-	-	-	+	+	+	
	3	-0.08	-	-	-	-	+	-	-	-	+	-	-	
	4	-0.29	-	-	-	-	+	-	-	-	+	-	-	
2000	1	1.17	-	-	-	-	+	+	-	-	+	+	+	
	2	2.52	-	-	+	-	+	+	+	+	+	+	+	
	3	3.25	-	+	-	+	+	-	+	+	+	+	+	
	4	4.16	-	+	-	+	+	-	-	+	+	+	+	
2001	1	3.23	-	+	-	+	+	-	-	+	+	+	+	
	2	2.17	-	+	-	-	+	-	-	+	+	+	+	
	3	2.37	-	+	+	-	+	+	-	+	+	+	+	
	4	2.67	-	+	+	+	+	+	-	+	+	+	+	
2002	1	3.80	-	+	+	+	+	+	+	+	+	+	+	
	2	5.01	+	+	+	+	+	+	+	+	+	+	+	BUY
	3	4.53	-	+	+	+	+	+	+	+	+	+	+	
	4	3.93	-	+	+	+	+	+	-	+	+	+	+	
2003	1	2.12	-	-	-	-	+	-	+	+	+	+	+	
	2	0.28	-	-	-	-	+	-	+	-	+	-	-	SELL
	3	0.04	-	-	-	-	+	-	+	-	+	-	-	
	4	0.25	-	-	-	-	+	-	+	-	+	-	-	
2004	1	0.81	-	-	-	-	+	+	-	-	+	-	-	
	2	0.73	-	-	-	-	+	+	-	-	+	-	-	
	3	1.78	-	+	-	-	+	+	-	-	+	+	+	
	4	2.48	-	+	-	+	+	-	-	+	+	+	+	
2005	1	3.07	-	+	-	+	+	-	-	+	+	+	+	
	2	4.35	-	+	+	+	+	+	-	+	+	+	+	
	3	2.19	-	+	+	-	+	-	-	+	+	+	+	
	4	0.75	-	-	+	-	+	-	-	-	+	-	-	
2006	1	0.29	-	-	+	-	+	-	-	-	+	-	-	
	2	-1.15	-	-	-	-	+	-	-	-	+	-	-	
	3	-0.33	-	-	-	-	+	-	+	-	+	-	-	
	4	0.01	-	-	-	-	+	-	-	-	+	-	-	
2007	1	-0.72	-	-	-	-	+	-	-	-	+	-	-	
	2	-0.23	-	-	-	-	+	-	-	-	+	-	-	
	3	-0.41	-	-	-	-	-	-	-	-	+	-	-	
	4	-2.39	-	-	-	-	-	-	-	-	+	-	-	
2008	1	-3.21	-	-	-	-	-	-	-	-	+	-	-	
	2	-4.51	-	-	-	-	-	-	-	-	+	-	-	
	3	-6.97	-	-	-	-	-	-	-	-	+	-	-	
	4	-5.19	-	-	-	-	-	-	-	-	+	-	-	
2009	1	-0.90	-	+	-	-	-	-	-	-	+	-	-	
	2	1.44	-	+	+	+	-	-	-	-	+	+	+	
	3	2.81	-	+	+	+	-	-	-	+	+	+	+	
	4	1.24	-	+	+	+	-	-	-	-	+	+	+	
2010	1	-3.22	-	-	-	-	-	-	-	-	-	-	-	
	2	-4.39	-	-	-	-	-	-	-	-	+	-	-	
	3	-2.51	-	-	+	-	-	-	-	-	+	-	-	
	4	-2.70	-	-	+	-	-	-	+	-	+	-	-	
2011	1	-3.74	-	-	+	-	-	-	+	-	+	-	-	

