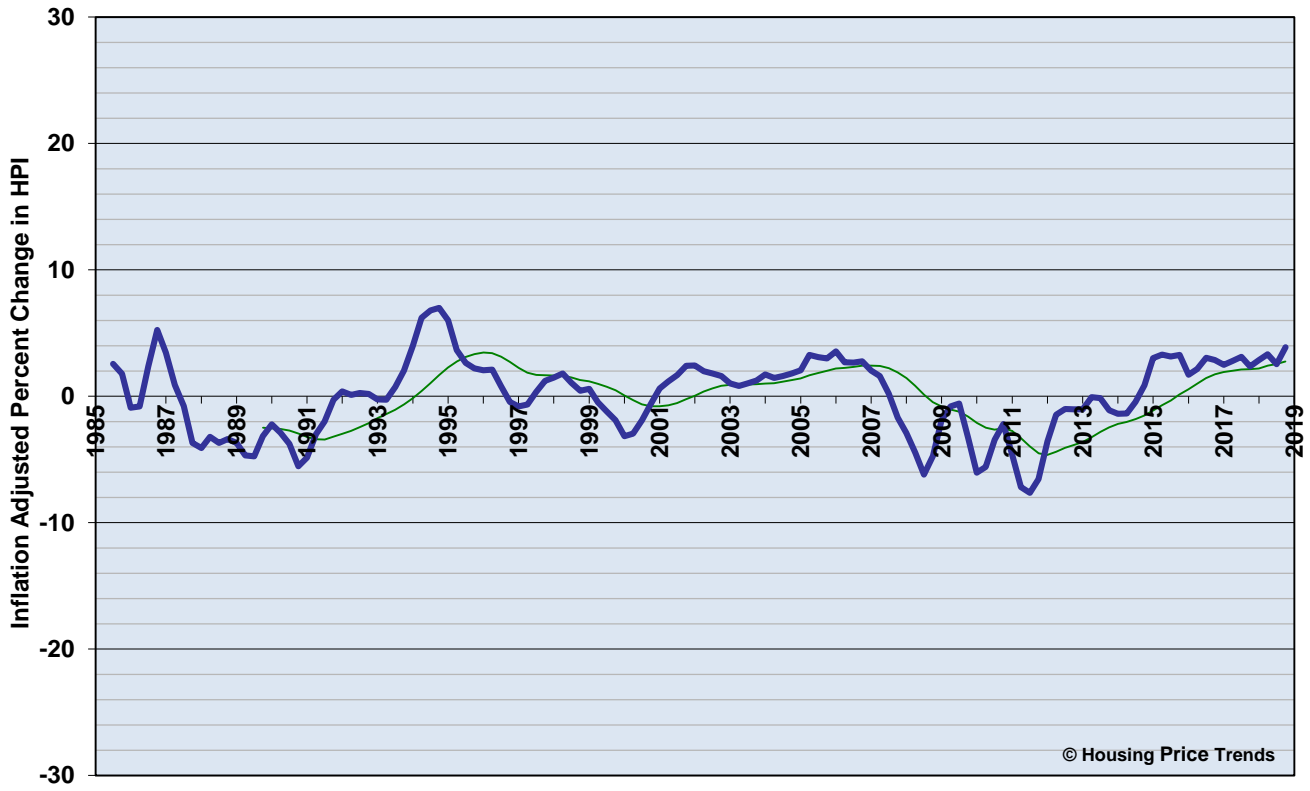
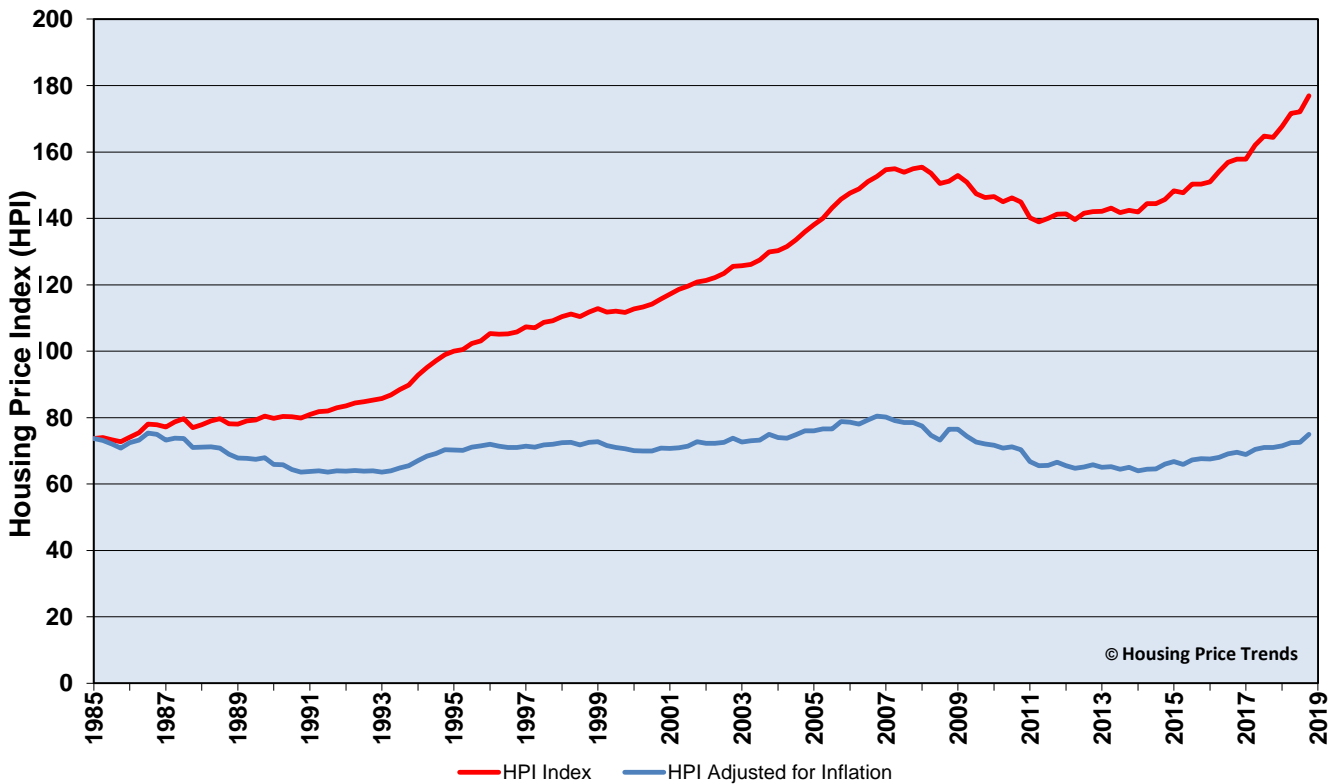


### Springfield, MO



### Springfield, MO



# Housing Price Trends™

Springfield, 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	2.56	-								+		+	
	4	1.77	-								-	+	+	
1986	1	-0.92	-								-	-	-	
	2	-0.80	-								-	+	-	
	3	2.35	-								+	+	+	
	4	5.23	+								+	+	+	
1987	1	3.46	-								+	+	+	
	2	0.88	-								-	-	-	
	3	-0.77	-	-							-	+	-	
	4	-3.69	-	-	-						-	-	-	
1988	1	-4.10	-	-	-						-	+	-	
	2	-3.21	-	-	-						-	+	-	
	3	-3.70	-	-	-						-	+	-	
	4	-3.39	-	-	-						-	+	-	
1989	1	-3.68	-	-	-						-	+	-	
	2	-4.68	-	-	-						-	+	-	
	3	-4.76	-	-	-						-	+	-	
	4	-3.16	-	+	-	-	-				-	+	-	
1990	1	-2.21	-	+	+	-	-				-	+	-	
	2	-2.88	-	+	+	-	-				-	+	-	
	3	-3.77	-	-	-	-	-				-	+	-	
	4	-5.53	-	-	-	-	-				-	+	-	
1991	1	-4.87	-	-	-	-	-				-	+	-	
	2	-3.01	-	+	+	-	-				-	-	-	
	3	-1.98	-	+	+	+	-				-	-	-	
	4	-0.27	-	+	+	+	-				-	+	-	
1992	1	0.38	-	+	+	+	-				+	+	-	
	2	0.11	-	+	+	+	-				+	+	-	
	3	0.25	-	+	+	+	-				+	+	-	
	4	0.17	-	+	+	+	-				+	+	-	
1993	1	-0.24	-	+	+	+	-				+	+	-	
	2	-0.26	-	+	+	+	-				+	+	-	
	3	0.74	-	+	+	+	-				+	+	-	
	4	2.02	-	+	+	+	-				+	+	+	
1994	1	4.01	-	+	+	+	-				+	+	+	
	2	6.20	+	+	+	+	-				+	+	+	
	3	6.78	+	+	+	+	-				+	+	+	
	4	7.00	+	+	+	+	-				+	+	+	
1995	1	6.00	+	+	+	+	+				+	+	+	BUY
	2	3.65	-	-	+	+	+				+	+	+	
	3	2.64	-	-	+	+	+				+	+	+	
	4	2.21	-	-	+	+	+				+	+	+	
1996	1	2.07	-	-	+	-	+				+	+	+	
	2	2.11	-	-	-	-	+				+	+	+	
	3	0.81	-	-	-	-	+				-	+	-	SELL
	4	-0.44	-	-	-	-	+				-	+	-	
1997	1	-0.80	-	-	-	-	+				-	-	-	
	2	-0.65	-	-	-	-	+				-	-	-	
	3	0.32	-	-	-	-	+				+	-	-	
	4	1.23	-	+	-	-	+				+	-	+	

# Housing Price Trends™

Springfield, MO

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	1.47	-	+	-	-	+	+	-	-	+	+	
	2	1.81	-	+	-	-	+	-	-	-	+	+	
	3	1.08	-	+	-	-	+	-	+	-	+	+	
	4	0.44	-	-	-	-	+	-	+	-	+	-	
1999	1	0.58	-	-	+	-	+	-	+	-	+	-	
	2	-0.48	-	-	+	-	+	-	+	-	+	-	
	3	-1.22	-	-	-	-	+	-	-	-	+	-	
	4	-1.89	-	-	-	-	+	-	-	-	+	-	
2000	1	-3.17	-	-	-	-	-	-	-	-	+	-	
	2	-2.96	-	-	-	-	-	-	-	-	+	-	
	3	-1.88	-	-	-	-	-	-	-	-	+	-	
	4	-0.62	-	+	-	-	-	-	-	-	+	-	
2001	1	0.62	-	+	+	+	-	-	-	-	+	-	
	2	1.16	-	+	+	+	-	+	-	-	+	+	
	3	1.68	-	+	+	+	-	+	-	-	+	+	
	4	2.40	-	+	+	+	-	+	-	+	+	+	
2002	1	2.43	-	+	+	+	-	+	-	+	+	+	
	2	1.98	-	+	+	+	-	+	+	-	+	+	
	3	1.81	-	+	+	+	-	+	+	-	+	+	
	4	1.59	-	+	+	+	-	-	+	-	+	+	
2003	1	1.01	-	-	+	+	-	-	+	-	+	+	
	2	0.82	-	-	+	+	-	+	+	-	+	-	
	3	1.01	-	-	-	+	-	+	+	-	+	+	
	4	1.24	-	-	-	+	-	+	+	-	+	+	
2004	1	1.72	-	+	-	+	-	+	+	-	+	+	
	2	1.45	-	+	-	+	+	+	+	-	+	+	
	3	1.60	-	+	-	+	+	+	+	-	+	+	
	4	1.80	-	+	-	+	+	+	+	-	+	+	
2005	1	2.07	-	+	+	+	+	+	-	+	+	+	
	2	3.27	-	+	+	+	+	+	-	+	+	+	
	3	3.10	-	+	+	+	+	+	+	+	+	+	
	4	3.01	-	+	+	+	+	+	+	+	+	+	
2006	1	3.54	-	+	+	+	+	+	+	+	+	+	
	2	2.70	-	+	+	+	+	+	+	+	+	+	
	3	2.67	-	+	+	+	+	+	+	+	+	+	
	4	2.77	-	+	+	+	+	+	+	+	+	+	
2007	1	2.02	-	-	+	-	+	+	+	+	+	+	
	2	1.61	-	-	-	-	+	+	+	-	+	+	
	3	0.21	-	-	-	-	+	-	+	-	+	-	
	4	-1.68	-	-	-	-	+	-	-	-	+	-	
2008	1	-2.91	-	-	-	-	+	-	-	-	+	-	
	2	-4.48	-	-	-	-	+	-	-	-	+	-	
	3	-6.20	-	-	-	-	-	-	-	-	+	-	
	4	-4.72	-	-	-	-	-	-	-	-	+	-	
2009	1	-1.88	-	+	-	-	-	-	-	-	+	-	
	2	-0.80	-	+	-	-	-	-	-	-	+	-	
	3	-0.58	-	+	-	-	-	-	-	-	+	-	
	4	-3.29	-	-	-	-	-	-	-	-	-	-	
2010	1	-6.05	-	-	-	-	-	-	-	-	-	-	
	2	-5.60	-	-	-	-	-	-	-	-	+	-	
	3	-3.44	-	+	+	-	-	-	-	-	+	-	
	4	-2.19	-	+	+	-	-	-	-	-	+	-	
2011	1	-4.66	-	-	+	-	-	-	-	-	+	-	

