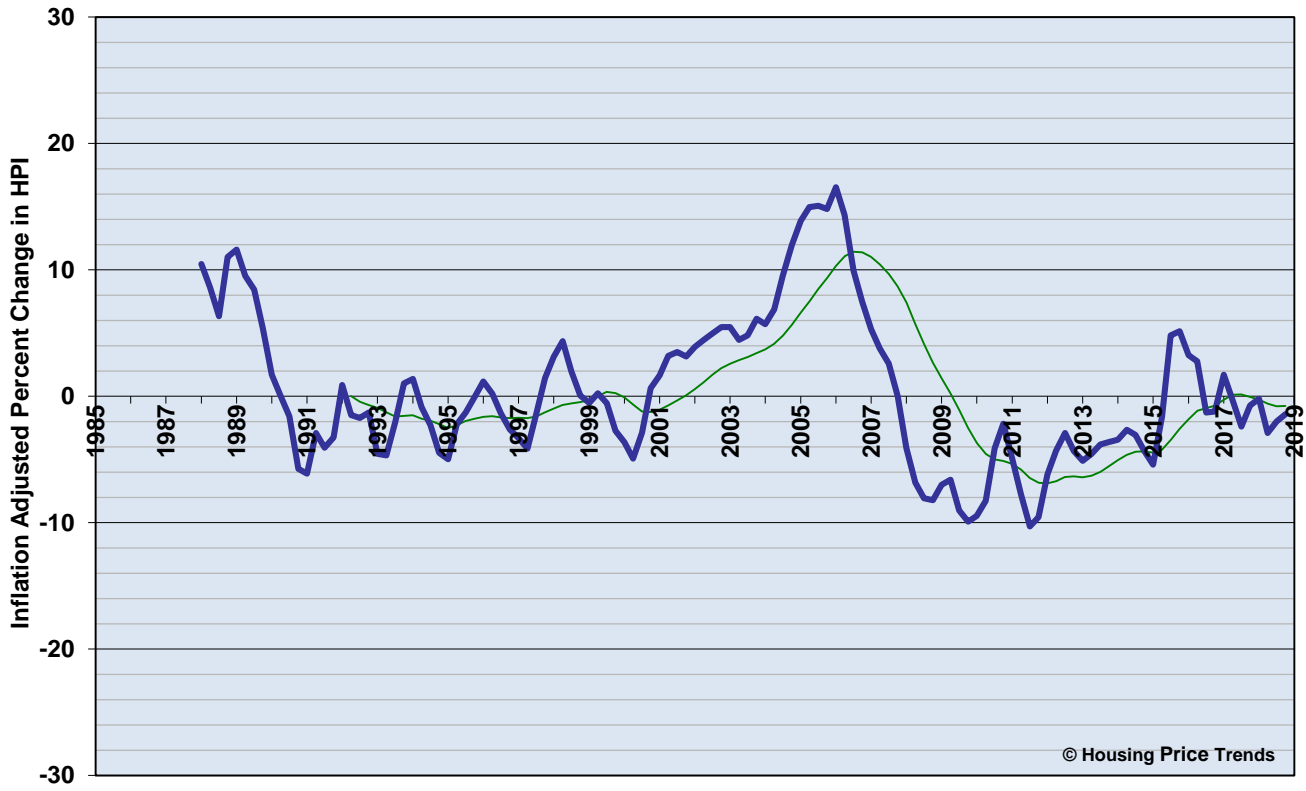
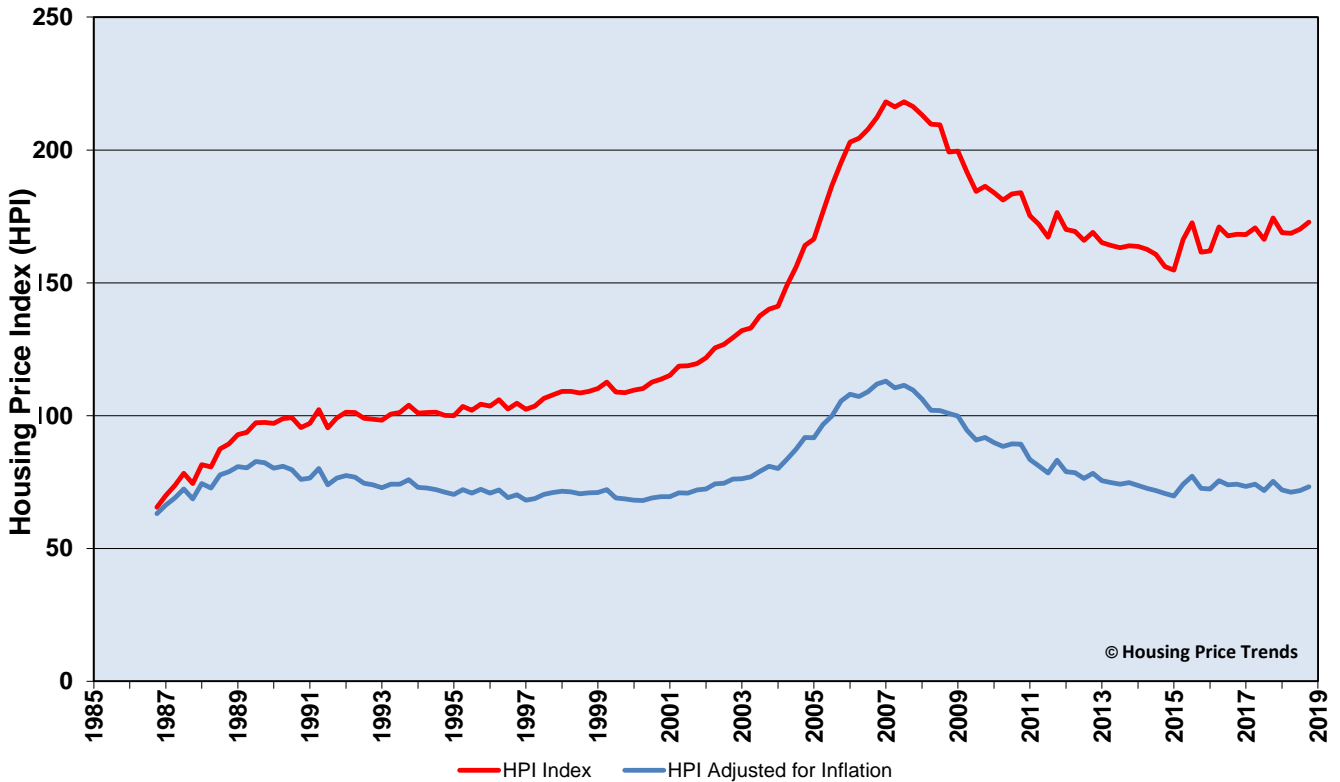


Vineland-Bridgeton, NJ



Vineland-Bridgeton, NJ



Housing Price Trends™

Vineland-Bridgeton, NJ

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												
1988	1	10.47	+							+		+	
	2	8.61	+							+	+	+	
	3	6.34	+							+	+	+	
	4	11.02	+							+	+	+	BUY
1989	1	11.60	+							+	+	+	
	2	9.52	+							+	+	+	
	3	8.44	+							+	+	+	
	4	5.38	+							+	+	+	
1990	1	1.70	-	-						-	-	+	SELL
	2	0.05	-	-	-					-	+	-	
	3	-1.59	-	-	-					-	+	-	
	4	-5.74	-	-	-					-	-	-	
1991	1	-6.12	-	-	-					-	+	-	
	2	-2.90	-	-	-					-	+	-	
	3	-4.07	-	-	-					-	+	-	
	4	-3.27	-	-	-					-	+	-	
1992	1	0.89	-	+	-					-	+	-	
	2	-1.49	-	+	-	-	-		+	-	+	-	
	3	-1.73	-	+	-	-	-	-	+	-	+	-	
	4	-1.28	-	+	+	-	-	-	+	-	+	-	
1993	1	-4.55	-	-	+	-	-	-	+	-	-	-	
	2	-4.68	-	-	+	-	-	-	+	-	+	-	
	3	-2.02	-	+	+	-	-	-	+	-	+	-	
	4	1.01	-	+	+	+	-	-	+	-	+	+	
1994	1	1.37	-	+	+	+	-	-	+	-	+	+	
	2	-0.85	-	+	-	+	-	-	+	-	+	-	
	3	-2.29	-	-	-	-	-	-	+	-	+	-	
	4	-4.48	-	-	-	-	-	-	+	-	+	-	
1995	1	-4.97	-	-	-	-	-	-	+	-	+	-	
	2	-2.23	-	-	+	+	-	+	+	-	+	-	
	3	-1.27	-	+	+	+	-	+	+	-	+	-	
	4	-0.10	-	+	+	+	-	+	+	-	+	-	
1996	1	1.17	-	+	+	+	-	+	+	-	+	+	
	2	0.22	-	+	-	+	-	+	-	-	+	-	
	3	-1.35	-	+	-	+	-	-	-	-	+	-	
	4	-2.64	-	-	-	-	-	-	-	-	+	-	
1997	1	-3.31	-	-	+	-	-	-	+	-	+	-	
	2	-4.13	-	-	+	-	-	-	+	-	+	-	
	3	-1.43	-	-	+	+	-	+	+	-	+	-	
	4	1.45	-	+	+	+	-	+	+	-	+	+	

Housing Price Trends™

Vineland-Bridgeton, NJ

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	3.13	-	+	+	+	-	+	+	+	+	+	
	2	4.36	-	+	+	+	-	+	+	+	+	+	
	3	1.98	-	+	+	+	-	+	+	-	+	+	
	4	0.04	-	+	+	+	-	+	+	-	+	-	
1999	1	-0.53	-	-	+	+	-	+	+	-	+	-	
	2	0.22	-	-	+	+	-	+	+	-	+	-	
	3	-0.56	-	-	+	-	-	+	+	-	+	-	
	4	-2.72	-	-	-	-	-	-	+	-	+	-	
2000	1	-3.63	-	-	-	-	-	-	+	-	+	-	
	2	-4.93	-	-	-	-	-	-	+	-	+	-	
	3	-2.88	-	-	-	-	-	-	-	-	+	-	
	4	0.65	-	+	-	+	-	+	-	-	+	-	
2001	1	1.64	-	+	+	+	-	+	-	-	+	+	
	2	3.19	-	+	+	+	-	+	-	+	+	+	
	3	3.49	-	+	+	+	-	+	-	+	+	+	
	4	3.13	-	+	+	+	-	+	-	+	+	+	
2002	1	3.91	-	+	+	+	+	+	-	+	+	+	
	2	4.45	-	+	+	+	+	+	+	+	+	+	
	3	4.97	-	+	+	+	+	+	+	+	+	+	
	4	5.48	+	+	+	+	+	+	+	+	+	+	BUY
2003	1	5.48	+	+	+	+	+	+	+	+	+	+	
	2	4.47	-	+	+	+	+	+	+	+	+	+	
	3	4.82	-	+	+	+	+	+	+	+	+	+	
	4	6.12	+	+	+	+	+	+	+	+	+	+	
2004	1	5.69	+	+	+	+	+	+	+	+	+	+	
	2	6.86	+	+	+	+	+	+	+	+	+	+	
	3	9.55	+	+	+	+	+	+	+	+	+	+	
	4	11.96	+	+	+	+	+	+	+	+	+	+	
2005	1	13.87	+	+	+	+	+	+	+	+	+	+	
	2	14.96	+	+	+	+	+	+	+	+	+	+	
	3	15.06	+	+	+	+	+	+	+	+	+	+	
	4	14.81	+	+	+	+	+	+	+	+	+	+	
2006	1	16.53	+	+	+	+	+	+	+	+	+	+	
	2	14.34	+	+	+	+	+	+	+	+	+	+	
	3	9.93	+	-	+	+	+	+	+	+	+	+	
	4	7.48	+	-	-	-	+	+	+	+	+	+	
2007	1	5.29	+	-	-	-	+	+	+	+	+	+	
	2	3.78	-	-	-	-	+	-	+	+	+	+	
	3	2.58	-	-	-	-	+	-	+	+	+	+	
	4	0.00	-	-	-	-	+	-	-	-	-	-	SELL
2008	1	-4.08	-	-	-	-	+	-	+	-	-	-	
	2	-6.83	-	-	-	-	+	-	+	-	-	-	
	3	-8.08	-	-	-	-	+	-	+	-	+	-	
	4	-8.22	-	-	-	-	-	-	+	-	+	-	
2009	1	-7.00	-	-	-	-	-	-	+	-	+	-	
	2	-6.60	-	-	-	-	-	-	+	-	+	-	
	3	-9.03	-	-	-	-	-	-	+	-	+	-	
	4	-9.92	-	-	-	-	-	-	+	-	+	-	
2010	1	-9.46	-	-	-	-	-	-	+	-	+	-	
	2	-8.26	-	-	-	-	-	-	+	-	+	-	
	3	-4.13	-	+	+	-	-	-	+	-	+	-	
	4	-2.18	-	+	+	+	-	-	+	-	+	-	
2011	1	-4.95	-	+	+	-	-	-	+	-	-	-	

