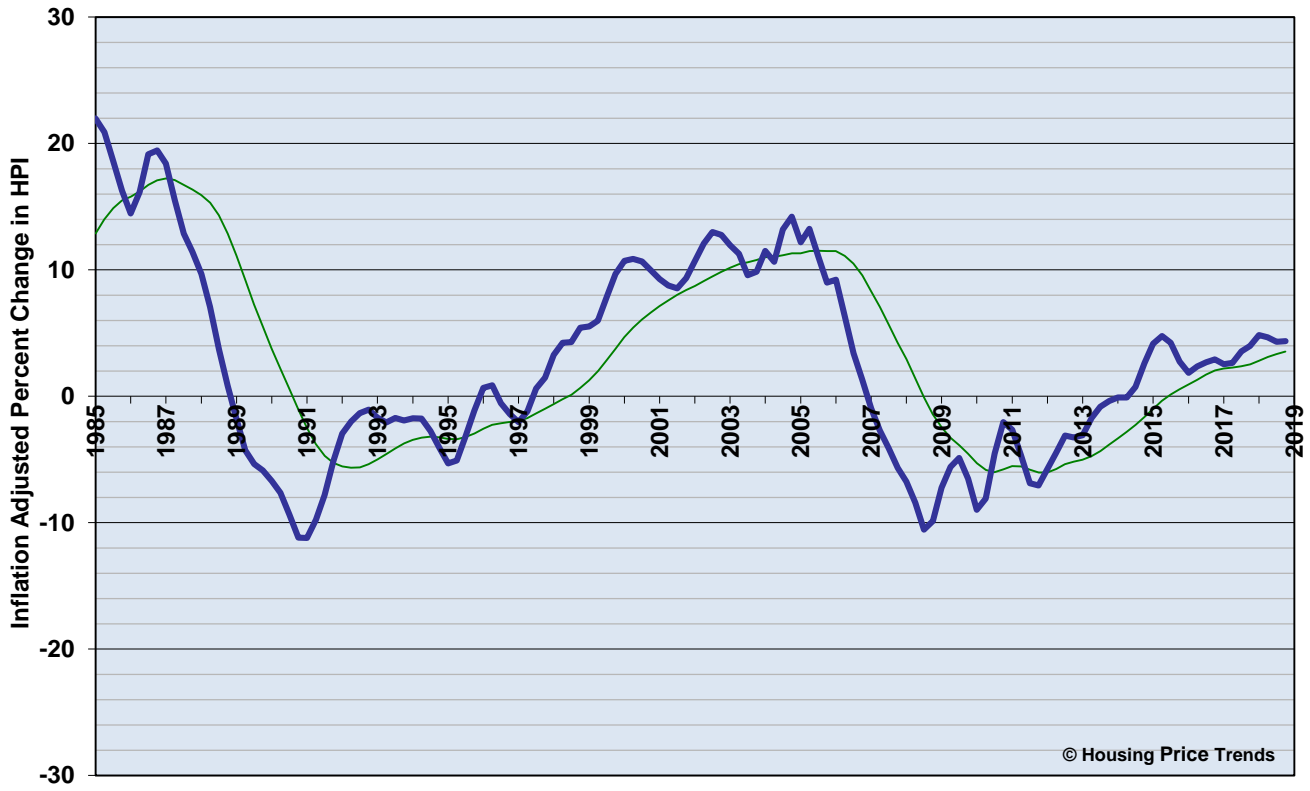
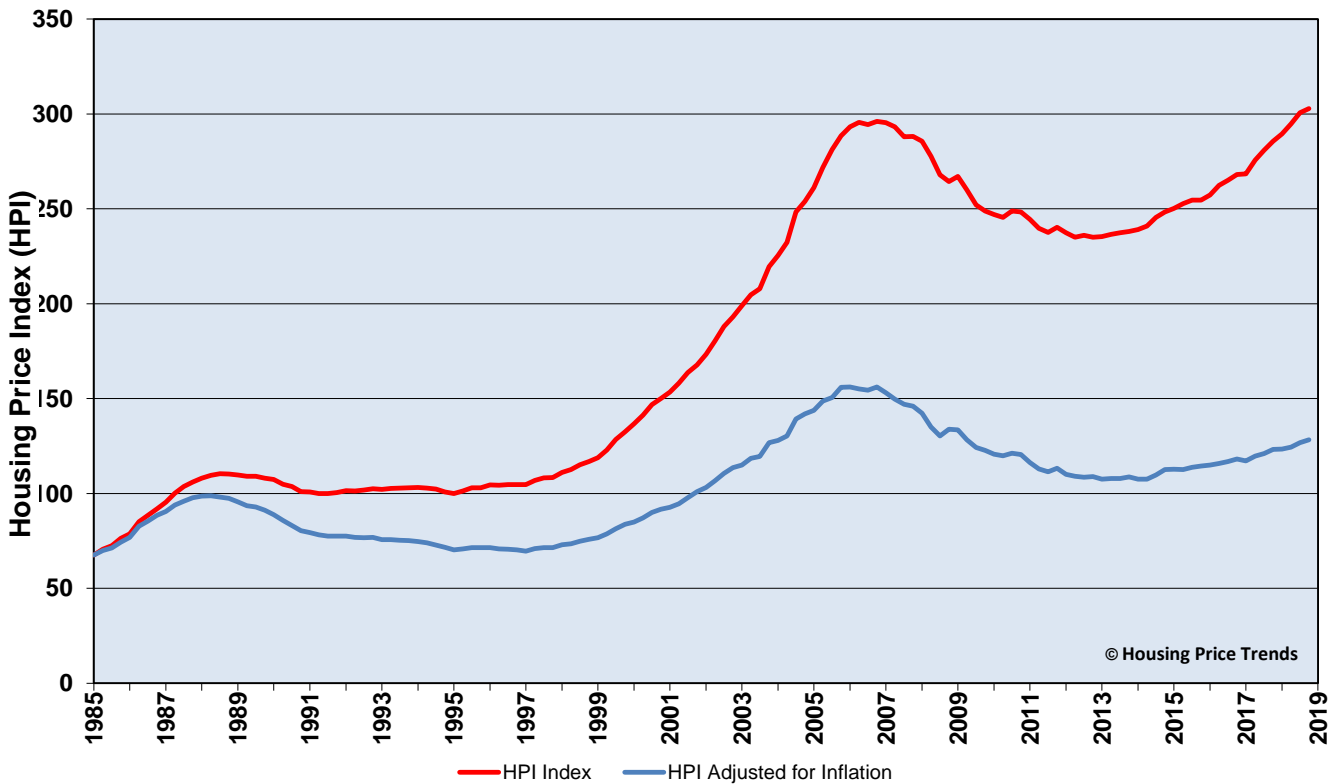


Nassau County-Suffolk County, NY (MSAD)



Nassau County-Suffolk County, NY (MSAD)



# Housing Price Trends™

Nassau County-Suffolk County, NY (MSAD)

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	21.99	+	+	+	+	+	+	+	+	+	+	
	2	20.88	+	+	+	+	+	+	+	+	+	+	
	3	18.63	+	+	+	+	+	+	+	+	+	+	
	4	16.24	+	-	+	+	+	+	+	+	+	+	
1986	1	14.46	+	-	+	+	+	+	+	+	+	+	
	2	16.15	+	-	+	+	+	+	+	+	+	+	
	3	19.15	+	+	+	+	+	+	+	+	+	+	
	4	19.44	+	+	+	+	+	+	+	+	+	+	
1987	1	18.41	+	+	-	+	+	+	+	+	+	+	
	2	15.49	+	-	-	-	+	+	+	+	+	+	
	3	12.87	+	-	-	-	+	+	+	+	+	+	
	4	11.42	+	-	-	-	+	+	+	+	+	+	
1988	1	9.68	+	-	-	-	+	+	+	+	+	+	
	2	7.06	+	-	-	-	+	+	+	+	+	+	
	3	3.71	-	-	-	-	+	-	+	+	+	+	
	4	0.84	-	-	-	-	+	-	+	-	-	-	SELL
1989	1	-1.81	-	-	-	-	+	-	+	-	-	-	
	2	-4.27	-	-	-	-	+	-	+	-	+	-	
	3	-5.36	-	-	-	-	+	-	+	-	+	-	
	4	-5.85	-	-	-	-	+	-	+	-	+	-	
1990	1	-6.71	-	-	-	-	-	-	+	-	+	-	
	2	-7.64	-	-	-	-	-	-	+	-	+	-	
	3	-9.36	-	-	-	-	-	-	+	-	+	-	
	4	-11.18	-	-	-	-	-	-	+	-	+	-	
1991	1	-11.22	-	-	-	-	-	-	+	-	+	-	
	2	-9.76	-	-	-	-	-	-	+	-	+	-	
	3	-7.82	-	+	-	-	-	-	+	-	+	-	
	4	-5.08	-	+	+	-	-	-	+	-	+	-	
1992	1	-2.95	-	+	+	+	-	-	+	-	+	-	
	2	-2.00	-	+	+	+	-	-	+	-	+	-	
	3	-1.34	-	+	+	+	-	-	+	-	+	-	
	4	-1.05	-	+	+	+	-	-	+	-	+	-	
1993	1	-1.68	-	+	+	+	-	-	+	-	+	-	
	2	-2.06	-	+	+	+	-	-	+	-	+	-	
	3	-1.72	-	+	+	+	-	-	+	-	+	-	
	4	-1.91	-	+	+	+	-	-	+	-	+	-	
1994	1	-1.73	-	+	+	+	-	-	+	-	+	-	
	2	-1.77	-	-	+	+	-	-	+	-	+	-	
	3	-2.75	-	-	-	+	-	-	+	-	+	-	
	4	-4.04	-	-	-	+	-	-	+	-	+	-	
1995	1	-5.31	-	-	-	-	-	-	+	-	+	-	
	2	-5.09	-	-	-	-	-	-	+	-	+	-	
	3	-3.14	-	-	-	+	-	-	+	-	+	-	
	4	-1.12	-	+	+	+	-	-	+	-	+	-	
1996	1	0.66	-	+	+	+	-	-	+	-	+	-	
	2	0.86	-	+	+	+	-	-	+	-	+	-	
	3	-0.56	-	+	+	+	-	-	+	-	+	-	
	4	-1.40	-	+	+	+	-	-	+	-	+	-	
1997	1	-2.05	-	-	+	-	-	-	+	-	+	-	
	2	-1.18	-	+	+	+	-	-	+	-	+	-	
	3	0.63	-	+	+	+	-	-	+	-	+	-	
	4	1.46	-	+	+	+	-	-	+	-	+	-	

# Housing Price Trends™

Nassau County-Suffolk County, NY (MSAD)

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	3.27	-	+	+	+	-	+	+	+	+	+	
	2	4.23	-	+	+	+	-	+	+	+	+	+	
	3	4.28	-	+	+	+	-	+	+	+	+	+	
	4	5.42	+	+	+	+	-	+	+	+	+	+	
1999	1	5.53	+	+	+	+	-	+	+	+	+	+	
	2	5.99	+	+	+	+	+	+	+	+	+	+	BUY
	3	7.88	+	+	+	+	+	+	+	+	+	+	
	4	9.67	+	+	+	+	+	+	+	+	+	+	
2000	1	10.71	+	+	+	+	+	+	+	+	+	+	
	2	10.86	+	+	+	+	+	+	+	+	+	+	
	3	10.66	+	+	+	+	+	+	+	+	+	+	
	4	9.99	+	+	+	+	+	+	+	+	+	+	
2001	1	9.27	+	+	+	+	+	+	+	+	+	+	
	2	8.77	+	-	+	+	+	+	+	+	+	+	
	3	8.54	+	-	+	+	+	+	+	+	+	+	
	4	9.35	+	-	+	+	+	+	+	+	+	+	
2002	1	10.68	+	+	+	+	+	+	+	+	+	+	
	2	12.07	+	+	+	+	+	+	+	+	+	+	
	3	13.00	+	+	+	+	+	+	+	+	+	+	
	4	12.77	+	+	+	+	+	+	+	+	+	+	
2003	1	11.94	+	+	+	+	+	+	+	+	+	+	
	2	11.28	+	+	+	+	+	+	+	+	+	+	
	3	9.57	+	-	+	-	+	+	+	+	+	+	
	4	9.86	+	-	+	-	+	+	+	+	+	+	
2004	1	11.50	+	+	+	+	+	+	+	+	+	+	
	2	10.64	+	-	-	+	+	+	+	+	+	+	
	3	13.20	+	+	+	+	+	+	+	+	+	+	
	4	14.21	+	+	+	+	+	+	+	+	+	+	
2005	1	12.18	+	+	-	+	+	+	+	+	+	+	
	2	13.24	+	+	+	+	+	+	+	+	+	+	
	3	11.05	+	-	-	-	+	+	+	+	+	+	
	4	8.99	+	-	-	-	+	+	+	+	+	+	
2006	1	9.22	+	-	-	-	+	+	+	+	+	+	
	2	6.38	+	-	-	-	+	+	+	+	+	+	
	3	3.41	-	-	-	-	+	-	+	+	+	+	
	4	1.33	-	-	-	-	+	-	+	-	+	+	SELL
2007	1	-0.96	-	-	-	-	+	-	+	-	+	-	
	2	-2.71	-	-	-	-	+	-	+	-	+	-	
	3	-4.13	-	-	-	-	+	-	+	-	+	-	
	4	-5.67	-	-	-	-	+	-	+	-	+	-	
2008	1	-6.75	-	-	-	-	-	-	+	-	+	-	
	2	-8.42	-	-	-	-	-	-	+	-	+	-	
	3	-10.55	-	-	-	-	-	-	+	-	+	-	
	4	-9.86	-	-	-	-	-	-	+	-	+	-	
2009	1	-7.24	-	-	-	-	-	-	+	-	+	-	
	2	-5.58	-	+	-	-	-	-	+	-	+	-	
	3	-4.87	-	+	-	-	-	-	+	-	+	-	
	4	-6.52	-	+	-	-	-	-	+	-	+	-	
2010	1	-8.98	-	-	-	-	-	-	+	-	+	-	
	2	-8.10	-	-	-	-	-	-	+	-	+	-	
	3	-4.52	-	+	+	+	-	-	+	-	+	-	
	4	-2.05	-	+	+	+	-	-	-	-	+	-	
2011	1	-2.64	-	+	+	+	-	-	-	-	+	-	

