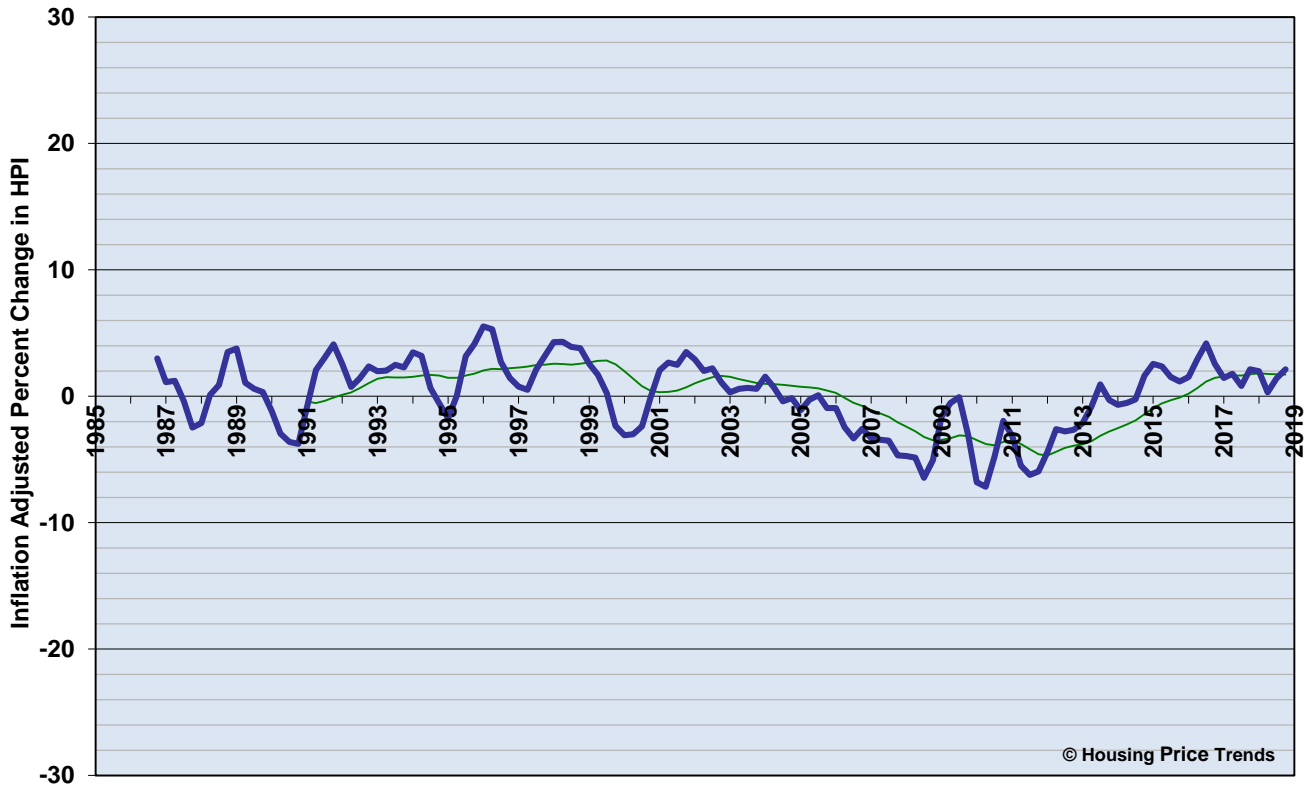
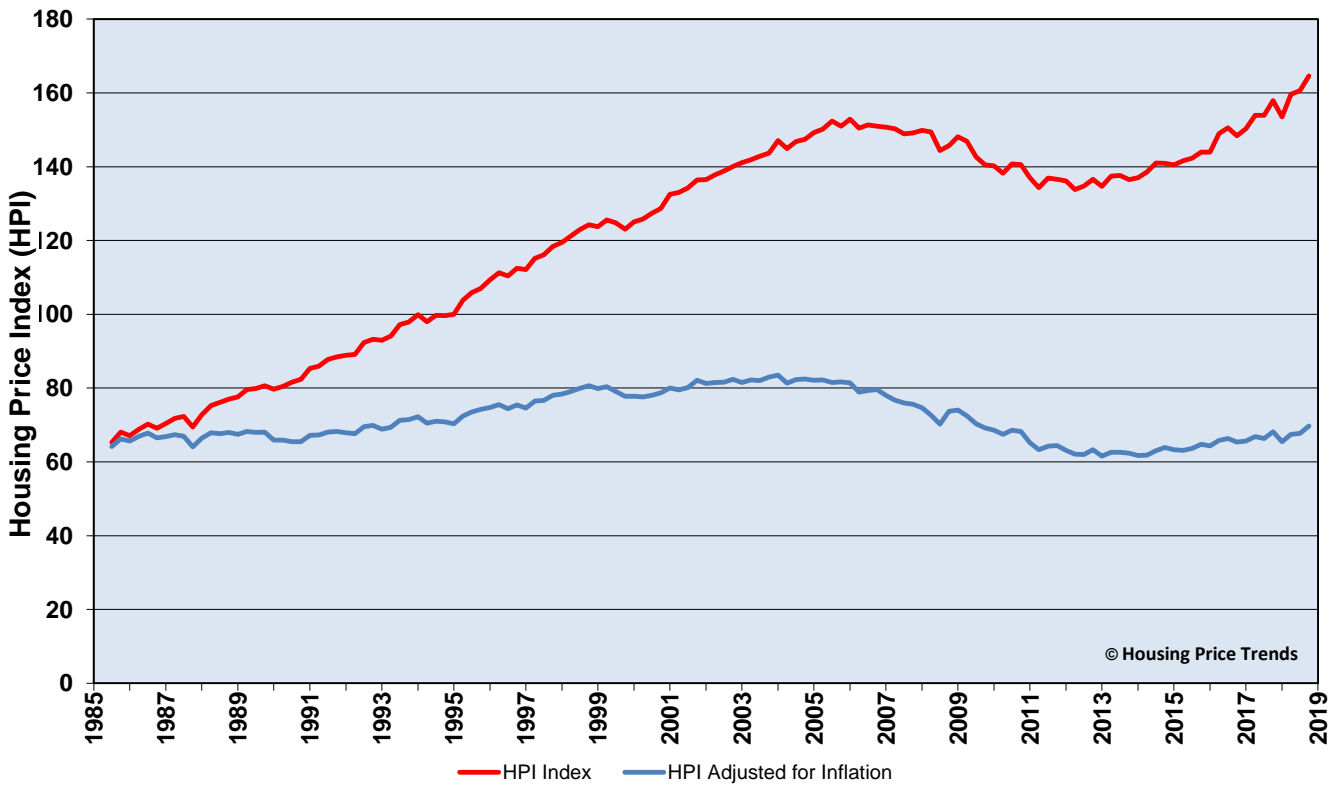


Youngstown-Warren-Boardman, OH-PA



Youngstown-Warren-Boardman, OH-PA



Housing Price Trends™

Youngstown-Warren-Boardman, OH-PA

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	2.99	-									+		+
1987	1	1.13	-									-	+	+
	2	1.23	-									-	+	+
	3	-0.37	-									-	+	-
	4	-2.48	-									-	+	-
1988	1	-2.13	-									-	+	-
	2	0.10	-									-	+	-
	3	0.90	-									-	+	-
	4	3.51	-	+								+	+	+
1989	1	3.78	-	+	+							+	+	+
	2	1.07	-	+	-							-	-	+
	3	0.59	-	+	-							-	+	-
	4	0.32	-	-	+							-	+	-
1990	1	-1.19	-	-	+							-	+	-
	2	-2.95	-	-	-							-	+	-
	3	-3.62	-	-	-							-	+	-
	4	-3.75	-	-	-							-	+	-
1991	1	-0.85	-	-	-	-	-					-	+	-
	2	2.08	-	+	-	+	-		-	-		+	+	+
	3	3.04	-	+	+	+	-		+	-		+	+	+
	4	4.11	-	+	+	+	-		+	-		+	+	+
1992	1	2.56	-	+	+	+	-		+	-		+	+	+
	2	0.75	-	+	+	+	-		+	-		-	+	-
	3	1.42	-	+	+	+	+		+	-		-	+	+
	4	2.35	-	+	+	+	+		+	+		+	+	+
1993	1	1.97	-	+	+	+	+		+	+		-	+	+
	2	2.02	-	-	+	+	+		-	+		+	+	+
	3	2.48	-	+	+	+	+		-	+		+	+	+
	4	2.29	-	+	-	+	+		+	+		+	+	+
1994	1	3.48	-	+	-	+	+		+	+		+	+	+
	2	3.20	-	+	+	+	+		+	+		+	+	+
	3	0.64	-	-	-	-	+		+	+		-	-	-
	4	-0.55	-	-	-	-	+		+	+		-	+	-
1995	1	-1.75	-	-	-	-	+		+	+		-	+	-
	2	0.04	-	-	-	-	+		+	-		-	+	-
	3	3.16	-	+	+	+	+		+	-		+	+	+
	4	4.13	-	+	+	+	+		+	-		+	+	+
1996	1	5.53	+	+	+	+	+		+	-		+	+	+
	2	5.29	+	+	+	+	+		+	-		+	+	+
	3	2.72	-	+	-	+	+		+	-		+	+	+
	4	1.45	-	-	+	-	+		+	-		-	+	+
1997	1	0.75	-	-	+	-	+		-	+		-	+	-
	2	0.51	-	-	+	-	+		-	+		-	+	-
	3	2.11	-	-	+	+	+		+	+		+	+	+
	4	3.23	-	+	+	+	+		+	+		+	+	+

Housing Price Trends™

Youngstown-Warren-Boardman, OH-PA

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	4.29	-	+	+	+	+	+	+	+	+	+	+	
	2	4.31	-	+	-	+	+	+	+	+	+	+	+	
	3	3.91	-	+	-	+	+	+	+	+	+	+	+	
	4	3.81	-	+	+	+	+	+	+	+	+	+	+	
1999	1	2.55	-	-	+	+	+	+	+	+	+	+	+	
	2	1.69	-	-	+	-	+	+	+	+	-	+	+	
	3	0.23	-	-	-	-	+	+	+	+	-	+	-	
	4	-2.34	-	-	-	-	+	-	-	-	-	-	-	
2000	1	-3.09	-	-	-	-	+	-	-	-	-	+	-	
	2	-3.01	-	-	-	-	+	-	+	-	-	+	-	
	3	-2.36	-	-	-	-	-	-	+	-	-	+	-	
	4	-0.08	-	+	-	-	-	-	-	-	-	+	-	
2001	1	2.05	-	+	-	+	-	-	-	-	+	+	+	
	2	2.65	-	+	+	+	-	-	+	-	+	+	+	
	3	2.50	-	+	+	+	-	-	+	-	+	+	+	
	4	3.49	-	+	+	+	-	-	+	-	+	+	+	
2002	1	2.93	-	+	+	+	+	+	+	-	+	+	+	
	2	2.01	-	+	+	+	+	+	-	-	+	+	+	
	3	2.21	-	+	+	+	+	+	-	+	+	+	+	
	4	1.09	-	-	+	-	+	+	-	+	-	+	+	
2003	1	0.32	-	-	+	-	+	+	-	+	-	+	-	
	2	0.60	-	-	-	-	+	+	-	+	-	+	-	
	3	0.67	-	-	-	+	+	+	-	+	-	+	-	
	4	0.59	-	-	-	+	+	+	-	+	-	+	-	
2004	1	1.56	-	+	-	+	+	+	+	+	-	+	+	
	2	0.67	-	-	-	-	+	+	+	+	-	+	-	
	3	-0.39	-	-	-	-	+	+	+	-	-	+	-	
	4	-0.15	-	-	-	-	+	+	+	-	-	+	-	
2005	1	-1.11	-	-	-	-	+	+	+	-	-	+	-	
	2	-0.27	-	-	-	-	-	-	-	-	-	+	-	
	3	0.09	-	-	-	-	-	-	-	-	-	+	-	
	4	-0.94	-	-	-	-	-	-	-	-	-	+	-	
2006	1	-0.93	-	-	-	-	-	-	-	-	-	+	-	
	2	-2.45	-	-	-	-	-	-	-	-	-	+	-	
	3	-3.34	-	-	-	-	-	-	-	-	-	+	-	
	4	-2.57	-	-	-	-	-	-	-	-	-	+	-	
2007	1	-3.30	-	-	-	-	-	-	-	-	-	+	-	
	2	-3.43	-	-	-	-	-	-	-	-	-	+	-	
	3	-3.50	-	-	-	-	-	-	-	-	-	+	-	
	4	-4.67	-	-	-	-	-	-	-	-	-	+	-	
2008	1	-4.72	-	-	-	-	-	-	-	-	-	+	-	
	2	-4.85	-	-	-	-	-	-	-	-	-	+	-	
	3	-6.46	-	-	-	-	-	-	-	-	-	+	-	
	4	-5.06	-	-	-	-	-	-	-	-	-	+	-	
2009	1	-1.61	-	+	+	+	-	-	-	-	-	+	-	
	2	-0.52	-	+	+	+	-	-	-	-	-	+	-	
	3	-0.08	-	+	+	+	-	+	-	-	-	+	-	
	4	-3.05	-	+	+	-	-	-	-	-	-	-	-	
2010	1	-6.81	-	-	-	-	-	-	-	-	-	-	-	
	2	-7.16	-	-	-	-	-	-	-	-	-	+	-	
	3	-4.71	-	-	+	-	-	-	-	-	-	+	-	
	4	-1.95	-	+	+	+	-	+	+	-	-	+	-	
2011	1	-3.15	-	+	+	+	-	+	+	-	-	+	-	

