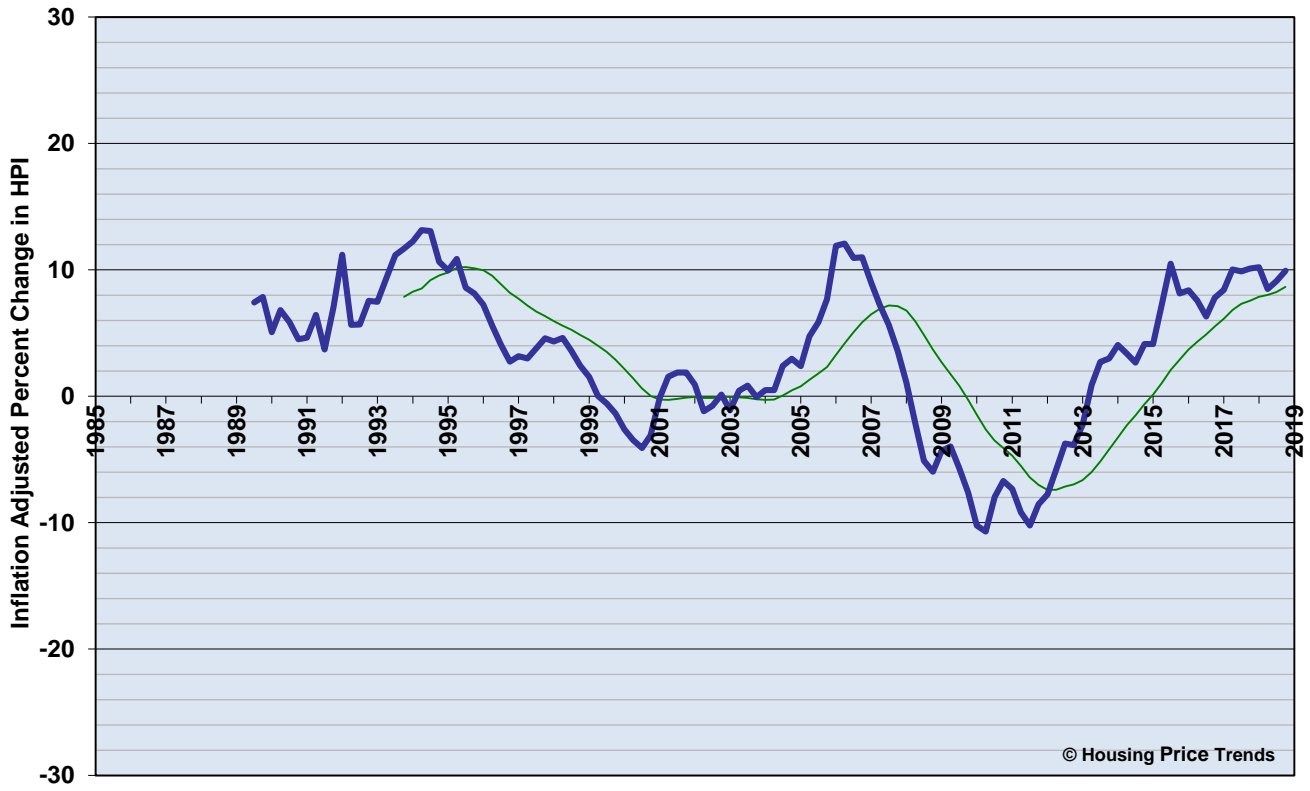
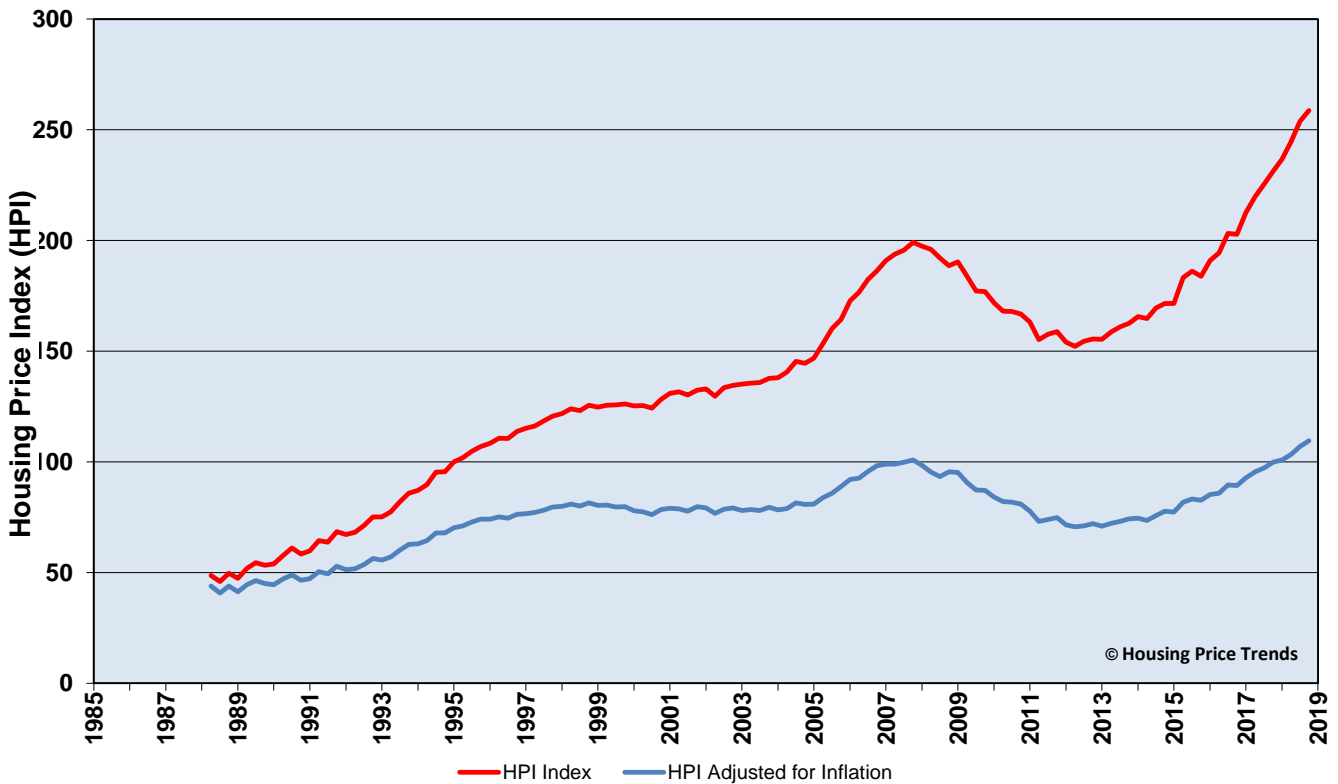


Albany-Lebanon, OR



Albany-Lebanon, OR



# Housing Price Trends™

Albany-Lebanon, OR

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													
1987	1													
	2													
	3													
	4													
1988	1													
	2													
	3													
	4													
1989	1													
	2													
	3	7.42	+								+		+	
	4	7.85	+								+	+	+	
1990	1	5.07	+								+	+	+	
	2	6.81	+								+	+	+	
	3	5.89	+								+	+	+	
	4	4.51	-								+	+	+	
1991	1	4.63	-								+	+	+	
	2	6.44	+								+	+	+	
	3	3.69	-	-							+	+	+	
	4	7.08	+	+	-						+	+	+	
1992	1	11.20	+	+	+						+	+	+	BUY
	2	5.64	+	-	+						+	+	+	
	3	5.68	+	-	-						+	+	+	
	4	7.56	+	+	+						+	+	+	
1993	1	7.48	+	+	+						+	+	+	
	2	9.35	+	+	+						+	+	+	
	3	11.17	+	+	+						+	+	+	
	4	11.69	+	+	+	+	+			+	+	+	+	
1994	1	12.27	+	+	+	+	+			+	+	+	+	
	2	13.14	+	+	+	+	+			+	+	+	+	
	3	13.07	+	+	+	+	+			+	+	+	+	
	4	10.64	+	-	+	+	+			+	+	+	+	
1995	1	9.95	+	-	+	+	+			+	+	+	+	
	2	10.87	+	-	+	+	+			+	+	+	+	
	3	8.59	+	-	-	-	+			+	+	+	+	
	4	8.12	+	-	-	-	+			+	+	+	+	
1996	1	7.24	+	-	-	-	+			+	+	+	+	
	2	5.57	+	-	-	-	+			+	+	+	+	
	3	4.08	-	-	-	-	+			-	+	+	+	
	4	2.75	-	-	-	-	+			-	+	+	+	
1997	1	3.17	-	-	-	-	+			-	+	+	+	
	2	2.99	-	-	-	-	+			-	+	+	+	
	3	3.78	-	-	-	-	+			-	+	+	+	
	4	4.60	-	-	-	-	+			-	+	+	+	

# Housing Price Trends™

Albany-Lebanon, OR

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	4.33	-	+	-	-	+	-	+	+	+	+	
	2	4.61	-	+	-	-	+	-	+	+	+	+	
	3	3.61	-	-	-	-	+	-	+	+	+	+	
	4	2.41	-	-	-	-	+	-	+	+	+	+	
1999	1	1.53	-	-	-	-	+	-	+	-	+	+	SELL
	2	0.03	-	-	-	-	+	-	+	-	+	-	
	3	-0.58	-	-	-	-	+	-	+	-	+	-	
	4	-1.36	-	-	-	-	+	-	+	-	+	-	
2000	1	-2.63	-	-	-	-	+	-	+	-	+	-	
	2	-3.45	-	-	-	-	+	-	+	-	+	-	
	3	-4.09	-	-	-	-	-	-	+	-	+	-	
	4	-3.07	-	-	-	-	-	-	-	-	+	-	
2001	1	-0.16	-	+	-	-	-	-	-	-	+	-	
	2	1.56	-	+	+	+	-	-	-	-	+	+	
	3	1.87	-	+	+	+	-	-	-	-	+	+	
	4	1.88	-	+	+	+	-	-	-	-	+	+	
2002	1	0.92	-	+	+	+	-	-	-	-	+	-	
	2	-1.18	-	-	+	-	-	-	-	-	+	-	
	3	-0.75	-	-	+	-	-	-	-	-	+	-	
	4	0.12	-	-	+	+	-	-	+	-	+	-	
2003	1	-1.11	-	-	+	-	-	-	+	-	+	-	
	2	0.42	-	+	+	+	-	-	+	-	+	-	
	3	0.84	-	+	-	+	-	-	+	-	+	-	
	4	-0.06	-	-	-	+	-	-	+	-	+	-	
2004	1	0.48	-	+	-	+	-	+	+	-	+	-	
	2	0.48	-	+	-	+	-	+	+	-	+	-	
	3	2.42	-	+	+	+	-	+	+	+	+	+	
	4	2.97	-	+	+	+	-	+	+	+	+	+	
2005	1	2.40	-	+	+	+	+	+	+	+	+	+	
	2	4.73	-	+	+	+	+	+	+	+	+	+	
	3	5.84	+	+	+	+	+	+	+	+	+	+	BUY
	4	7.67	+	+	+	+	+	+	+	+	+	+	
2006	1	11.90	+	+	+	+	+	+	+	+	+	+	
	2	12.08	+	+	+	+	+	+	+	+	+	+	
	3	10.94	+	+	+	+	+	+	+	+	+	+	
	4	10.99	+	+	+	+	+	+	+	+	+	+	
2007	1	8.98	+	+	+	+	+	+	+	+	+	+	
	2	7.22	+	-	+	+	+	+	+	+	+	+	
	3	5.65	+	-	+	+	+	+	+	+	+	+	
	4	3.57	-	-	-	-	+	+	+	+	+	+	
2008	1	1.09	-	-	-	-	+	+	+	-	+	+	
	2	-2.15	-	-	-	-	+	-	+	-	-	-	SELL
	3	-5.11	-	-	-	-	+	-	-	-	-	-	
	4	-5.96	-	-	-	-	+	-	-	-	+	-	
2009	1	-4.31	-	-	-	-	+	-	-	-	+	-	
	2	-3.97	-	-	-	-	-	-	-	-	+	-	
	3	-5.67	-	-	-	-	-	-	-	-	+	-	
	4	-7.61	-	-	-	-	-	-	+	-	+	-	
2010	1	-10.22	-	-	-	-	-	-	+	-	-	-	
	2	-10.71	-	-	-	-	-	-	+	-	+	-	
	3	-7.96	-	-	-	-	-	-	+	-	+	-	
	4	-6.70	-	+	-	-	-	-	+	-	+	-	
2011	1	-7.34	-	-	-	-	-	-	+	-	+	-	

