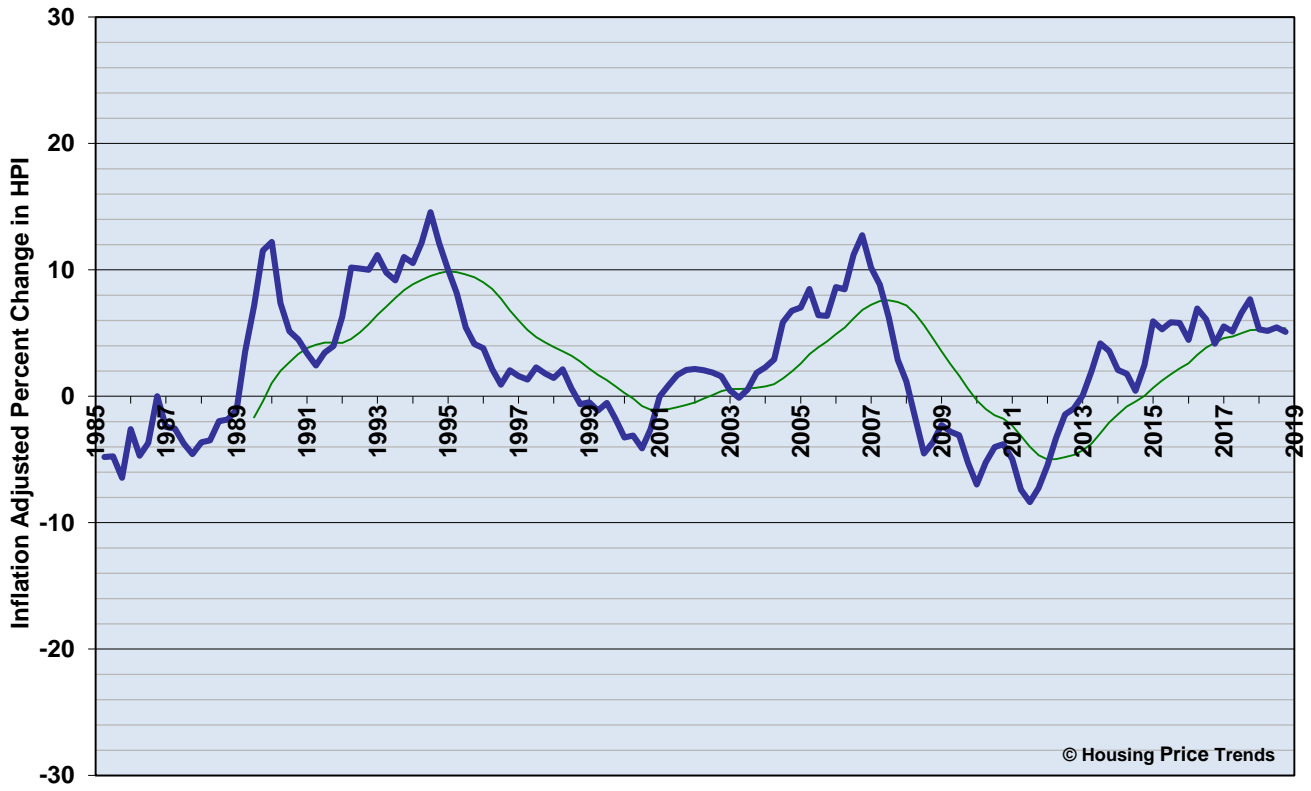
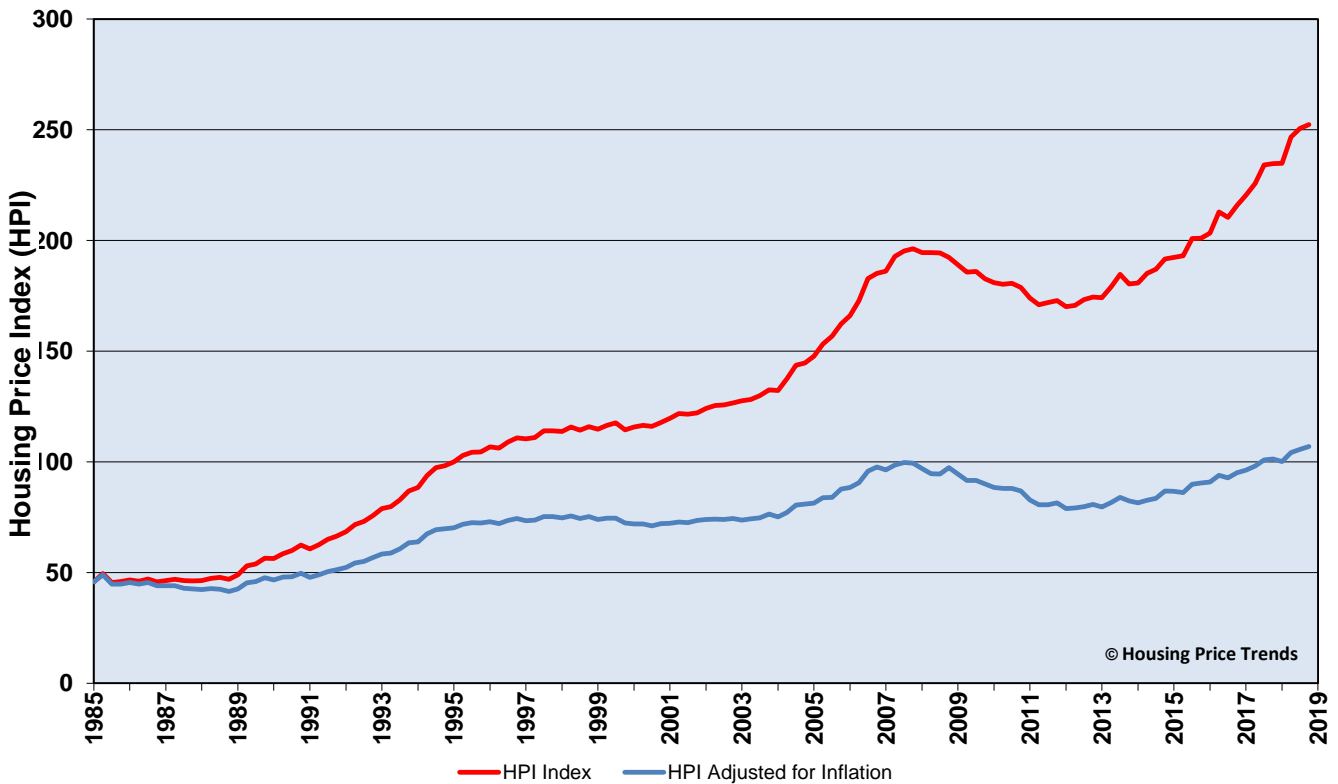


Corvallis, OR



Corvallis, OR



Housing Price Trends™

Corvallis, 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	-4.80	-								-		-	
	3	-4.76	-								-	+	-	
	4	-6.44	-								-	+	-	
1986	1	-2.61	-								-	+	-	
	2	-4.69	-								-	+	-	
	3	-3.69	-								-	+	-	
	4	0.00	-								-	+	-	
1987	1	-2.43	-								-	+	-	
	2	-2.55	-	+							-	+	-	
	3	-3.75	-	-	+						-	+	-	
	4	-4.57	-	-	+						-	+	-	
1988	1	-3.65	-	-	+						-	+	-	
	2	-3.49	-	-	-						-	+	-	
	3	-1.96	-	+	+						-	+	-	
	4	-1.83	-	+	+						-	+	-	
1989	1	-1.07	-	+	-						-	+	-	
	2	3.58	-	+	+						+	+	+	
	3	7.21	+	+	+	+	-			+	+	+	+	
	4	11.53	+	+	+	+	-		+	+	+	+	+	BUY
1990	1	12.21	+	+	+	+	-		+	+	+	+	+	
	2	7.36	+	+	+	+	-		+	+	+	+	+	
	3	5.15	+	+	+	+	+		+	+	+	+	+	
	4	4.49	-	-	+	+	+		+	+	+	+	+	
1991	1	3.41	-	-	+	+	+		+	+	+	+	+	
	2	2.43	-	-	+	+	+		+	+	+	+	+	
	3	3.46	-	-	-	+	+		+	+	+	+	+	
	4	3.97	-	-	-	+	+		+	+	+	+	+	
1992	1	6.28	+	+	-	+	+		+	+	+	+	+	
	2	10.18	+	+	-	+	+		+	+	+	+	+	
	3	10.11	+	+	+	+	+		+	+	+	+	+	
	4	10.00	+	+	+	+	+		+	+	+	+	+	
1993	1	11.18	+	+	+	+	+		+	+	+	+	+	
	2	9.77	+	+	+	+	+		+	+	+	+	+	
	3	9.17	+	+	+	+	+		+	+	+	+	+	
	4	11.02	+	+	+	+	+		+	+	+	+	+	
1994	1	10.54	+	+	+	+	+		+	+	+	+	+	
	2	12.14	+	+	+	+	+		+	+	+	+	+	
	3	14.56	+	+	+	+	+		+	+	+	+	+	
	4	12.11	+	+	+	+	+		+	+	+	+	+	
1995	1	10.01	+	-	+	+	+		+	+	+	+	+	
	2	8.16	+	-	-	-	+		+	+	+	+	+	
	3	5.46	+	-	-	-	+		+	+	+	+	+	
	4	4.13	-	-	-	-	+		+	+	+	+	+	
1996	1	3.81	-	-	-	-	+		+	-	+	+	+	
	2	2.13	-	-	-	-	+		-	+	+	+	+	
	3	0.93	-	-	-	-	+		-	+	-	+	-	SELL
	4	2.05	-	-	-	-	+		-	+	+	+	+	
1997	1	1.60	-	-	-	-	+		-	+	-	+	+	
	2	1.33	-	-	-	-	+		-	+	-	+	+	
	3	2.29	-	-	-	-	+		-	+	+	+	+	
	4	1.81	-	-	-	-	+		-	+	-	+	+	

Housing Price Trends™

Corvallis, OR

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	1.45	-	-	-	-	+	-	+	-	+	+	
	2	2.14	-	+	-	-	+	-	+	+	+	+	
	3	0.63	-	-	-	-	+	-	+	-	+	-	
	4	-0.63	-	-	-	-	+	-	+	-	+	-	
1999	1	-0.47	-	-	-	-	+	-	+	-	+	-	
	2	-1.13	-	-	-	-	+	-	+	-	+	-	
	3	-0.54	-	-	-	-	+	-	+	-	+	-	
	4	-1.79	-	-	-	-	-	-	+	-	+	-	
2000	1	-3.25	-	-	-	-	-	-	-	-	+	-	
	2	-3.12	-	-	-	-	-	-	-	-	+	-	
	3	-4.11	-	-	-	-	-	-	-	-	+	-	
	4	-2.58	-	-	-	-	-	-	-	-	+	-	
2001	1	-0.02	-	+	+	+	-	-	-	-	+	-	
	2	0.85	-	+	+	+	-	-	-	-	+	-	
	3	1.68	-	+	+	+	-	+	-	-	+	+	
	4	2.08	-	+	+	+	-	+	-	+	+	+	
2002	1	2.17	-	+	+	+	-	-	-	+	+	+	
	2	2.06	-	+	+	+	-	+	+	+	+	+	
	3	1.87	-	+	+	+	-	+	+	-	+	+	
	4	1.57	-	+	+	+	-	-	+	-	+	+	
2003	1	0.47	-	-	+	+	-	-	+	-	+	-	
	2	-0.11	-	-	-	+	-	+	+	-	+	-	
	3	0.54	-	-	-	+	-	+	+	-	+	-	
	4	1.86	-	+	+	+	-	+	+	-	+	+	
2004	1	2.29	-	+	+	+	-	+	+	+	+	+	
	2	2.91	-	+	+	+	-	+	+	+	+	+	
	3	5.86	+	+	+	+	+	+	+	+	+	+	BUY
	4	6.75	+	+	+	+	+	+	+	+	+	+	
2005	1	7.02	+	+	+	+	+	+	+	+	+	+	
	2	8.50	+	+	+	+	+	+	+	+	+	+	
	3	6.41	+	+	+	+	+	+	+	+	+	+	
	4	6.35	+	+	+	+	+	+	+	+	+	+	
2006	1	8.65	+	+	+	+	+	+	+	+	+	+	
	2	8.47	+	+	+	+	+	+	+	+	+	+	
	3	11.18	+	+	+	+	+	+	+	+	+	+	
	4	12.75	+	+	+	+	+	+	+	+	+	+	
2007	1	10.15	+	+	+	+	+	+	+	+	+	+	
	2	8.83	+	-	+	+	+	+	+	+	+	+	
	3	6.24	+	-	-	-	+	+	+	+	+	+	
	4	2.89	-	-	-	-	+	+	+	+	+	+	
2008	1	1.18	-	-	-	-	+	+	+	-	+	+	
	2	-1.74	-	-	-	-	+	-	+	-	-	-	SELL
	3	-4.53	-	-	-	-	+	-	-	-	-	-	
	4	-3.63	-	-	-	-	+	-	+	-	+	-	
2009	1	-2.27	-	-	-	-	+	-	+	-	+	-	
	2	-2.80	-	-	-	-	+	-	+	-	+	-	
	3	-3.09	-	-	-	-	-	-	+	-	+	-	
	4	-5.29	-	-	-	-	-	-	+	-	+	-	
2010	1	-6.98	-	-	-	-	-	-	+	-	+	-	
	2	-5.23	-	-	-	-	-	-	+	-	+	-	
	3	-4.02	-	+	-	-	-	-	+	-	+	-	
	4	-3.80	-	+	+	-	-	-	+	-	+	-	
2011	1	-4.99	-	-	-	-	-	-	+	-	+	-	

