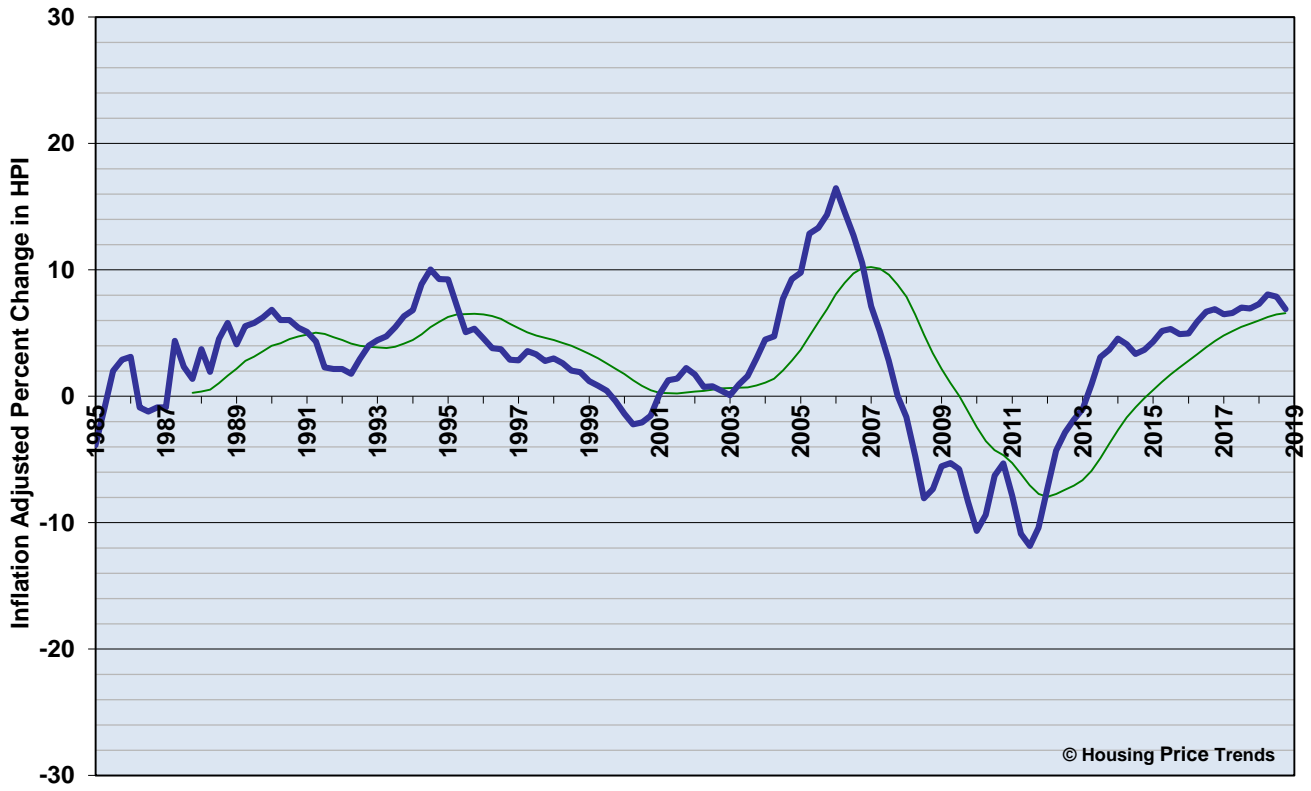
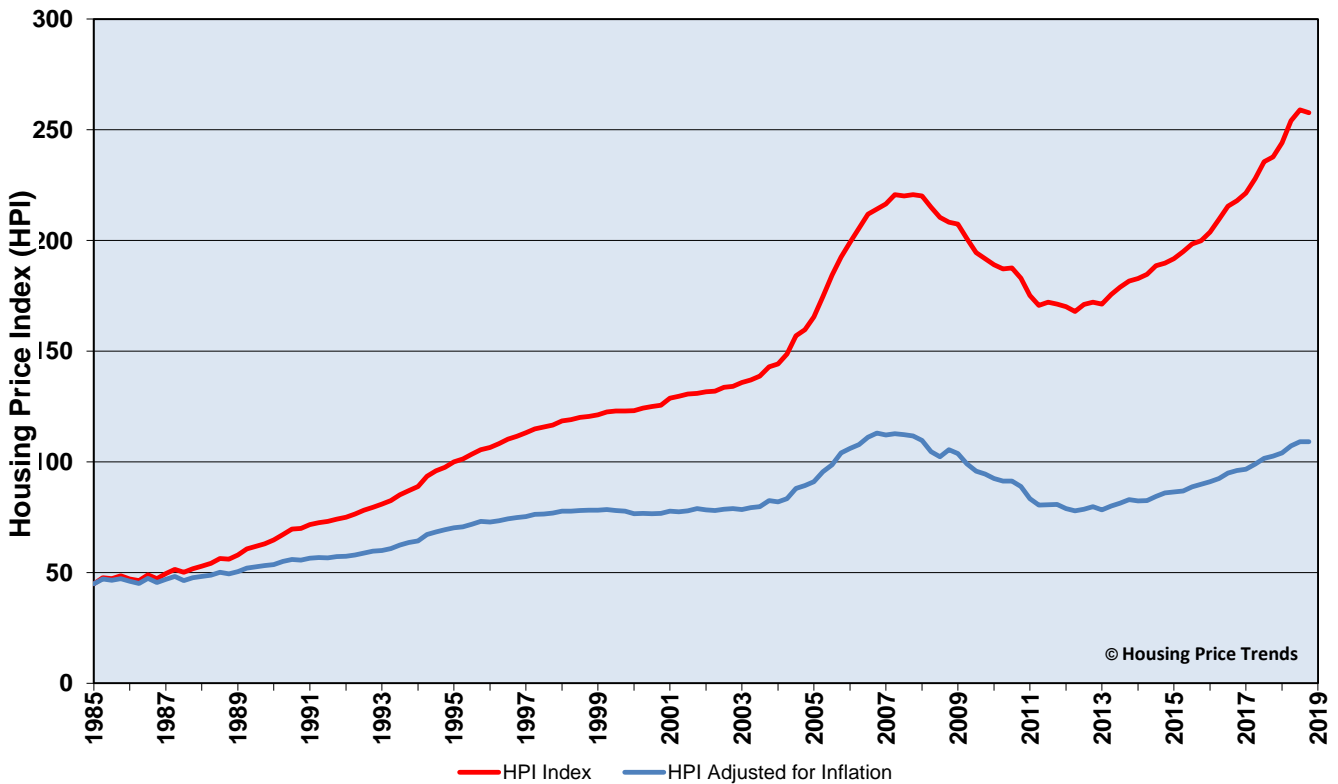


Eugene-Springfield, OR



Eugene-Springfield, OR



# Housing Price Trends™

## Eugene-Springfield, OR

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	-3.86	-							-	+	-	
	2	-0.97	-							-	+	-	
	3	2.02	-	+						+	+	+	
	4	2.90	-	+	+					+	+	+	
1986	1	3.13	-	+	+					+	+	+	
	2	-0.88	-	+	+					-	-	-	
	3	-1.20	-	-	+					-	+	-	
	4	-0.89	-	-	+					-	+	-	
1987	1	-0.87	-	-	+					-	+	-	
	2	4.40	-	+	+					+	+	+	
	3	2.32	-	+	+					+	+	+	
	4	1.36	-	+	-	+	-		+	-	+	+	
1988	1	3.72	-	+	+	+	-	+	+	+	+	+	
	2	1.93	-	+	-	+	-	+	+	-	+	+	
	3	4.54	-	+	+	+	-	+	+	+	+	+	
	4	5.79	+	+	+	+	+	+	+	+	+	+	BUY
1989	1	4.10	-	+	+	+	+	+	+	+	+	+	
	2	5.54	+	+	+	+	+	+	+	+	+	+	
	3	5.79	+	+	+	+	+	+	+	+	+	+	
	4	6.23	+	+	+	+	+	+	+	+	+	+	
1990	1	6.83	+	+	+	+	+	+	+	+	+	+	
	2	6.02	+	+	+	+	+	+	+	+	+	+	
	3	6.03	+	+	+	+	+	+	+	+	+	+	
	4	5.42	+	-	+	+	+	+	+	+	+	+	
1991	1	5.09	+	-	-	+	+	+	+	+	+	+	
	2	4.33	-	-	+	-	+	+	+	+	+	+	
	3	2.29	-	-	-	-	+	+	+	+	+	+	
	4	2.16	-	-	-	-	+	-	+	+	+	+	
1992	1	2.15	-	-	-	-	+	-	+	+	+	+	
	2	1.78	-	-	-	-	+	+	-	-	+	+	SELL
	3	2.95	-	-	-	-	+	-	-	+	+	+	
	4	4.02	-	+	-	-	+	+	-	+	+	+	
1993	1	4.44	-	+	-	-	+	-	+	+	+	+	
	2	4.73	-	+	-	+	+	-	-	+	+	+	
	3	5.48	+	+	+	+	+	+	+	+	+	+	BUY
	4	6.33	+	+	+	+	+	+	+	+	+	+	
1994	1	6.82	+	+	+	+	+	+	+	+	+	+	
	2	8.86	+	+	+	+	+	+	+	+	+	+	
	3	10.03	+	+	+	+	+	+	+	+	+	+	
	4	9.28	+	+	+	+	+	+	+	+	+	+	
1995	1	9.24	+	+	+	+	+	+	+	+	+	+	
	2	7.18	+	-	+	+	+	+	+	+	+	+	
	3	5.07	+	-	+	-	+	+	+	+	+	+	
	4	5.34	+	-	-	-	+	+	+	+	+	+	
1996	1	4.58	-	-	-	-	+	+	+	+	+	+	
	2	3.79	-	-	-	-	+	+	+	+	+	+	
	3	3.74	-	-	-	-	+	+	+	+	+	+	
	4	2.89	-	-	-	-	+	+	-	+	+	+	
1997	1	2.83	-	-	-	-	+	-	-	+	+	+	
	2	3.57	-	-	-	-	+	-	-	+	+	+	
	3	3.32	-	-	-	-	+	-	-	+	+	+	
	4	2.80	-	-	-	-	+	-	+	+	+	+	

# Housing Price Trends™

Eugene-Springfield, 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	3.00	-	-	-	-	+	-	+	+	+	+	
	2	2.60	-	-	-	-	+	-	+	+	+	+	
	3	2.04	-	-	-	-	+	-	+	+	+	+	
	4	1.91	-	-	-	-	+	-	+	-	+	+	SELL
1999	1	1.19	-	-	-	-	+	-	+	-	+	+	
	2	0.84	-	-	-	-	+	-	+	-	+	-	
	3	0.43	-	-	-	-	+	-	+	-	+	-	
	4	-0.38	-	-	-	-	+	-	+	-	+	-	
2000	1	-1.39	-	-	-	-	+	-	+	-	+	-	
	2	-2.21	-	-	-	-	+	-	-	-	+	-	
	3	-2.06	-	-	-	-	-	-	-	-	+	-	
	4	-1.53	-	-	-	-	-	-	-	-	+	-	
2001	1	0.17	-	+	-	-	-	-	-	-	+	-	
	2	1.27	-	+	+	+	-	-	-	-	+	+	
	3	1.39	-	+	+	+	-	-	-	-	+	+	
	4	2.24	-	+	+	+	-	-	-	+	+	+	
2002	1	1.72	-	+	+	+	-	-	-	-	+	+	
	2	0.75	-	+	+	+	-	-	-	-	+	-	
	3	0.79	-	+	+	+	+	-	-	-	+	-	
	4	0.45	-	-	+	+	-	-	+	-	+	-	
2003	1	0.08	-	-	+	-	-	-	+	-	+	-	
	2	0.94	-	-	+	+	-	-	+	-	+	-	
	3	1.61	-	+	+	+	-	+	+	-	+	+	
	4	3.03	-	+	+	+	-	+	+	+	+	+	
2004	1	4.49	-	+	+	+	+	+	+	+	+	+	
	2	4.75	-	+	+	+	+	+	+	+	+	+	
	3	7.71	+	+	+	+	+	+	+	+	+	+	BUY
	4	9.27	+	+	+	+	+	+	+	+	+	+	
2005	1	9.77	+	+	+	+	+	+	+	+	+	+	
	2	12.87	+	+	+	+	+	+	+	+	+	+	
	3	13.33	+	+	+	+	+	+	+	+	+	+	
	4	14.37	+	+	+	+	+	+	+	+	+	+	
2006	1	16.47	+	+	+	+	+	+	+	+	+	+	
	2	14.59	+	+	+	+	+	+	+	+	+	+	
	3	12.71	+	+	+	+	+	+	+	+	+	+	
	4	10.54	+	-	+	+	+	+	+	+	+	+	
2007	1	7.13	+	-	-	-	+	+	+	+	+	+	
	2	5.16	+	-	-	-	+	+	+	+	+	+	
	3	2.81	-	-	-	-	+	+	+	+	+	+	
	4	0.01	-	-	-	-	+	-	+	-	-	-	SELL
2008	1	-1.63	-	-	-	-	+	-	-	-	+	-	
	2	-4.75	-	-	-	-	+	-	-	-	-	-	
	3	-8.07	-	-	-	-	+	-	-	-	-	-	
	4	-7.33	-	-	-	-	+	-	+	-	+	-	
2009	1	-5.54	-	-	-	-	-	-	+	-	+	-	
	2	-5.29	-	-	-	-	-	-	+	-	+	-	
	3	-5.76	-	-	-	-	-	-	+	-	+	-	
	4	-8.37	-	-	-	-	-	-	+	-	-	-	
2010	1	-10.65	-	-	-	-	-	-	+	-	+	-	
	2	-9.38	-	-	-	-	-	-	+	-	+	-	
	3	-6.27	-	+	-	-	-	-	+	-	+	-	
	4	-5.31	-	+	+	-	-	-	+	-	+	-	
2011	1	-7.89	-	-	-	-	-	-	+	-	-	-	

