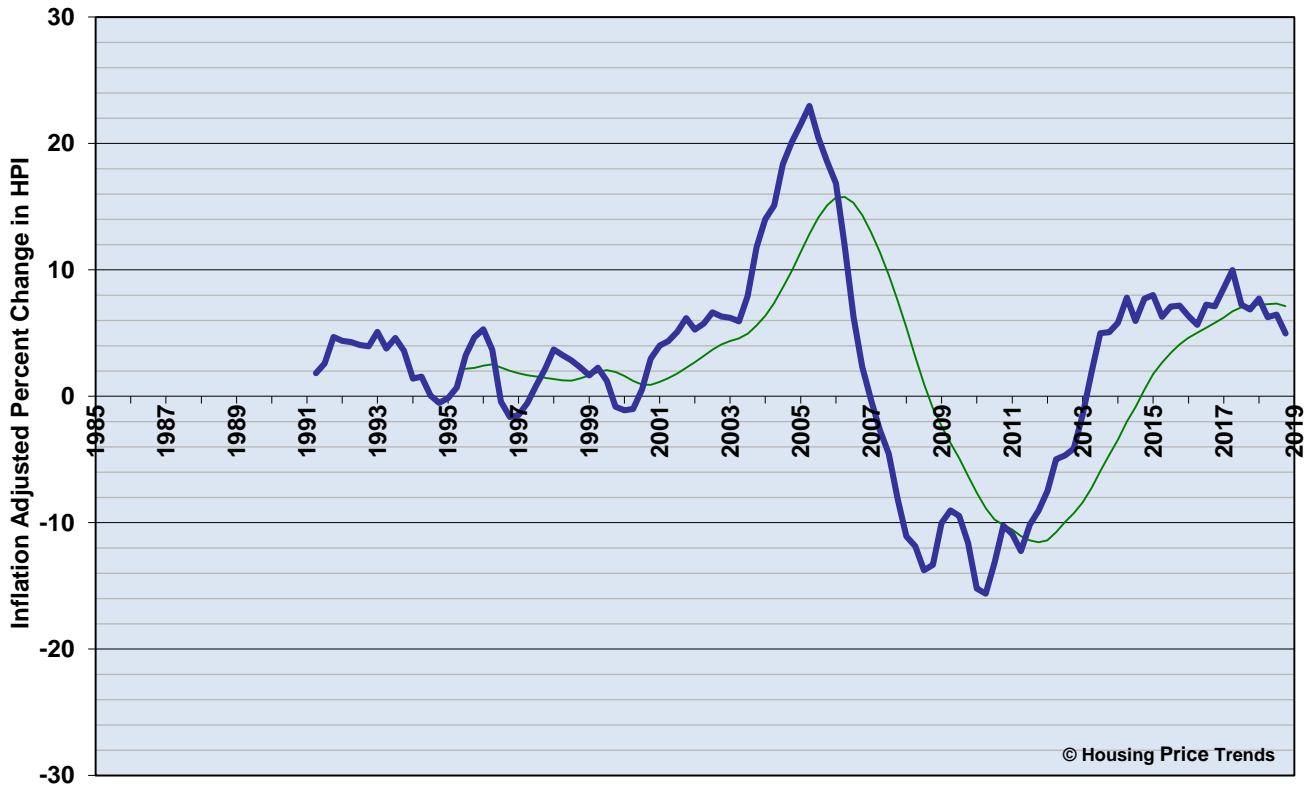
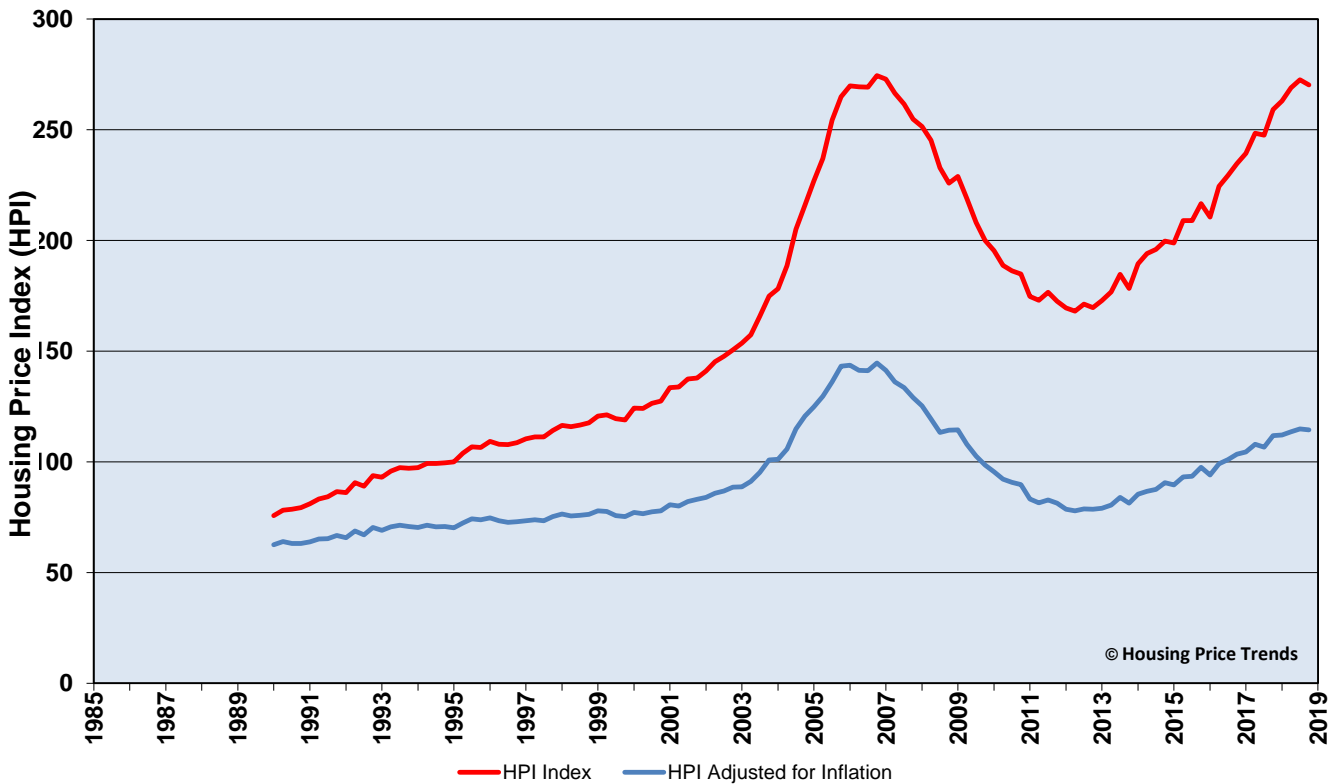


Grants Pass, OR



Grants Pass, OR



Housing Price Trends™

Grants Pass, 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													
	4													
1990	1													
	2													
	3													
	4													
1991	1													
	2	1.83	-									-		+
	3	2.59	-									+	+	+
	4	4.68	-									+	+	+
1992	1	4.39	-									+	+	+
	2	4.28	-									+	+	+
	3	4.05	-									+	+	+
	4	3.95	-									+	+	+
1993	1	5.09	+									+	+	+
	2	3.77	-	-								+	+	+
	3	4.63	-	+	+							+	+	+
	4	3.60	-	-	+							+	+	+
1994	1	1.41	-	-	-							-	+	+
	2	1.55	-	-	-							-	+	+
	3	0.05	-	-	-							-	+	-
	4	-0.53	-	-	-							-	+	-
1995	1	-0.14	-	-	-							-	+	-
	2	0.68	-	-	-							-	+	-
	3	3.24	-	+	-	+	+			-		+	+	+
	4	4.66	-	+	+	+	+		+	-		+	+	+
1996	1	5.29	+	+	+	+	+		+	-		+	+	+
	2	3.67	-	+	+	+	+		-	-		+	+	+
	3	-0.42	-	-	-	-	+		-	-		-	-	-
	4	-1.64	-	-	-	-	+		-	-		-	+	-
1997	1	-1.48	-	-	-	-	+		-	-		-	+	-
	2	-0.52	-	-	-	-	+		-	+		-	+	-
	3	0.85	-	-	+	-	+		-	-		-	+	-
	4	2.16	-	+	-	+	+		-	-		+	+	+

Housing Price Trends™

Grants Pass, 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	3.69	-	+	-	+	+	-	-	+	+	+	
	2	3.26	-	+	-	+	+	-	-	+	+	+	
	3	2.83	-	+	-	+	+	+	-	+	+	+	
	4	2.29	-	+	+	+	+	+	-	+	+	+	
1999	1	1.64	-	+	+	+	+	+	-	-	+	+	
	2	2.26	-	+	+	+	+	+	+	+	+	+	
	3	1.22	-	-	+	-	+	+	+	-	+	+	
	4	-0.82	-	-	-	-	+	-	+	-	+	-	
2000	1	-1.12	-	-	-	-	+	-	+	-	+	-	
	2	-1.01	-	-	-	-	+	-	+	-	+	-	
	3	0.53	-	-	-	-	+	-	-	-	+	-	
	4	2.97	-	+	+	+	+	-	-	+	+	+	
2001	1	4.01	-	+	+	+	+	+	-	+	+	+	
	2	4.37	-	+	+	+	+	+	-	+	+	+	
	3	5.10	+	+	+	+	+	+	-	+	+	+	
	4	6.17	+	+	+	+	+	+	-	+	+	+	
2002	1	5.27	+	+	+	+	+	+	+	+	+	+	BUY
	2	5.75	+	+	+	+	+	+	+	+	+	+	
	3	6.65	+	+	+	+	+	+	+	+	+	+	
	4	6.32	+	+	+	+	+	+	+	+	+	+	
2003	1	6.21	+	+	+	+	+	+	+	+	+	+	
	2	5.93	+	+	+	+	+	+	+	+	+	+	
	3	7.94	+	+	+	+	+	+	+	+	+	+	
	4	11.81	+	+	+	+	+	+	+	+	+	+	
2004	1	14.00	+	+	+	+	+	+	+	+	+	+	
	2	15.09	+	+	+	+	+	+	+	+	+	+	
	3	18.36	+	+	+	+	+	+	+	+	+	+	
	4	20.10	+	+	+	+	+	+	+	+	+	+	
2005	1	21.53	+	+	+	+	+	+	+	+	+	+	
	2	22.95	+	+	+	+	+	+	+	+	+	+	
	3	20.46	+	+	+	+	+	+	+	+	+	+	
	4	18.58	+	+	+	+	+	+	+	+	+	+	
2006	1	16.83	+	-	+	+	+	+	+	+	+	+	
	2	11.96	+	-	-	-	+	+	+	+	+	+	
	3	6.26	+	-	-	-	+	+	+	+	+	+	
	4	2.33	-	-	-	-	+	-	+	+	-	+	SELL
2007	1	-0.32	-	-	-	-	+	-	+	-	-	-	
	2	-2.65	-	-	-	-	+	-	+	-	+	-	
	3	-4.55	-	-	-	-	+	-	+	-	+	-	
	4	-8.13	-	-	-	-	+	-	+	-	-	-	
2008	1	-11.09	-	-	-	-	+	-	+	-	-	-	
	2	-11.87	-	-	-	-	-	-	+	-	+	-	
	3	-13.75	-	-	-	-	-	-	+	-	+	-	
	4	-13.34	-	-	-	-	-	-	+	-	+	-	
2009	1	-10.01	-	-	-	-	-	-	+	-	+	-	
	2	-9.02	-	+	-	-	-	-	+	-	+	-	
	3	-9.46	-	+	-	-	-	-	+	-	+	-	
	4	-11.62	-	-	-	-	-	-	+	-	+	-	
2010	1	-15.20	-	-	-	-	-	-	+	-	-	-	
	2	-15.62	-	-	-	-	-	-	+	-	+	-	
	3	-13.12	-	-	-	-	-	-	+	-	+	-	
	4	-10.25	-	+	+	-	-	-	+	-	+	-	
2011	1	-10.92	-	+	+	-	-	-	-	-	+	-	

