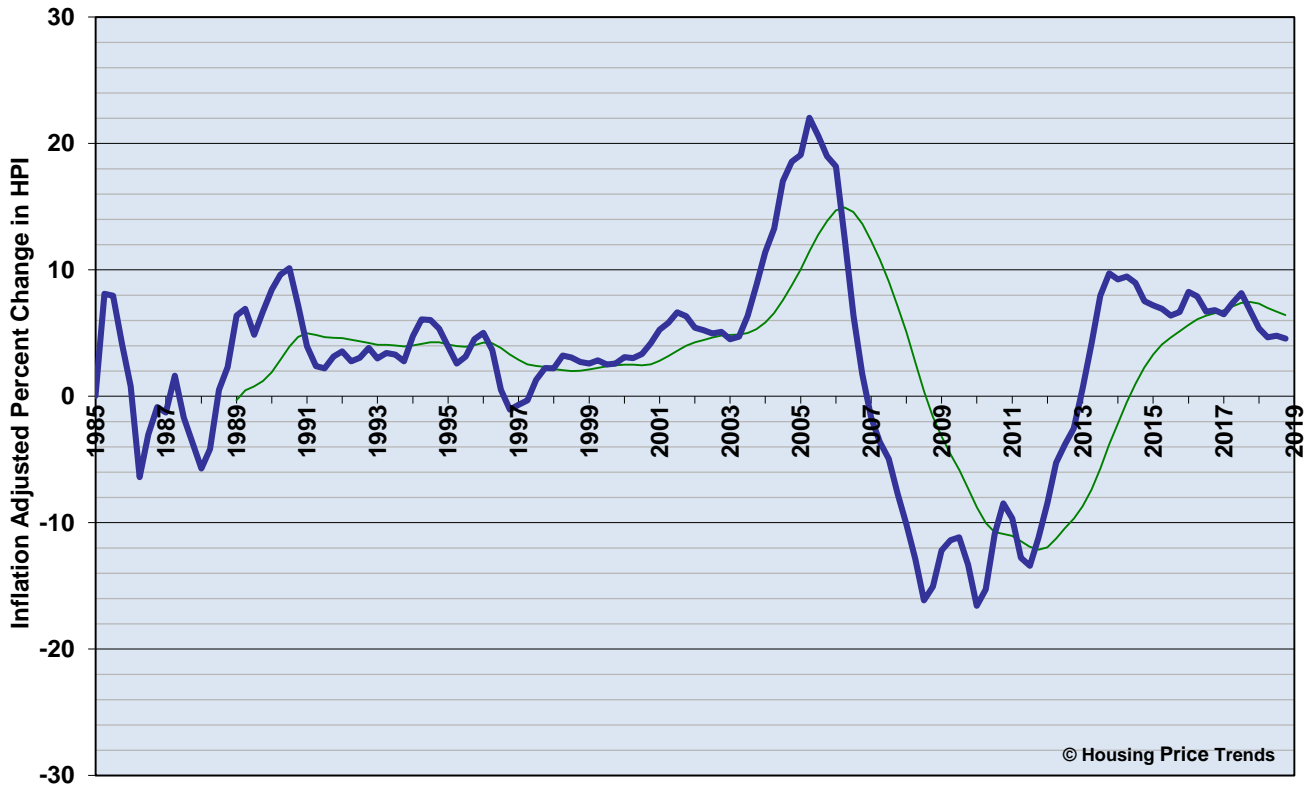
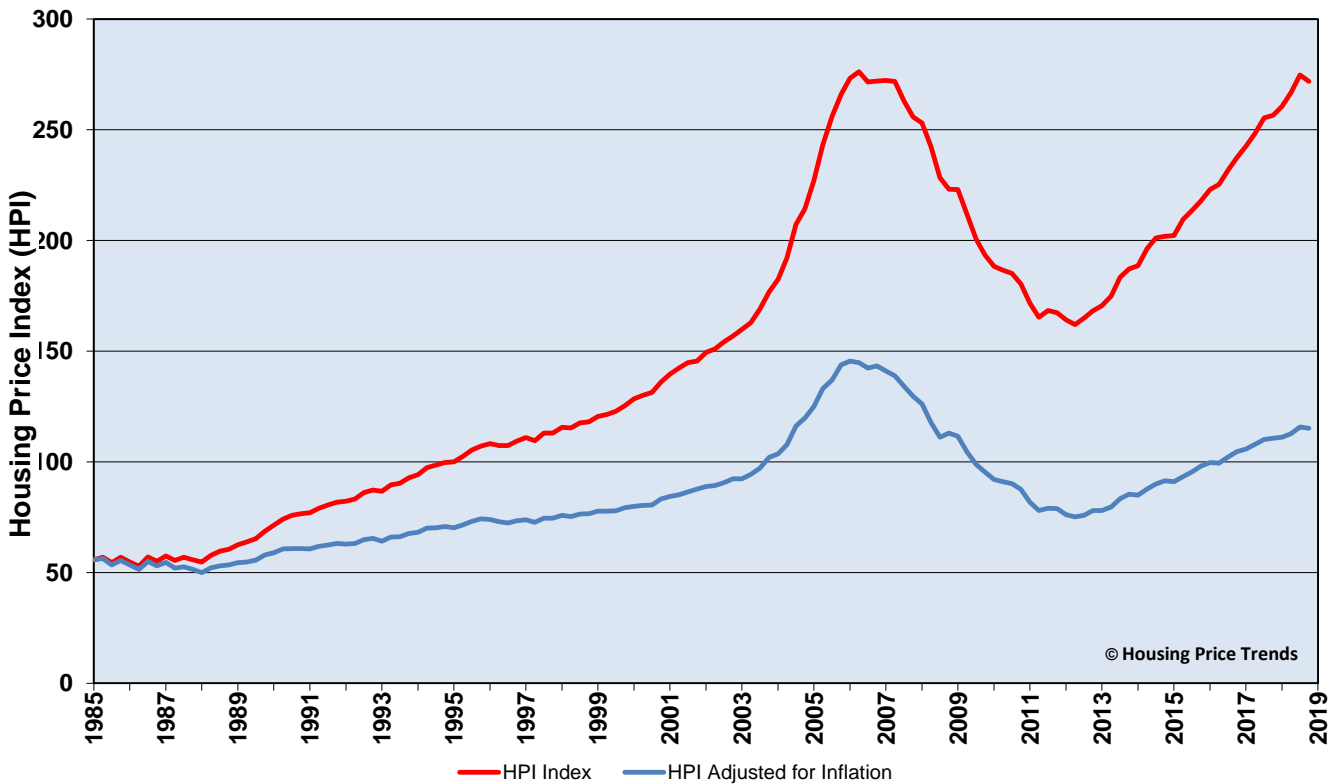


Medford, OR



Medford, OR



Housing Price Trends™

Medford, 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	0.03	-								-	+	-	
	2	8.09	+								+	+	+	BUY
	3	7.96	+								+	+	+	
	4	4.12	-								+	+	+	
1986	1	0.79	-								-	-	-	SELL
	2	-6.41	-								-	-	-	
	3	-3.03	-								-	+	-	
	4	-0.86	-	-							-	+	-	
1987	1	-1.28	-	-	+						-	+	-	
	2	1.62	-	+	+						-	+	+	
	3	-1.70	-	-	-						-	-	-	
	4	-3.66	-	-	-						-	+	-	
1988	1	-5.71	-	-	-						-	+	-	
	2	-4.18	-	-	-						-	+	-	
	3	0.52	-	+	+						-	+	-	
	4	2.30	-	+	+						+	+	+	
1989	1	6.38	+	+	+	+	-				+	+	+	
	2	6.93	+	+	+	+	-	+	-		+	+	+	
	3	4.88	-	+	+	+	+	+	+		+	+	+	
	4	6.68	+	+	+	+	+	+	+		+	+	+	BUY
1990	1	8.43	+	+	+	+	+	+	+		+	+	+	
	2	9.62	+	+	+	+	+	+	+		+	+	+	
	3	10.14	+	+	+	+	+	+	+		+	+	+	
	4	7.13	+	+	+	+	+	+	+		+	+	+	
1991	1	3.95	-	-	+	+	+	+	+		+	+	+	
	2	2.38	-	-	-	-	+	+	+		+	+	+	
	3	2.21	-	-	-	-	+	+	+		+	+	+	
	4	3.16	-	-	-	-	+	+	+		+	+	+	
1992	1	3.54	-	-	-	-	+	+	+		+	+	+	
	2	2.76	-	-	-	-	+	+	+		+	+	+	
	3	3.05	-	-	-	-	+	+	-		+	+	+	
	4	3.82	-	+	-	-	+	+	-		+	+	+	
1993	1	2.99	-	-	-	-	+	+	-		+	+	+	
	2	3.42	-	+	-	-	+	+	+		+	+	+	
	3	3.30	-	+	+	-	+	+	+		+	+	+	
	4	2.76	-	-	+	-	+	+	-		+	+	+	
1994	1	4.76	-	+	+	+	+	+	-	+	+	+	+	
	2	6.08	+	+	+	+	+	+	+		+	+	+	
	3	6.02	+	+	+	+	+	+	+		+	+	+	
	4	5.34	+	+	+	+	+	+	+		+	+	+	
1995	1	3.92	-	-	+	+	+	+	-	+	+	+	+	
	2	2.60	-	-	-	-	+	+	-	+	+	+	+	
	3	3.15	-	-	-	-	+	+	-	+	+	+	+	
	4	4.52	-	+	+	+	+	+	+		+	+	+	
1996	1	5.01	+	+	+	+	+	+	+		+	+	+	
	2	3.65	-	-	-	-	+	+	+		+	+	+	
	3	0.52	-	-	-	-	+	+	-	+	-	-	-	SELL
	4	-1.06	-	-	-	-	+	+	-	+	-	+	-	
1997	1	-0.69	-	-	-	-	+	+	-	-	-	+	-	
	2	-0.31	-	-	-	-	+	+	-	-	-	+	-	
	3	1.29	-	-	-	-	+	+	-	-	-	+	+	
	4	2.23	-	+	-	-	+	+	-	-	+	+	+	

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Medford, 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	2.20	-	+	-	-	+	-	-	+	+	+	
	2	3.22	-	+	-	+	+	+	-	+	+	+	
	3	3.07	-	+	-	+	+	-	+	+	+	+	
	4	2.71	-	+	+	+	+	-	+	+	+	+	
1999	1	2.60	-	+	+	+	+	-	+	+	+	+	
	2	2.84	-	+	+	+	+	-	-	+	+	+	
	3	2.52	-	+	+	+	+	-	+	+	+	+	
	4	2.60	-	-	+	+	+	-	+	+	+	+	
2000	1	3.10	-	+	+	+	+	-	+	+	+	+	
	2	3.02	-	+	+	+	+	-	+	+	+	+	
	3	3.34	-	+	+	+	+	-	+	+	+	+	
	4	4.18	-	+	+	+	+	+	+	+	+	+	
2001	1	5.27	+	+	+	+	+	+	+	+	+	+	BUY
	2	5.79	+	+	+	+	+	+	+	+	+	+	
	3	6.65	+	+	+	+	+	+	+	+	+	+	
	4	6.34	+	+	+	+	+	+	+	+	+	+	
2002	1	5.43	+	+	+	+	+	+	+	+	+	+	
	2	5.22	+	+	+	+	+	+	+	+	+	+	
	3	4.96	-	-	+	+	+	+	+	+	+	+	
	4	5.09	+	-	+	+	+	+	+	+	+	+	
2003	1	4.52	-	-	+	+	+	+	+	+	+	+	
	2	4.72	-	-	-	+	+	+	+	+	+	+	
	3	6.37	+	+	+	+	+	+	+	+	+	+	
	4	8.84	+	+	+	+	+	+	+	+	+	+	
2004	1	11.40	+	+	+	+	+	+	+	+	+	+	
	2	13.28	+	+	+	+	+	+	+	+	+	+	
	3	17.02	+	+	+	+	+	+	+	+	+	+	
	4	18.55	+	+	+	+	+	+	+	+	+	+	
2005	1	19.08	+	+	+	+	+	+	+	+	+	+	
	2	22.04	+	+	+	+	+	+	+	+	+	+	
	3	20.60	+	+	+	+	+	+	+	+	+	+	
	4	18.99	+	+	+	+	+	+	+	+	+	+	
2006	1	18.18	+	+	+	+	+	+	+	+	+	+	
	2	12.53	+	-	+	+	+	+	+	+	+	+	
	3	6.33	+	-	-	-	+	+	+	+	+	+	
	4	1.78	-	-	-	-	+	-	+	-	-	+	SELL
2007	1	-1.70	-	-	-	-	+	-	+	-	-	-	
	2	-3.60	-	-	-	-	+	-	-	-	+	-	
	3	-4.96	-	-	-	-	+	-	-	-	+	-	
	4	-7.73	-	-	-	-	+	-	+	-	-	-	
2008	1	-10.12	-	-	-	-	+	-	+	-	+	-	
	2	-12.88	-	-	-	-	-	-	+	-	-	-	
	3	-16.14	-	-	-	-	-	-	+	-	-	-	
	4	-15.06	-	-	-	-	-	-	+	-	+	-	
2009	1	-12.19	-	-	-	-	-	-	+	-	+	-	
	2	-11.39	-	-	-	-	-	-	+	-	+	-	
	3	-11.15	-	+	-	-	-	-	+	-	+	-	
	4	-13.33	-	-	-	-	-	-	+	-	+	-	
2010	1	-16.57	-	-	-	-	-	-	+	-	-	-	
	2	-15.27	-	-	-	-	-	-	+	-	+	-	
	3	-10.90	-	+	+	-	-	-	+	-	+	-	
	4	-8.47	-	+	+	+	-	-	+	-	+	-	
2011	1	-9.67	-	+	+	+	-	-	-	-	+	-	

