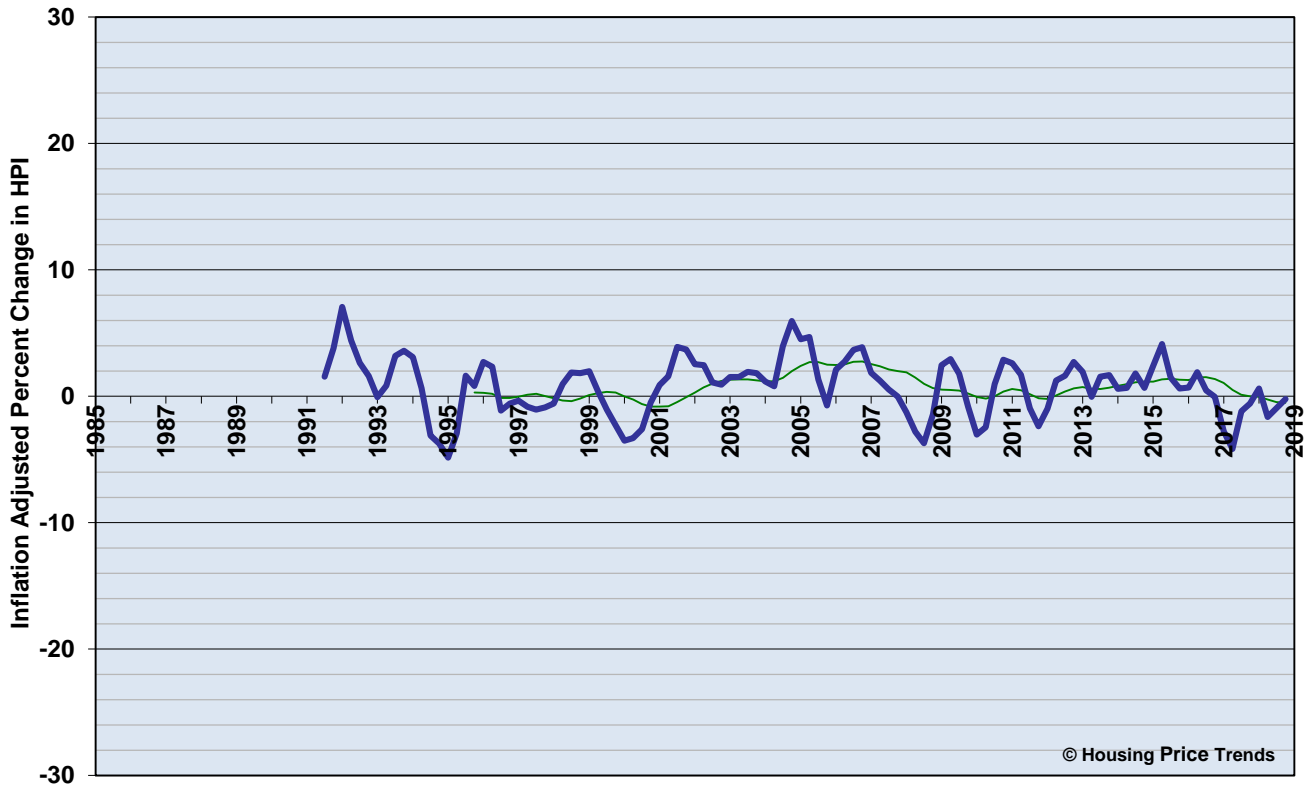
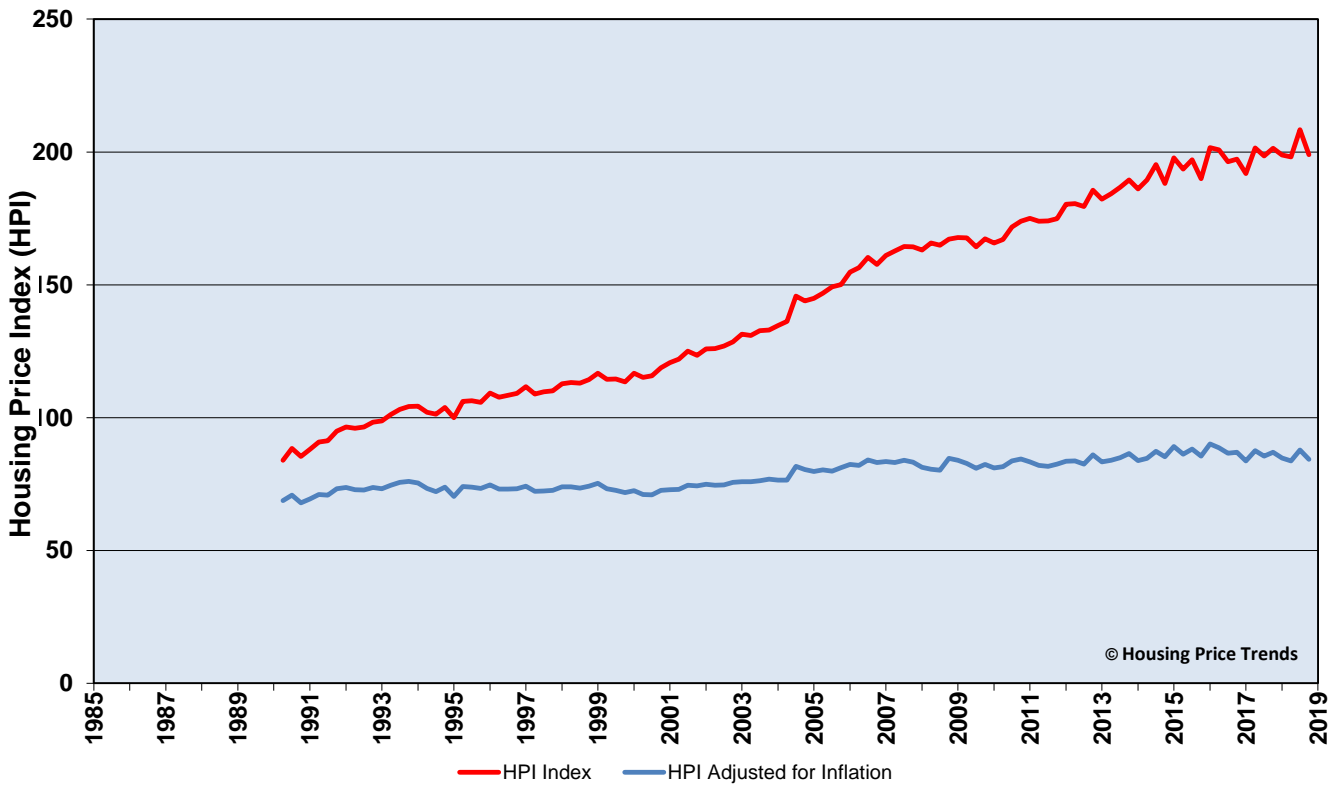


Williamsport, PA



Williamsport, PA



Housing Price Trends™

Williamsport, PA

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													
	3	1.55	-									-		+
	4	3.80	-									+	+	+
1992	1	7.06	+									+	+	+
	2	4.41	-									+	+	+
	3	2.63	-									+	+	+
	4	1.61	-									-	+	+
1993	1	-0.08	-									-	+	-
	2	0.83	-									-	+	-
	3	3.19	-	+								+	+	+
	4	3.60	-	+	+							+	+	+
1994	1	3.09	-	+	-							+	+	+
	2	0.63	-	-	-							-	+	-
	3	-3.11	-	-	-							-	-	-
	4	-3.75	-	-	-							-	+	-
1995	1	-4.86	-	-	-							-	+	-
	2	-2.93	-	-	-							-	+	-
	3	1.63	-	+	+							-	+	+
	4	0.83	-	+	-	-	-					-	+	-
1996	1	2.72	-	+	-	+	-		+	-		+	+	+
	2	2.32	-	+	-	+	-		-	+		+	+	+
	3	-1.14	-	-	-	-	-		-	-		-	-	-
	4	-0.57	-	+	+	-	-		-	-		-	+	-
1997	1	-0.35	-	-	+	-	-		-	-		-	+	-
	2	-0.83	-	-	+	-	-		-	+		-	+	-
	3	-1.05	-	-	+	-	-		-	+		-	+	-
	4	-0.87	-	-	-	-	-		-	+		-	+	-

Housing Price Trends™

Williamsport, PA

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	-0.57	-	-	-	-	-	-	+	-	+	-	
	2	0.98	-	+	-	+	-	-	+	-	+	-	
	3	1.89	-	+	-	+	-	-	+	-	+	+	
	4	1.84	-	+	+	+	-	+	+	-	+	+	
1999	1	1.99	-	+	+	+	-	+	+	-	+	+	
	2	0.41	-	-	+	+	-	+	+	-	+	-	
	3	-1.05	-	-	-	-	-	+	+	-	+	-	
	4	-2.28	-	-	-	-	-	+	-	-	+	-	
2000	1	-3.50	-	-	-	-	-	-	-	-	+	-	
	2	-3.31	-	-	-	-	-	-	-	-	+	-	
	3	-2.61	-	-	-	-	-	-	-	-	+	-	
	4	-0.50	-	+	-	+	-	-	-	-	+	-	
2001	1	0.89	-	+	-	+	-	+	-	-	+	-	
	2	1.57	-	+	-	+	-	+	-	-	+	+	
	3	3.90	-	+	+	+	-	+	-	+	+	+	
	4	3.71	-	+	+	+	-	+	-	+	+	+	
2002	1	2.54	-	+	+	+	-	+	-	+	+	+	
	2	2.46	-	+	+	+	-	+	+	+	+	+	
	3	1.10	-	-	+	+	+	+	+	-	+	+	
	4	0.92	-	-	+	+	+	-	+	-	+	-	
2003	1	1.51	-	-	+	+	+	-	+	-	+	+	
	2	1.51	-	-	+	+	+	-	+	-	+	+	
	3	1.94	-	-	+	+	+	-	+	-	+	+	
	4	1.83	-	-	-	+	+	+	+	-	+	+	
2004	1	1.17	-	-	-	+	+	+	+	-	+	+	
	2	0.79	-	-	-	-	+	+	+	-	+	-	
	3	3.96	-	+	+	+	+	+	+	+	+	+	
	4	5.94	+	+	+	+	+	+	+	+	+	+	BUY
2005	1	4.51	-	+	+	+	+	+	+	+	+	+	
	2	4.69	-	+	+	+	+	+	+	+	+	+	
	3	1.32	-	-	-	-	+	+	+	-	-	+	SELL
	4	-0.72	-	-	-	-	+	-	+	-	+	-	
2006	1	2.10	-	-	+	-	+	-	+	+	+	+	
	2	2.73	-	-	+	+	+	-	+	+	+	+	
	3	3.68	-	+	+	+	+	+	+	+	+	+	
	4	3.88	-	+	-	+	+	+	+	+	+	+	
2007	1	1.85	-	-	-	-	+	+	+	-	+	+	
	2	1.26	-	-	-	-	+	+	-	-	+	+	
	3	0.54	-	-	-	-	+	-	-	-	+	-	
	4	-0.03	-	-	-	-	+	-	-	-	+	-	
2008	1	-1.25	-	-	-	-	+	-	-	-	+	-	
	2	-2.81	-	-	-	-	+	-	-	-	+	-	
	3	-3.72	-	-	-	-	+	-	-	-	+	-	
	4	-1.44	-	-	-	-	-	-	-	-	+	-	
2009	1	2.46	-	+	-	+	-	-	+	+	+	+	
	2	2.95	-	+	+	+	-	-	-	+	+	+	
	3	1.78	-	+	+	+	-	-	-	-	+	+	
	4	-0.83	-	-	-	-	-	-	-	-	-	-	
2010	1	-3.03	-	-	-	-	-	-	-	-	+	-	
	2	-2.44	-	-	-	-	-	-	-	-	+	-	
	3	0.96	-	+	+	+	-	-	-	-	+	-	
	4	2.90	-	+	+	+	-	+	-	+	+	+	
2011	1	2.63	-	+	+	+	-	-	+	+	+	+	

