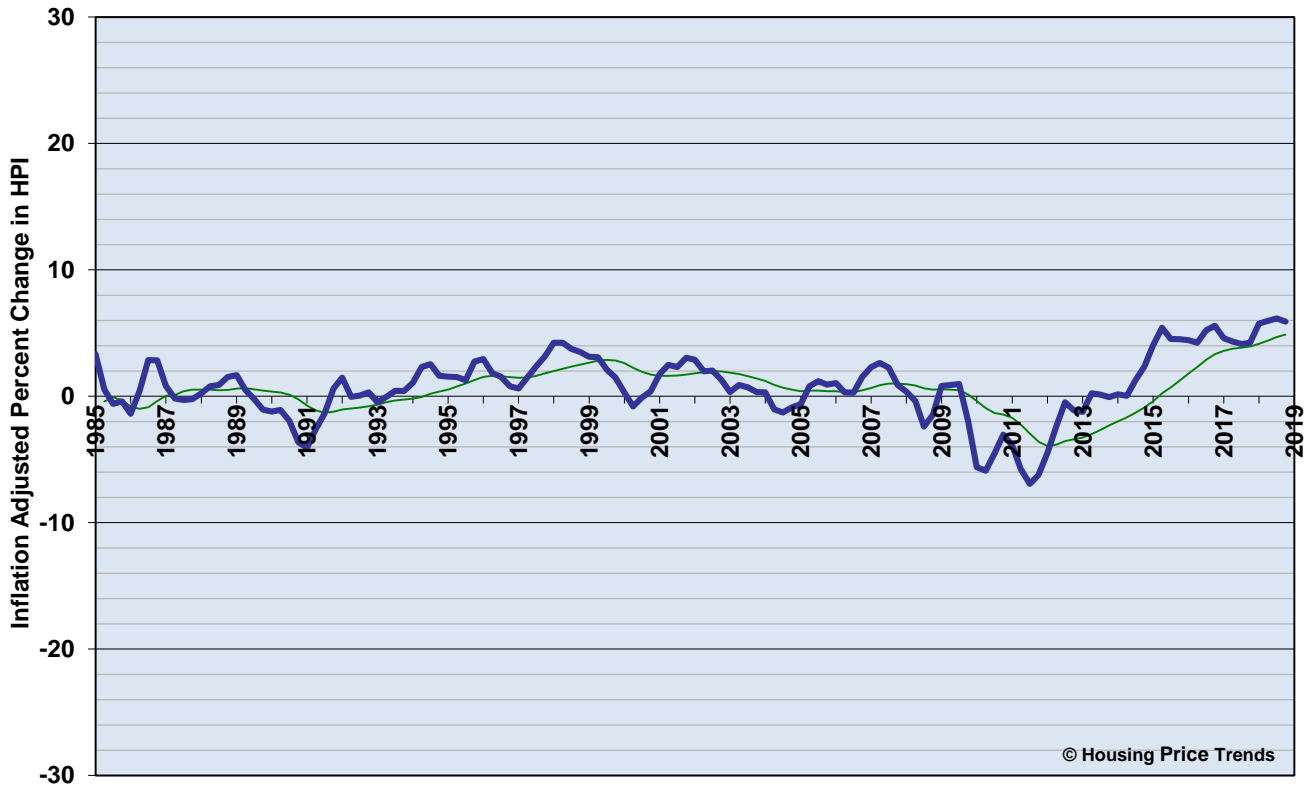
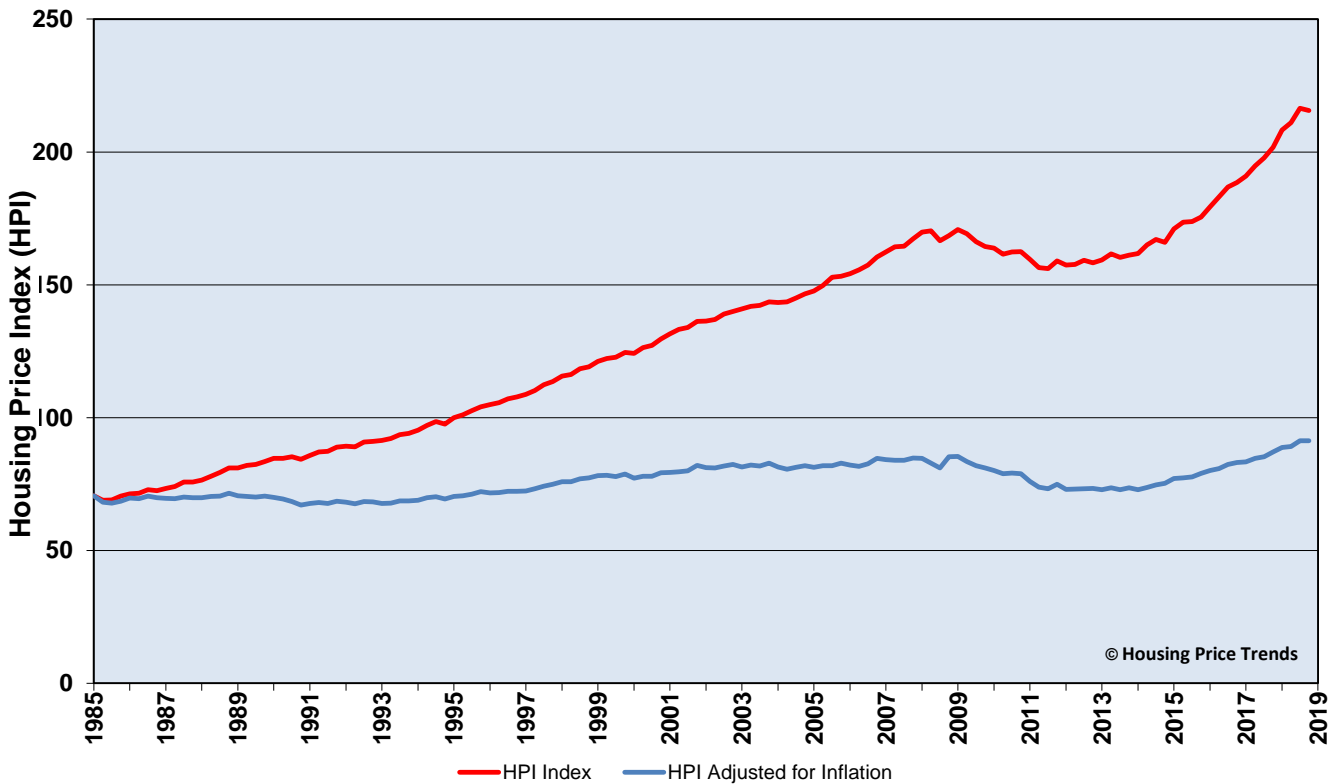


Greenville-Anderson, SC



Greenville-Anderson, SC



Housing Price Trends™

Greenville-Anderson, SC

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	3.34	-	+	+						+	+	+	
	2	0.51	-	+	+	+	-		+		-	-	-	
	3	-0.60	-	-	+	+	-	+	+		-	+	-	
	4	-0.41	-	-	-	+	-	-	+		-	+	-	
1986	1	-1.40	-	-	-	-	-	-	-	+	-	+	-	
	2	0.43	-	+	-	+	-	-	+	+	-	+	-	
	3	2.88	-	+	+	+	-	-	-	+	+	+	+	
	4	2.83	-	+	+	+	-	-	+	+	+	+	+	
1987	1	0.81	-	-	+	+	-	-	+	+	-	+	-	
	2	-0.17	-	-	-	+	-	-	+	+	-	+	-	
	3	-0.30	-	-	-	-	-	-	+	+	-	+	-	
	4	-0.23	-	-	+	-	+	-	+	-	-	+	-	
1988	1	0.24	-	-	+	-	-	-	-	+	-	+	-	
	2	0.79	-	-	+	+	-	-	-	+	-	+	-	
	3	0.88	-	+	+	+	-	-	-	+	-	+	-	
	4	1.52	-	+	-	+	-	-	+	+	-	+	+	
1989	1	1.69	-	+	-	+	+	-	+	-	-	+	+	
	2	0.50	-	-	-	-	+	-	+	-	-	+	-	
	3	-0.23	-	-	-	-	+	-	-	-	-	+	-	
	4	-1.06	-	-	-	-	-	-	-	-	-	+	-	
1990	1	-1.20	-	-	-	-	-	-	-	-	-	+	-	
	2	-1.09	-	-	-	-	-	-	-	-	-	+	-	
	3	-1.94	-	-	-	-	-	-	-	-	-	+	-	
	4	-3.63	-	-	-	-	-	-	-	-	-	+	-	
1991	1	-4.06	-	-	-	-	-	-	-	-	-	+	-	
	2	-2.57	-	-	-	-	-	-	-	-	-	+	-	
	3	-1.36	-	+	-	-	-	-	-	-	-	+	-	
	4	0.61	-	+	+	+	-	-	+	-	-	+	-	
1992	1	1.47	-	+	+	+	-	-	+	-	-	+	+	
	2	-0.05	-	+	+	+	-	-	+	-	-	+	-	
	3	0.07	-	+	+	+	-	-	-	-	-	+	-	
	4	0.32	-	+	+	+	-	-	-	-	-	+	-	
1993	1	-0.47	-	+	+	+	-	-	-	-	-	+	-	
	2	-0.05	-	+	+	+	-	-	-	+	-	+	-	
	3	0.43	-	+	+	+	-	-	-	+	-	+	-	
	4	0.40	-	+	+	+	-	-	-	+	-	+	-	
1994	1	1.08	-	+	+	+	-	-	+	+	-	+	+	
	2	2.31	-	+	+	+	-	-	+	+	+	+	+	
	3	2.55	-	+	+	+	-	-	+	+	+	+	+	
	4	1.62	-	+	+	+	-	-	+	+	-	+	+	
1995	1	1.55	-	+	+	+	-	-	+	+	-	+	+	
	2	1.52	-	+	+	+	-	-	+	+	-	+	+	
	3	1.27	-	-	+	+	+	-	+	+	-	+	+	
	4	2.75	-	+	+	+	+	-	+	+	+	+	+	
1996	1	2.95	-	+	+	+	+	-	+	+	+	+	+	
	2	1.83	-	-	+	+	+	-	+	+	-	+	+	
	3	1.54	-	-	-	+	+	-	+	+	-	+	+	
	4	0.80	-	-	-	-	+	-	+	+	-	+	-	
1997	1	0.61	-	-	-	-	+	-	+	+	-	+	-	
	2	1.50	-	-	-	+	+	-	+	+	-	+	+	
	3	2.35	-	+	+	+	+	-	+	+	+	+	+	
	4	3.17	-	+	+	+	+	-	+	+	+	+	+	

Housing Price Trends™

Greenville-Anderson, SC

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	4.23	-	+	+	+	+	+	+	+	+	+	+	
	2	4.24	-	+	+	+	+	+	+	+	+	+	+	
	3	3.75	-	+	+	+	+	+	+	+	+	+	+	
	4	3.51	-	+	+	+	+	+	+	+	+	+	+	
1999	1	3.12	-	+	+	+	+	+	+	+	+	+	+	
	2	3.08	-	-	+	+	+	+	+	+	+	+	+	
	3	2.10	-	-	+	-	+	+	+	+	+	+	+	
	4	1.47	-	-	-	-	+	-	+	-	+	+	+	
2000	1	0.29	-	-	-	-	+	-	+	-	+	-	-	
	2	-0.80	-	-	-	-	+	-	+	-	+	-	-	
	3	-0.10	-	-	-	-	+	-	-	-	+	-	-	
	4	0.38	-	-	-	-	+	-	-	-	+	-	-	
2001	1	1.75	-	+	-	-	+	+	-	-	+	+	+	
	2	2.50	-	+	-	+	+	+	-	-	+	+	+	
	3	2.32	-	+	-	+	+	+	-	-	+	+	+	
	4	3.05	-	+	+	+	+	+	-	-	+	+	+	
2002	1	2.89	-	+	+	+	+	+	-	-	+	+	+	
	2	1.98	-	+	+	-	+	+	-	-	-	+	+	
	3	2.02	-	+	+	-	+	+	-	-	+	+	+	
	4	1.31	-	-	+	-	+	+	-	+	-	+	+	
2003	1	0.33	-	-	-	-	+	-	+	-	+	-	-	
	2	0.89	-	-	-	-	+	-	+	-	+	-	-	
	3	0.73	-	-	-	-	+	-	+	-	+	-	-	
	4	0.34	-	-	-	-	+	-	+	-	+	-	-	
2004	1	0.32	-	-	-	-	+	-	-	-	-	+	-	
	2	-1.03	-	-	-	-	+	-	-	-	-	+	-	
	3	-1.29	-	-	-	-	+	-	-	-	-	+	-	
	4	-0.88	-	-	-	-	-	-	-	-	-	+	-	
2005	1	-0.62	-	-	-	-	-	-	-	-	-	+	-	
	2	0.79	-	+	+	-	-	+	-	-	-	+	-	
	3	1.19	-	+	+	+	-	-	-	-	-	+	+	
	4	0.91	-	+	+	+	-	-	-	-	-	+	-	
2006	1	1.04	-	+	+	+	-	-	-	-	-	+	+	
	2	0.31	-	+	-	-	-	-	-	-	-	+	-	
	3	0.27	-	+	+	-	-	-	-	-	-	+	-	
	4	1.53	-	+	+	+	-	-	+	-	-	+	+	
2007	1	2.30	-	+	+	+	-	+	+	+	+	+	+	
	2	2.65	-	+	+	+	+	+	+	+	+	+	+	
	3	2.26	-	+	+	+	+	+	+	+	+	+	+	
	4	0.90	-	-	-	+	+	+	+	+	-	+	-	
2008	1	0.35	-	-	-	-	+	-	+	-	-	+	-	
	2	-0.38	-	-	-	-	+	-	+	-	-	+	-	
	3	-2.41	-	-	-	-	-	-	+	-	-	+	-	
	4	-1.47	-	-	-	-	-	-	+	-	-	+	-	
2009	1	0.81	-	+	-	+	+	+	-	-	-	+	-	
	2	0.90	-	+	-	+	+	+	-	-	-	+	-	
	3	0.96	-	+	-	+	-	+	-	-	-	+	-	
	4	-1.96	-	-	-	-	-	-	-	-	-	-	-	
2010	1	-5.60	-	-	-	-	-	-	-	-	-	-	-	
	2	-5.89	-	-	-	-	-	-	-	-	-	+	-	
	3	-4.50	-	-	-	-	-	-	-	-	-	+	-	
	4	-3.03	-	-	-	-	-	-	-	-	-	+	-	
2011	1	-3.89	-	-	-	-	-	-	-	-	-	+	-	

