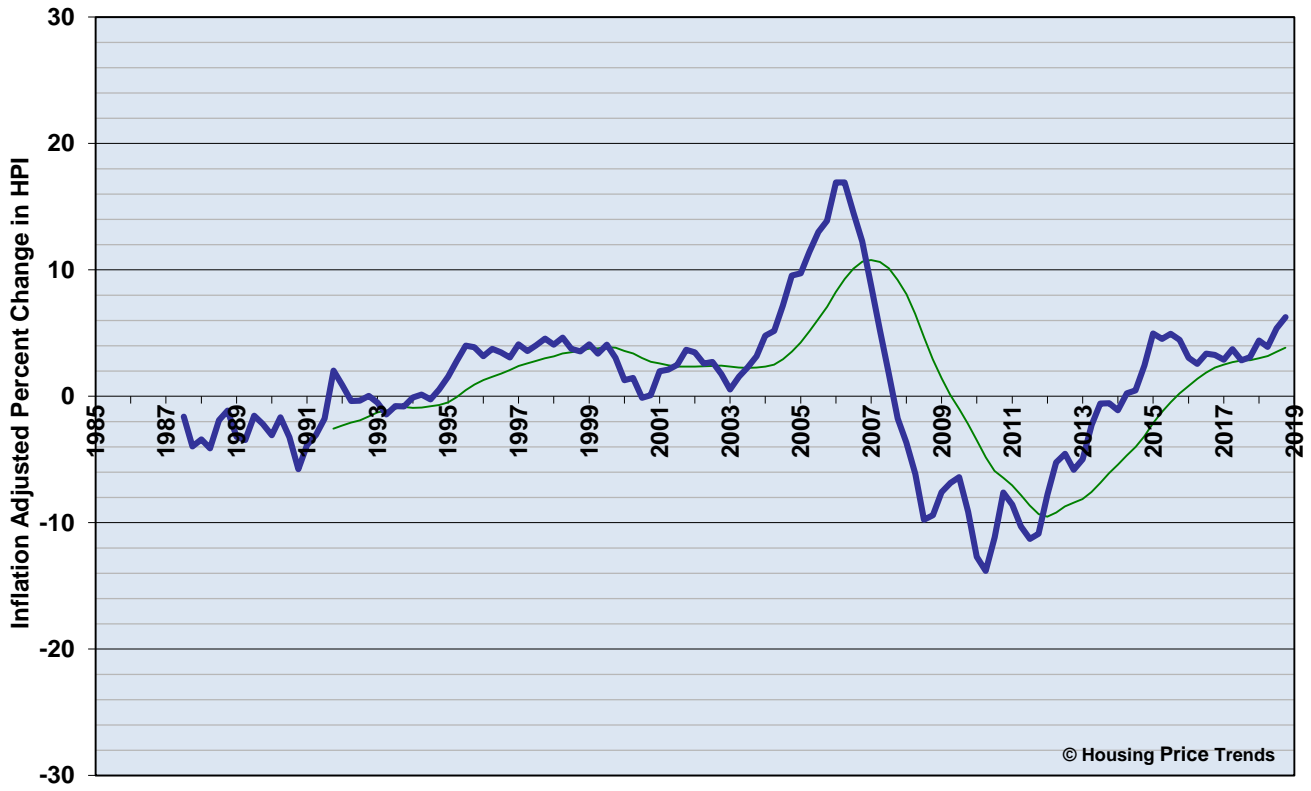
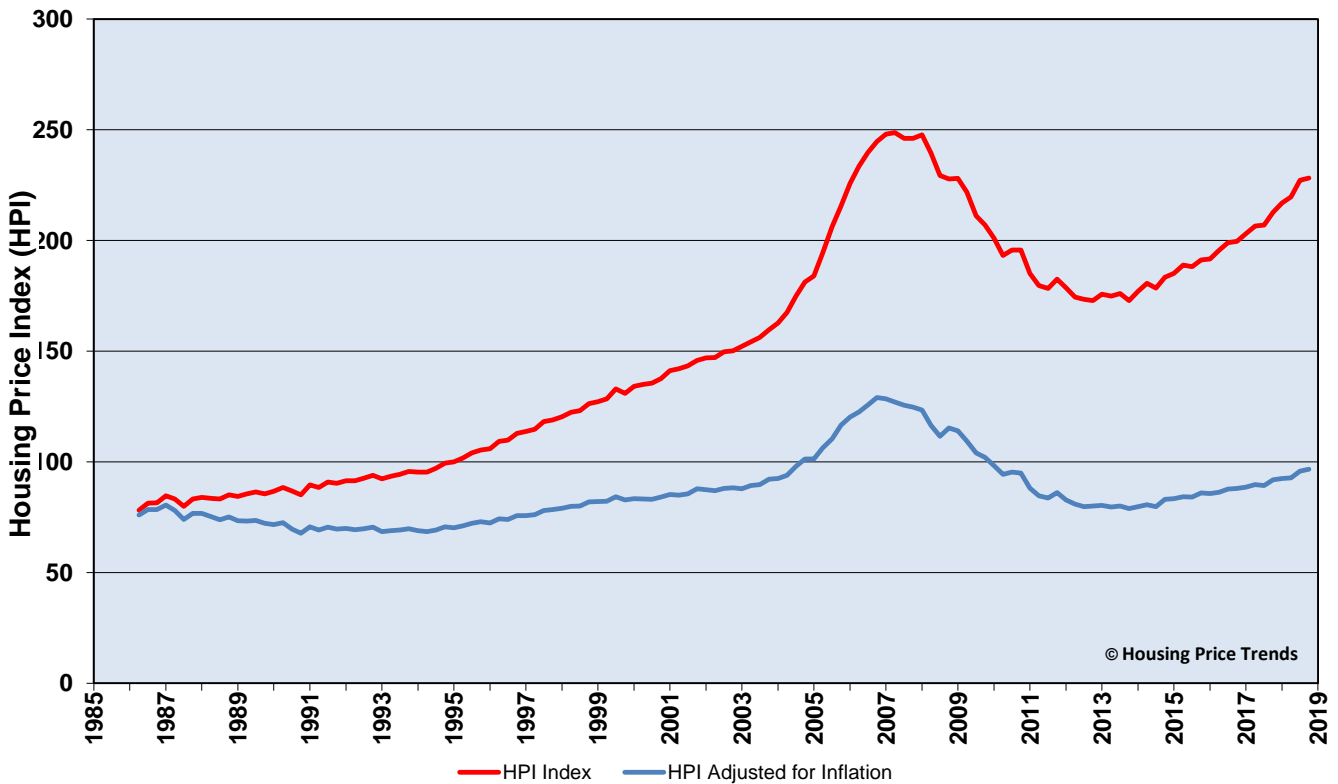


Myrtle Beach-Conway-North Myrtle Beach, SC-NC



Myrtle Beach-Conway-North Myrtle Beach, SC-NC



Housing Price Trends™

Myrtle Beach-Conway-North Myrtle Beach, SC-NC

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	-1.62	-									-		-
	4	-3.96	-									-	+	-
1988	1	-3.40	-									-	+	-
	2	-4.13	-									-	+	-
	3	-1.90	-									-	+	-
	4	-1.12	-									-	+	-
1989	1	-3.22	-									-	+	-
	2	-3.47	-									-	+	-
	3	-1.53	-	+								-	+	-
	4	-2.20	-	+	-							-	+	-
1990	1	-3.09	-	-	+							-	+	-
	2	-1.68	-	+	+							-	+	-
	3	-3.23	-	-	+							-	+	-
	4	-5.77	-	-	-							-	-	-
1991	1	-3.88	-	-	-							-	+	-
	2	-3.06	-	+	+							-	+	-
	3	-1.75	-	+	+							-	+	-
	4	2.03	-	+	+	+	-			+		+	+	+
1992	1	0.89	-	+	+	+	-		+	+		-	+	-
	2	-0.37	-	+	+	+	-		+	+		-	+	-
	3	-0.34	-	+	+	+	-		+	+		-	+	-
	4	0.04	-	+	+	+	-		+	+		-	+	-
1993	1	-0.51	-	+	+	+	-		+	+		-	+	-
	2	-1.44	-	-	+	+	-		-	+		-	+	-
	3	-0.77	-	-	+	+	-		+	+		-	+	-
	4	-0.81	-	-	+	+	-		+	+		-	+	-
1994	1	-0.09	-	+	-	+	-		+	+		-	+	-
	2	0.14	-	+	-	+	-		+	+		-	+	-
	3	-0.26	-	+	+	+	-		+	+		-	+	-
	4	0.54	-	+	+	+	-		+	+		-	+	-
1995	1	1.56	-	+	+	+	-		+	+		-	+	+
	2	2.79	-	+	+	+	-		+	+		+	+	+
	3	4.01	-	+	+	+	-		+	+		+	+	+
	4	3.88	-	+	+	+	+		+	+		+	+	+
1996	1	3.17	-	+	+	+	+		+	+		+	+	+
	2	3.74	-	+	+	+	+		+	+		+	+	+
	3	3.47	-	+	+	+	+		+	+		+	+	+
	4	3.07	-	+	+	+	+		+	+		+	+	+
1997	1	4.11	-	+	+	+	+		+	+		+	+	+
	2	3.58	-	+	+	+	+		+	+		+	+	+
	3	4.04	-	+	+	+	+		+	+		+	+	+
	4	4.57	-	+	+	+	+		+	+		+	+	+

Housing Price Trends™

Myrtle Beach-Conway-North Myrtle Beach, SC-NC

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	4.07	-	+	+	+	+	+	+	+	+	+	+	
	2	4.64	-	+	+	+	+	+	+	+	+	+	+	
	3	3.75	-	-	+	+	+	+	+	+	+	+	+	
	4	3.55	-	-	+	+	+	+	+	+	+	+	+	
1999	1	4.12	-	+	+	+	+	+	+	+	+	+	+	
	2	3.37	-	-	-	-	-	+	+	+	+	+	+	
	3	4.08	-	+	+	+	+	+	+	+	+	+	+	
	4	3.05	-	-	-	-	-	+	+	+	+	+	+	
2000	1	1.28	-	-	-	-	-	+	-	-	-	+	+	
	2	1.44	-	-	-	-	-	+	-	-	-	+	+	
	3	-0.11	-	-	-	-	-	+	-	-	-	+	-	
	4	0.09	-	-	-	-	-	+	-	-	-	+	-	
2001	1	1.98	-	-	-	-	-	+	-	-	-	+	+	
	2	2.11	-	+	-	-	-	+	-	-	+	+	+	
	3	2.48	-	+	-	-	-	+	-	-	+	+	+	
	4	3.69	-	+	-	+	+	+	+	-	+	+	+	
2002	1	3.48	-	+	+	+	+	+	-	-	+	+	+	
	2	2.58	-	+	+	-	-	+	-	-	+	+	+	
	3	2.70	-	+	+	+	+	+	-	-	+	+	+	
	4	1.75	-	-	+	-	-	+	-	-	-	+	+	
2003	1	0.54	-	-	+	-	-	+	-	-	-	+	-	
	2	1.54	-	-	-	-	-	+	-	+	-	+	+	
	3	2.29	-	-	+	+	+	+	-	+	+	+	+	
	4	3.17	-	+	+	+	+	+	-	+	+	+	+	
2004	1	4.79	-	+	+	+	+	+	+	+	+	+	+	
	2	5.17	+	+	+	+	+	+	+	+	+	+	+	BUY
	3	7.17	+	+	+	+	+	+	+	+	+	+	+	
	4	9.55	+	+	+	+	+	+	+	+	+	+	+	
2005	1	9.71	+	+	+	+	+	+	+	+	+	+	+	
	2	11.41	+	+	+	+	+	+	+	+	+	+	+	
	3	13.00	+	+	+	+	+	+	+	+	+	+	+	
	4	13.86	+	+	+	+	+	+	+	+	+	+	+	
2006	1	16.91	+	+	+	+	+	+	+	+	+	+	+	
	2	16.91	+	+	+	+	+	+	+	+	+	+	+	
	3	14.48	+	+	+	+	+	+	+	+	+	+	+	
	4	12.27	+	-	+	+	+	+	+	+	+	+	+	
2007	1	8.74	+	-	-	+	+	+	+	+	+	+	+	
	2	5.27	+	-	-	-	-	+	+	+	+	+	+	
	3	1.80	-	-	-	-	-	+	+	+	-	-	+	SELL
	4	-1.76	-	-	-	-	-	+	-	+	-	-	-	
2008	1	-3.65	-	-	-	-	-	+	-	-	-	+	-	
	2	-6.14	-	-	-	-	-	+	-	-	-	+	-	
	3	-9.76	-	-	-	-	-	+	-	+	-	-	-	
	4	-9.41	-	-	-	-	-	-	-	+	-	+	-	
2009	1	-7.58	-	-	-	-	-	-	-	+	-	+	-	
	2	-6.84	-	-	-	-	-	-	-	+	-	+	-	
	3	-6.39	-	-	-	-	-	-	-	+	-	+	-	
	4	-9.14	-	-	-	-	-	-	-	+	-	-	-	
2010	1	-12.69	-	-	-	-	-	-	-	+	-	-	-	
	2	-13.82	-	-	-	-	-	-	-	+	-	+	-	
	3	-11.15	-	-	-	-	-	-	-	+	-	+	-	
	4	-7.61	-	+	+	-	-	-	-	+	-	+	-	
2011	1	-8.58	-	+	+	-	-	-	-	+	-	+	-	

