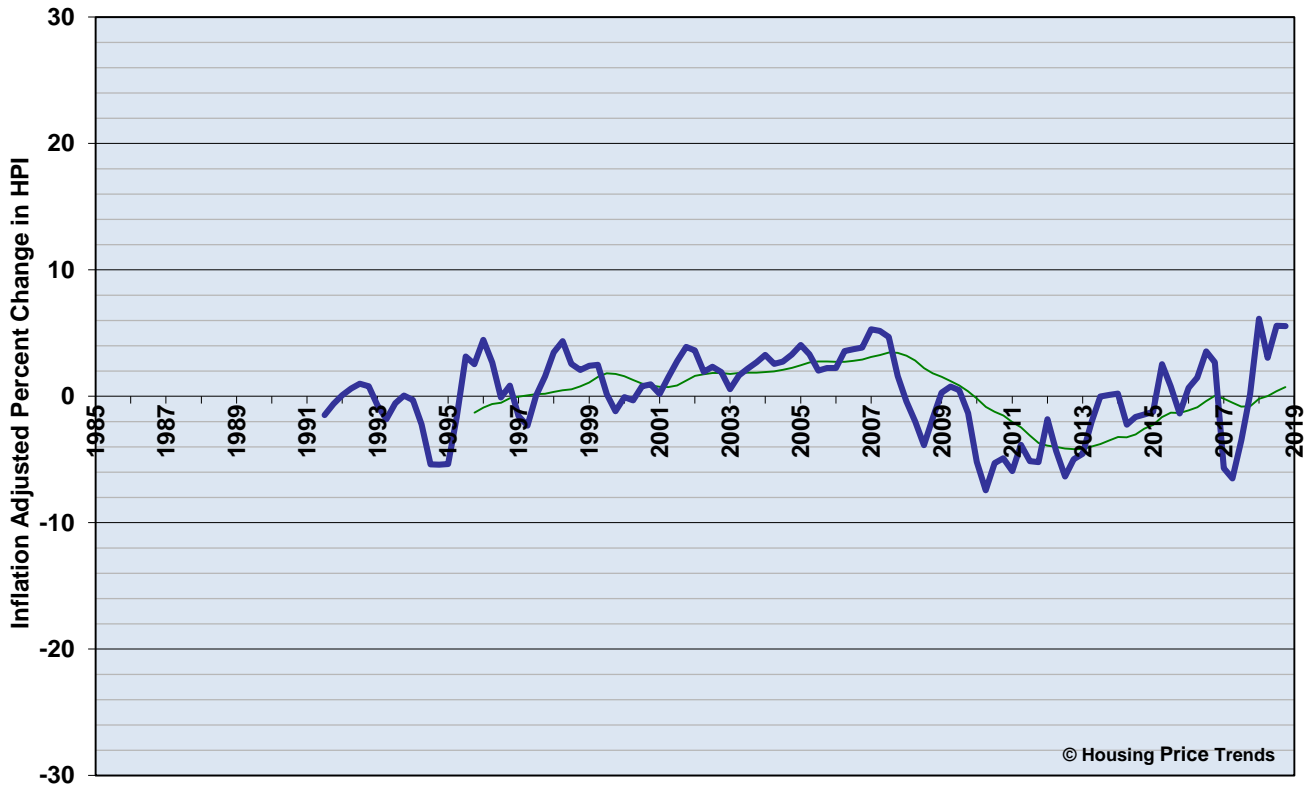
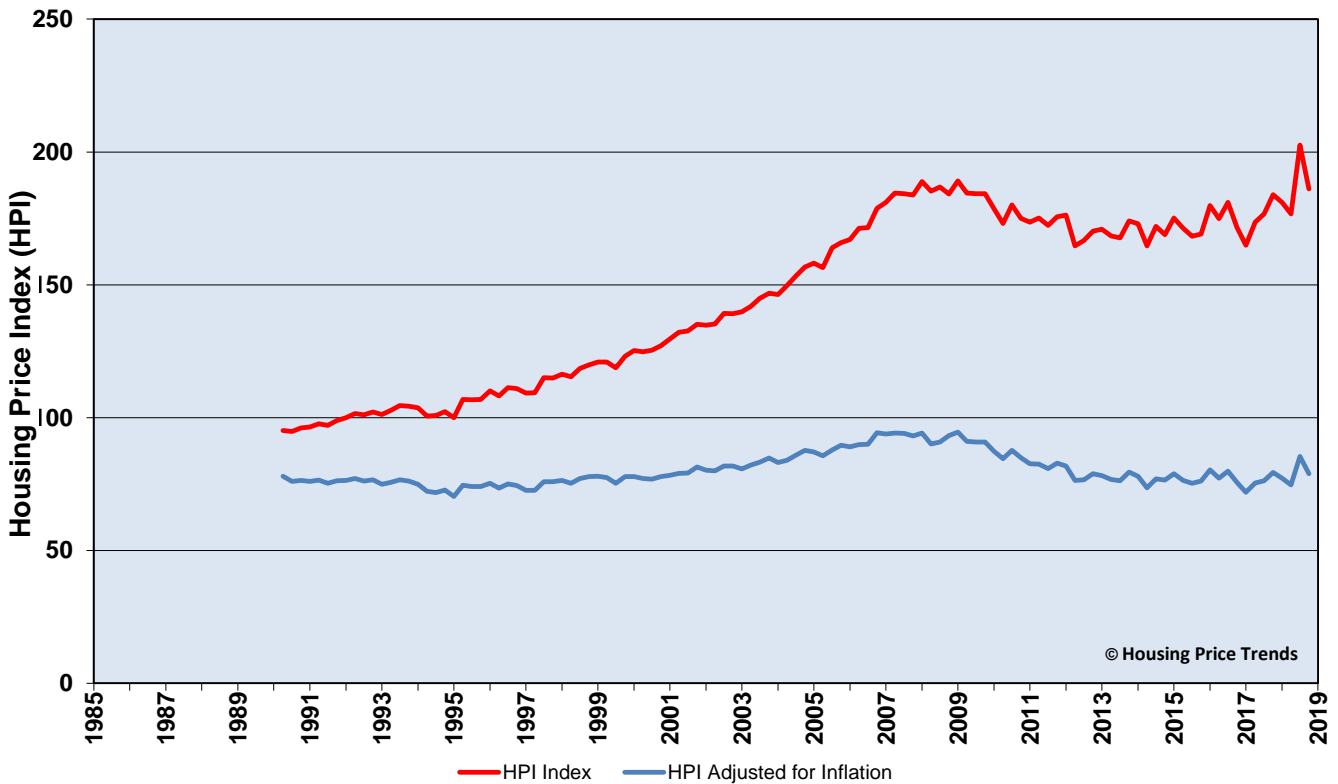


Sumter, SC



Sumter, SC



Housing Price Trends™

Sumter, 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												
	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	-1.49	-								-		-
	4	-0.61	-								-	+	-
1992	1	0.09	-								-	+	-
	2	0.61	-								-	+	-
	3	0.99	-								-	+	-
	4	0.79	-								-	+	-
1993	1	-0.70	-								-	+	-
	2	-1.82	-								-	+	-
	3	-0.55	-	-							-	+	-
	4	0.05	-	+	+						-	+	-
1994	1	-0.30	-	-	+						-	+	-
	2	-2.22	-	-	-						-	+	-
	3	-5.39	-	-	-						-	-	-
	4	-5.41	-	-	-						-	+	-
1995	1	-5.37	-	-	-						-	+	-
	2	-1.65	-	+	-						-	+	-
	3	3.13	-	+	+						+	+	+
	4	2.53	-	+	+	+	-				+	+	+
1996	1	4.46	-	+	+	+	-	+	-		+	+	+
	2	2.67	-	+	+	+	-	+	-		+	+	+
	3	-0.11	-	+	+	+	-	-	-		-	-	-
	4	0.84	-	+	+	+	-	+	+		-	+	-
1997	1	-1.56	-	-	+	-	-	-	+		-	+	-
	2	-2.32	-	-	+	-	-	-	+		-	+	-
	3	0.06	-	-	+	+	-	+	+		-	+	-
	4	1.57	-	+	-	+	-	+	+		-	+	+

Housing Price Trends™

Sumter, SC

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	3.48	-	+	+	+	-	+	+	+	+	+	
	2	4.36	-	+	-	+	-	+	+	+	+	+	
	3	2.57	-	+	-	+	-	+	+	+	+	+	
	4	2.08	-	+	+	+	-	+	+	+	+	+	
1999	1	2.41	-	+	+	+	+	+	+	+	+	+	
	2	2.49	-	+	+	+	+	+	+	+	+	+	
	3	0.16	-	-	+	-	+	+	+	-	+	-	
	4	-1.18	-	-	-	-	+	+	+	-	+	-	
2000	1	-0.06	-	-	-	-	+	-	+	-	+	-	
	2	-0.32	-	-	-	-	+	-	+	-	+	-	
	3	0.79	-	-	-	-	+	-	-	-	+	-	
	4	0.95	-	+	-	+	+	-	-	-	+	-	
2001	1	0.17	-	-	-	-	+	+	-	-	+	-	
	2	1.49	-	+	-	+	+	+	-	-	+	+	
	3	2.79	-	+	+	+	+	+	-	+	+	+	
	4	3.90	-	+	+	+	+	+	-	+	+	+	
2002	1	3.63	-	+	+	+	+	+	-	+	+	+	
	2	1.94	-	+	+	+	+	+	-	-	+	+	
	3	2.34	-	+	+	+	+	-	+	+	+	+	
	4	1.91	-	-	+	+	+	-	+	-	+	+	
2003	1	0.57	-	-	-	-	+	-	+	-	+	-	
	2	1.66	-	-	+	+	+	-	+	-	+	+	
	3	2.19	-	-	+	+	+	-	+	+	+	+	
	4	2.68	-	+	-	+	+	+	+	+	+	+	
2004	1	3.26	-	+	-	+	+	+	+	+	+	+	
	2	2.57	-	+	-	+	+	+	+	+	+	+	
	3	2.74	-	+	+	+	+	+	+	+	+	+	
	4	3.29	-	+	+	+	+	+	+	+	+	+	
2005	1	4.07	-	+	+	+	+	+	+	+	+	+	
	2	3.33	-	+	+	+	+	+	+	+	+	+	
	3	2.04	-	-	+	-	+	+	+	+	+	+	
	4	2.23	-	-	+	-	+	+	+	+	+	+	
2006	1	2.24	-	-	-	-	+	-	+	+	+	+	
	2	3.56	-	+	+	+	+	-	+	+	+	+	
	3	3.73	-	+	+	+	+	+	+	+	+	+	
	4	3.85	-	+	+	+	+	+	+	+	+	+	
2007	1	5.30	+	+	+	+	+	+	+	+	+	+	BUY
	2	5.16	+	+	+	+	+	+	+	+	+	+	
	3	4.69	-	+	+	+	+	+	+	+	+	+	
	4	1.60	-	-	-	-	+	-	+	-	-	+	SELL
2008	1	-0.41	-	-	-	-	+	-	+	-	+	-	
	2	-2.03	-	-	-	-	+	-	-	-	+	-	
	3	-3.88	-	-	-	-	+	-	-	-	+	-	
	4	-1.68	-	-	-	-	+	-	-	-	+	-	
2009	1	0.29	-	-	-	-	+	-	-	-	+	-	
	2	0.77	-	+	-	-	+	-	-	-	+	-	
	3	0.48	-	+	-	-	-	-	-	-	+	-	
	4	-1.34	-	-	-	-	-	-	-	-	+	-	
2010	1	-5.18	-	-	-	-	-	-	-	-	-	-	
	2	-7.45	-	-	-	-	-	-	-	-	+	-	
	3	-5.29	-	-	-	-	-	-	-	-	+	-	
	4	-4.91	-	-	-	-	-	-	-	-	+	-	
2011	1	-5.91	-	-	-	-	-	-	-	-	+	-	

