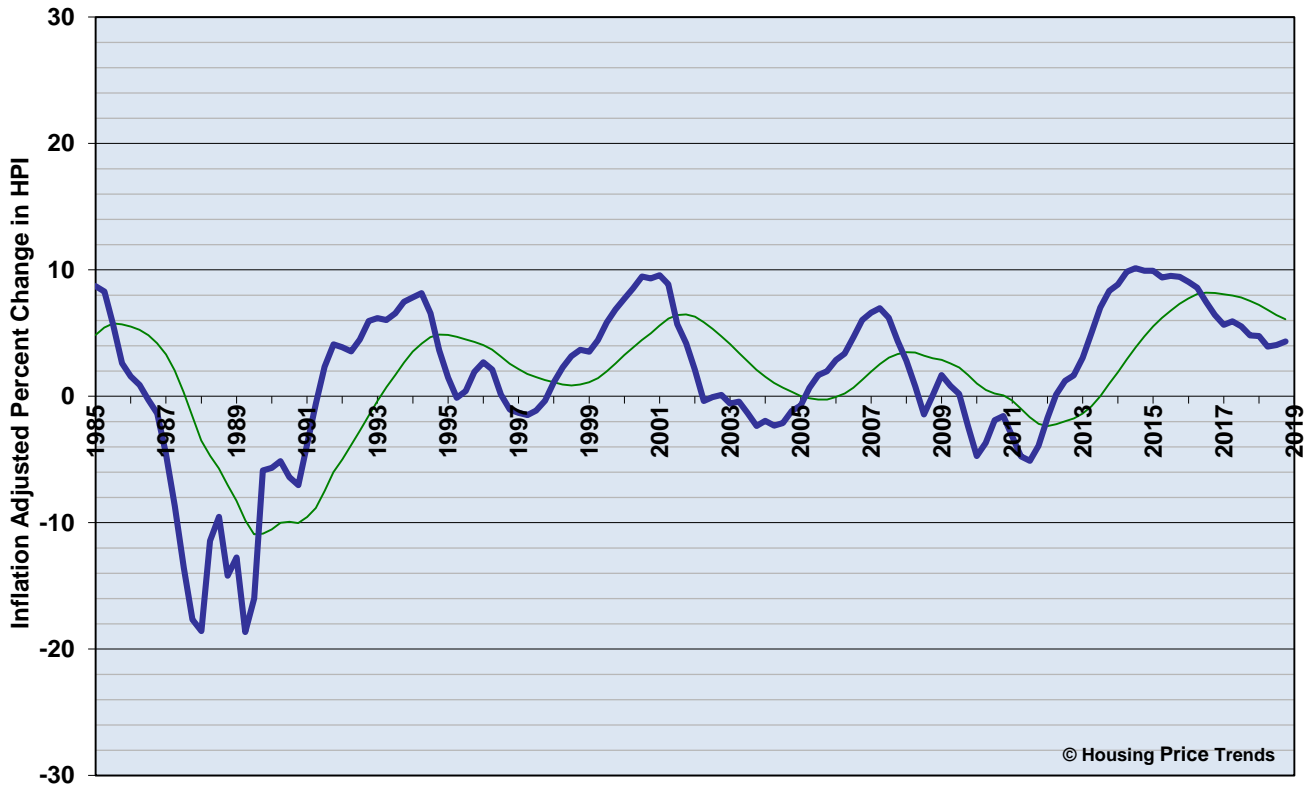
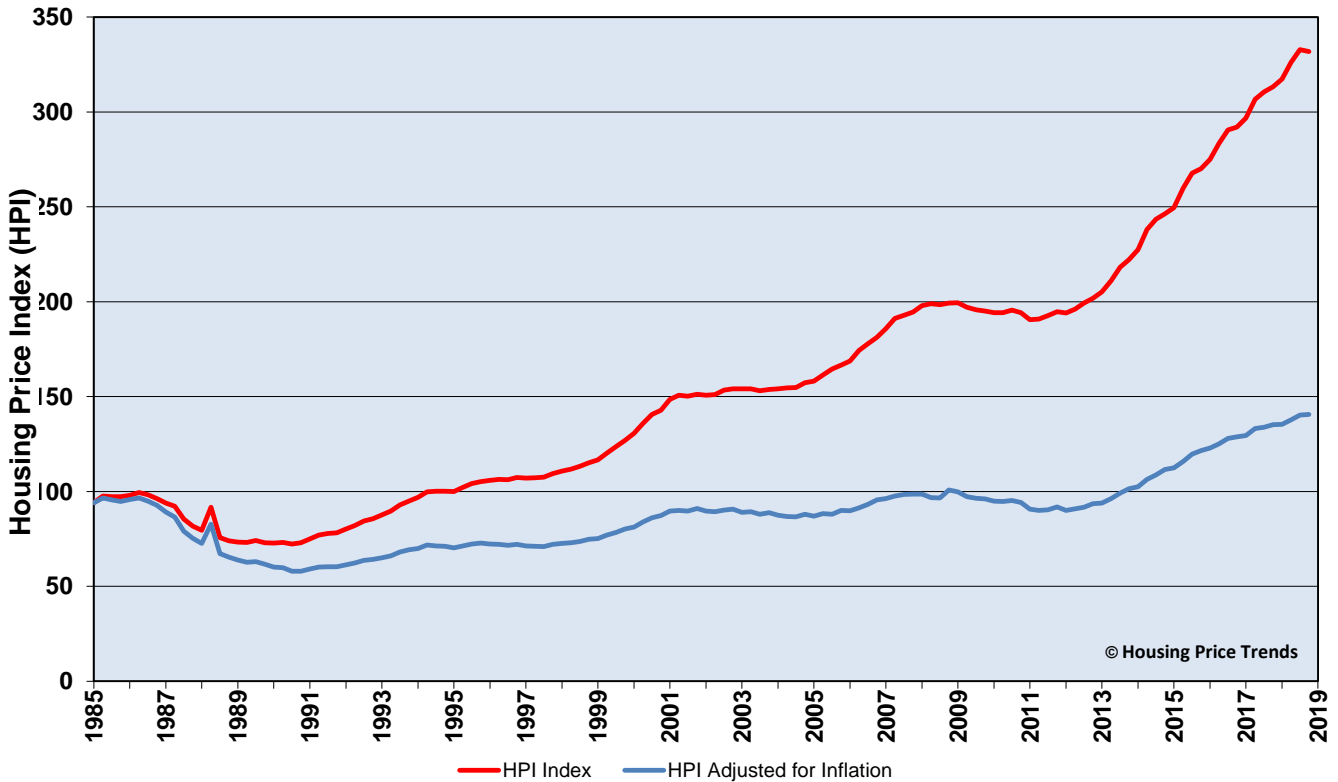


Austin-Round Rock-Georgetown, TX



Austin-Round Rock-Georgetown, TX



Housing Price Trends™

Austin-Round Rock-Georgetown, TX

Year	Quarter	Inflation Adjusted % Change in HPI	Buy	Buy	Buy	Buy	Buy	Buy/Sell	Buy/Sell	Sell	Sell	Sell	Buy/Sell
			Signal 1	Signal 2	Signal 3	Signal 4	Signal 5	Signal 1	Signal 2	Signal 1	Signal 2	Signal 3	Signal
1985	1	8.71	+	+	+	+	+	+	+	+	+	+	
	2	8.28	+	+	+	+	+	+	+	+	+	+	
	3	5.69	+	-	+	+	+	+	+	+	+	+	
	4	2.62	-	-	-	-	+	+	+	+	+	+	
1986	1	1.58	-	-	-	-	+	+	+	-	+	+	
	2	0.89	-	-	-	-	+	-	+	-	+	-	SELL
	3	-0.26	-	-	-	-	+	-	+	-	+	-	
	4	-1.36	-	-	-	-	+	-	-	-	+	-	
1987	1	-4.52	-	-	-	-	+	-	-	-	-	-	
	2	-8.71	-	-	-	-	+	-	-	-	-	-	
	3	-13.57	-	-	-	-	-	-	+	-	-	-	
	4	-17.67	-	-	-	-	-	-	+	-	-	-	
1988	1	-18.57	-	-	-	-	-	-	+	-	+	-	
	2	-11.44	-	-	-	-	-	-	-	-	+	-	
	3	-9.53	-	-	-	-	-	-	+	-	+	-	
	4	-14.19	-	-	-	-	-	-	+	-	-	-	
1989	1	-12.75	-	-	-	-	-	-	+	-	+	-	
	2	-18.64	-	-	-	-	-	-	+	-	-	-	
	3	-15.99	-	-	-	-	-	-	+	-	+	-	
	4	-5.87	-	+	+	+	-	-	+	-	+	-	
1990	1	-5.67	-	+	+	+	-	-	-	-	+	-	
	2	-5.13	-	+	+	+	-	-	-	-	+	-	
	3	-6.39	-	+	+	+	-	-	-	-	+	-	
	4	-7.03	-	+	+	+	-	-	-	-	+	-	
1991	1	-3.84	-	+	+	+	-	-	+	-	+	-	
	2	-0.54	-	+	+	+	-	+	+	-	+	-	
	3	2.33	-	+	+	+	-	+	+	+	+	+	
	4	4.10	-	+	+	+	-	+	+	+	+	+	
1992	1	3.89	-	+	+	+	-	+	+	+	+	+	
	2	3.54	-	+	+	+	-	+	+	+	+	+	
	3	4.49	-	+	+	+	-	+	+	+	+	+	
	4	5.95	+	+	+	+	-	+	+	+	+	+	
1993	1	6.18	+	+	+	+	-	+	+	+	+	+	
	2	6.02	+	+	+	+	-	+	+	+	+	+	
	3	6.57	+	+	+	+	-	+	+	+	+	+	
	4	7.48	+	+	+	+	-	+	+	+	+	+	
1994	1	7.82	+	+	+	+	+	+	+	+	+	+	BUY
	2	8.15	+	+	+	+	+	+	+	+	+	+	
	3	6.56	+	-	+	+	+	+	+	+	+	+	
	4	3.65	-	-	-	+	+	+	+	+	+	+	
1995	1	1.48	-	-	-	-	+	+	+	-	+	+	
	2	-0.13	-	-	-	-	+	+	+	-	+	-	SELL
	3	0.41	-	-	-	-	+	+	+	-	+	-	
	4	1.94	-	-	-	-	+	+	-	-	+	+	
1996	1	2.70	-	-	-	-	+	+	-	+	+	+	
	2	2.11	-	-	-	-	+	-	-	+	+	+	
	3	0.13	-	-	-	-	+	-	-	-	+	-	
	4	-1.05	-	-	-	-	+	-	-	-	+	-	
1997	1	-1.32	-	-	-	-	+	-	+	-	+	-	
	2	-1.48	-	-	-	-	+	-	+	-	+	-	
	3	-1.13	-	-	-	-	-	-	+	-	+	-	
	4	-0.35	-	-	-	-	-	-	+	-	+	-	

Housing Price Trends™

Austin-Round Rock-Georgetown, TX

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	1.09	-	+	-	-	-	-	+	-	+	+	
	2	2.28	-	+	-	+	-	-	+	+	+	+	
	3	3.18	-	+	+	+	-	-	+	+	+	+	
	4	3.68	-	+	+	+	+	-	+	+	+	+	
1999	1	3.51	-	+	+	+	+	+	-	-	+	+	+
	2	4.45	-	+	+	+	+	+	+	+	+	+	
	3	5.85	+	+	+	+	+	+	+	+	+	+	BUY
	4	6.85	+	+	+	+	+	+	+	+	+	+	
2000	1	7.73	+	+	+	+	+	+	+	+	+	+	
	2	8.53	+	+	+	+	+	+	+	+	+	+	
	3	9.47	+	+	+	+	+	+	+	+	+	+	
	4	9.31	+	+	+	+	+	+	+	+	+	+	
2001	1	9.57	+	+	+	+	+	+	+	+	+	+	
	2	8.86	+	+	+	+	+	+	+	+	+	+	
	3	5.71	+	-	+	+	+	+	+	+	+	+	
	4	4.19	-	-	-	-	+	+	+	+	+	+	
2002	1	2.10	-	-	-	-	+	+	+	+	+	+	
	2	-0.37	-	-	-	-	+	-	+	-	+	-	SELL
	3	-0.07	-	-	-	-	+	-	+	-	+	-	
	4	0.12	-	-	-	-	+	-	-	-	+	-	
2003	1	-0.57	-	-	-	-	+	-	-	-	+	-	
	2	-0.42	-	-	-	-	+	-	-	-	+	-	
	3	-1.35	-	-	-	-	+	-	-	-	+	-	
	4	-2.35	-	-	-	-	-	-	+	-	+	-	
2004	1	-1.94	-	-	-	-	-	-	-	+	-	-	
	2	-2.31	-	-	-	-	-	-	-	+	-	-	
	3	-2.11	-	-	-	-	-	-	-	+	-	-	
	4	-1.15	-	+	-	-	-	-	-	+	-	-	
2005	1	-0.73	-	+	-	-	-	-	-	+	-	-	
	2	0.66	-	+	+	-	-	-	-	+	-	-	
	3	1.67	-	+	+	+	-	-	-	+	-	+	
	4	1.99	-	+	+	+	-	-	-	+	-	+	
2006	1	2.87	-	+	+	+	-	-	-	-	+	+	+
	2	3.38	-	+	+	+	-	-	-	+	+	+	
	3	4.70	-	+	+	+	-	-	+	+	+	+	
	4	6.04	+	+	+	+	-	-	+	+	+	+	
2007	1	6.62	+	+	+	+	+	+	+	+	+	+	BUY
	2	6.96	+	+	+	+	+	+	+	+	+	+	
	3	6.21	+	+	+	+	+	+	+	+	+	+	
	4	4.36	-	-	+	+	+	+	+	+	+	+	
2008	1	2.81	-	-	+	+	+	+	+	+	+	+	
	2	0.78	-	-	-	-	+	+	+	-	+	-	SELL
	3	-1.43	-	-	-	-	+	+	+	-	+	-	
	4	0.11	-	-	-	-	+	+	+	-	+	-	
2009	1	1.67	-	-	-	-	+	+	+	-	+	+	
	2	0.81	-	-	-	-	+	+	-	-	+	-	
	3	0.18	-	-	-	-	+	+	-	-	+	-	
	4	-2.40	-	-	-	-	+	-	-	-	-	-	
2010	1	-4.73	-	-	-	-	-	-	-	-	+	-	
	2	-3.70	-	-	-	-	-	-	-	-	+	-	
	3	-1.88	-	-	-	-	-	-	-	-	+	-	
	4	-1.56	-	-	-	-	-	-	-	-	+	-	
2011	1	-3.18	-	-	-	-	-	-	-	+	-	-	

