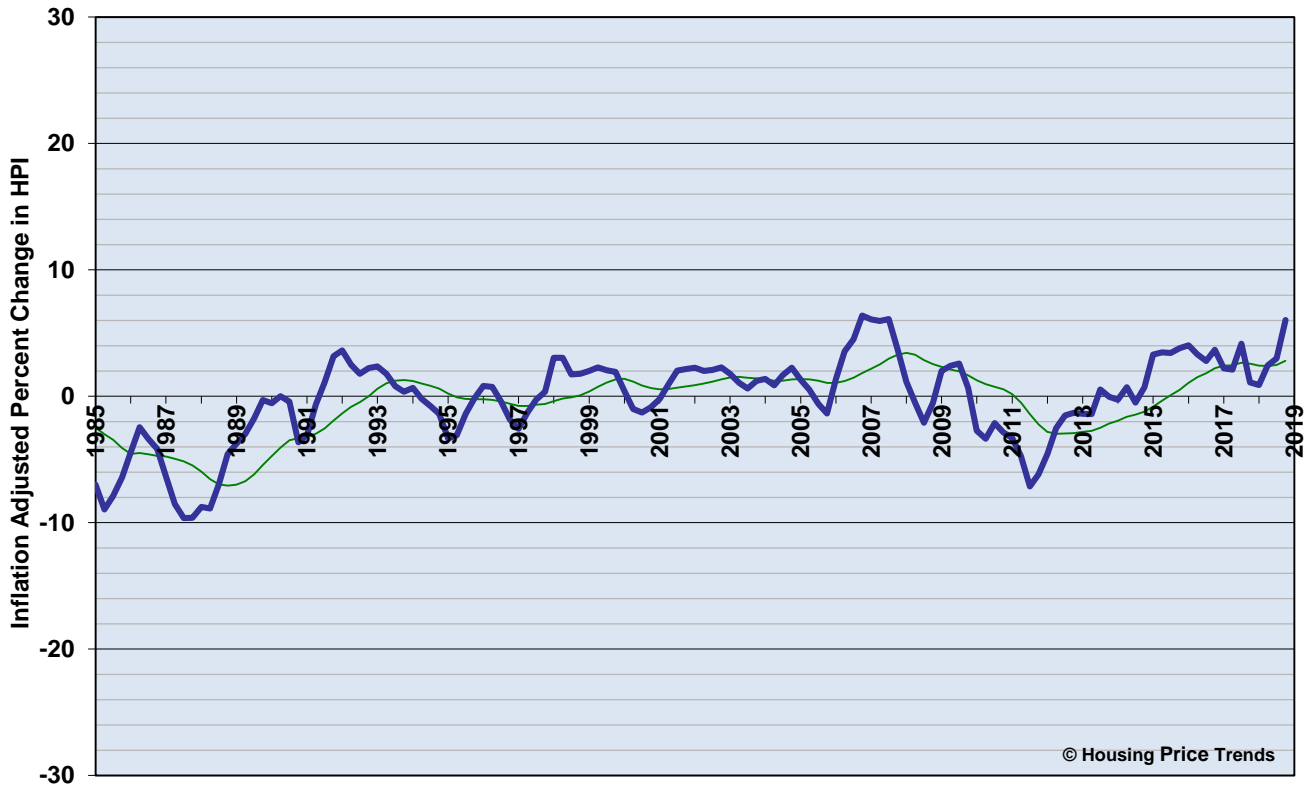
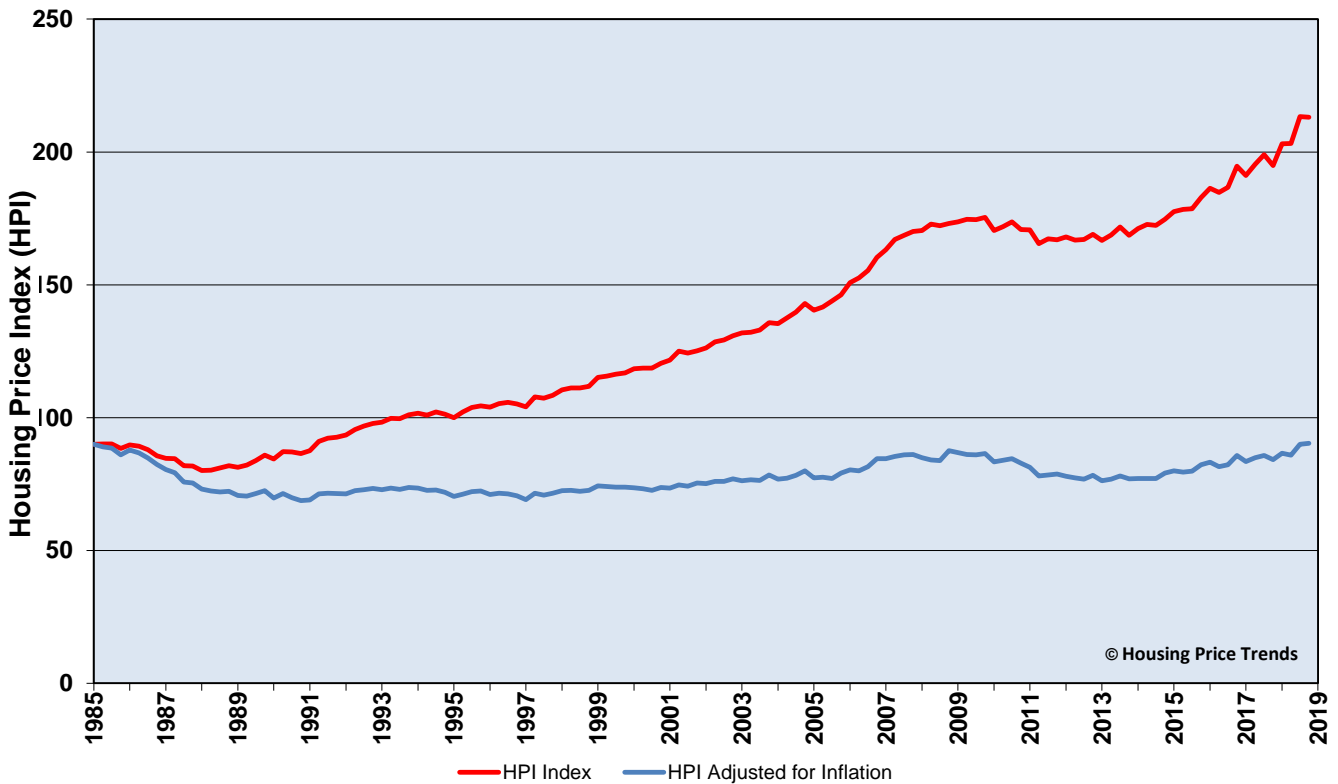


Beaumont-Port Arthur, TX



Beaumont-Port Arthur, TX



Housing Price Trends™

Beaumont-Port Arthur, 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	
1985	1	-6.98	-	-	-	-	-	-	+	-	+	-	
	2	-8.95	-	-	-	-	-	-	+	-	+	-	
	3	-7.90	-	-	-	-	-	-	-	-	+	-	
	4	-6.42	-	-	-	-	-	-	-	-	+	-	
1986	1	-4.44	-	+	-	-	-	+	-	-	+	-	
	2	-2.44	-	+	-	+	-	+	-	-	+	-	
	3	-3.35	-	+	-	+	-	-	-	-	+	-	
	4	-4.17	-	+	+	-	-	-	-	-	+	-	
1987	1	-6.32	-	-	-	-	-	-	-	-	+	-	
	2	-8.52	-	-	-	-	-	-	-	-	+	-	
	3	-9.64	-	-	-	-	-	-	-	-	+	-	
	4	-9.60	-	-	-	-	-	-	-	-	+	-	
1988	1	-8.76	-	-	-	-	-	-	-	-	+	-	
	2	-8.89	-	-	-	-	-	-	-	-	+	-	
	3	-6.92	-	+	-	-	-	-	-	-	+	-	
	4	-4.58	-	+	-	+	-	-	-	-	+	-	
1989	1	-3.74	-	+	+	+	-	+	-	-	+	-	
	2	-2.98	-	+	+	+	-	+	-	-	+	-	
	3	-1.73	-	+	+	+	-	+	-	-	+	-	
	4	-0.29	-	+	+	+	-	+	+	-	+	-	
1990	1	-0.56	-	+	+	+	-	+	+	-	+	-	
	2	0.01	-	+	+	+	-	+	+	-	+	-	
	3	-0.42	-	+	+	+	-	+	+	-	+	-	
	4	-3.64	-	-	+	+	-	-	+	-	-	-	
1991	1	-3.09	-	-	+	+	-	+	+	-	+	-	
	2	-0.61	-	+	+	+	-	+	+	-	+	-	
	3	1.10	-	+	+	+	-	+	+	-	+	+	
	4	3.16	-	+	+	+	-	+	+	+	+	+	
1992	1	3.62	-	+	+	+	-	+	+	+	+	+	
	2	2.49	-	+	+	+	-	+	+	+	+	+	
	3	1.78	-	+	+	+	-	+	+	-	+	+	
	4	2.24	-	+	+	+	-	+	+	+	+	+	
1993	1	2.35	-	+	+	+	-	+	+	+	+	+	
	2	1.77	-	-	+	+	-	+	+	-	+	+	
	3	0.80	-	-	+	+	-	+	+	-	+	-	
	4	0.36	-	-	-	-	+	+	+	-	+	-	
1994	1	0.68	-	-	-	+	+	+	+	-	+	-	
	2	-0.21	-	-	-	-	+	+	+	-	+	-	
	3	-0.78	-	-	-	-	+	-	+	-	+	-	
	4	-1.37	-	-	-	-	+	-	+	-	+	-	
1995	1	-3.34	-	-	-	-	-	-	-	-	+	-	
	2	-3.09	-	-	-	-	-	+	-	-	+	-	
	3	-1.38	-	-	-	-	-	+	-	-	+	-	
	4	-0.18	-	+	-	-	-	+	-	-	+	-	
1996	1	0.83	-	+	+	+	-	-	-	-	+	-	
	2	0.74	-	+	+	+	-	-	-	-	+	-	
	3	-0.39	-	+	-	-	-	-	-	-	+	-	
	4	-1.83	-	-	-	-	-	-	-	-	+	-	
1997	1	-2.59	-	-	-	-	-	-	-	-	+	-	
	2	-1.27	-	-	+	-	-	-	-	-	+	-	
	3	-0.27	-	+	+	+	-	-	-	-	+	-	
	4	0.35	-	+	+	+	-	-	+	-	+	-	

Housing Price Trends™

Beaumont-Port Arthur, TX

Year	Quarter	Inflation Adjusted % Change in HPI	Buy Signal 1	Buy Signal 2	Buy Signal 3	Buy Signal 4	Buy Signal 5	Buy/Sell		Sell			Buy/Sell Signal
								Signal 1	Signal 2	Signal 1	Signal 2	Signal 3	
1998	1	3.04	-	+	+	+	-	+	+	+	+	+	
	2	3.03	-	+	+	+	-	+	+	+	+	+	
	3	1.72	-	+	+	+	-	+	+	-	+	+	
	4	1.79	-	+	+	+	-	+	+	-	+	+	
1999	1	2.02	-	+	+	+	-	+	+	+	+	+	
	2	2.27	-	+	+	+	-	+	+	+	+	+	
	3	2.05	-	+	+	+	-	+	+	+	+	+	
	4	1.93	-	-	+	+	+	+	+	-	+	+	
2000	1	0.42	-	-	+	-	+	+	+	-	+	-	
	2	-0.99	-	-	-	-	+	-	+	-	+	-	
	3	-1.30	-	-	-	-	+	-	+	-	+	-	
	4	-0.89	-	-	-	-	+	-	+	-	+	-	
2001	1	-0.23	-	-	-	-	+	+	+	-	+	-	
	2	0.92	-	+	-	+	+	+	-	-	+	-	
	3	2.04	-	+	-	+	+	+	-	+	+	+	
	4	2.16	-	+	+	+	+	+	-	+	+	+	
2002	1	2.27	-	+	+	+	+	+	-	+	+	+	
	2	2.00	-	+	+	+	+	+	-	-	+	+	
	3	2.09	-	+	+	+	+	-	-	+	+	+	
	4	2.28	-	+	+	+	+	-	+	+	+	+	
2003	1	1.78	-	+	+	+	+	+	+	-	+	+	
	2	1.06	-	-	+	-	+	-	+	-	+	+	
	3	0.62	-	-	-	-	+	-	+	-	+	-	
	4	1.22	-	-	-	+	+	-	+	-	+	+	
2004	1	1.38	-	-	-	+	+	-	+	-	+	+	
	2	0.86	-	-	-	-	+	-	+	-	+	-	
	3	1.67	-	+	-	+	+	+	+	-	+	+	
	4	2.25	-	+	+	+	+	+	+	+	+	+	
2005	1	1.29	-	-	-	-	+	+	-	-	+	+	
	2	0.51	-	-	-	-	+	+	-	-	+	-	
	3	-0.61	-	-	-	-	+	-	-	-	+	-	
	4	-1.35	-	-	-	-	+	-	-	-	+	-	
2006	1	1.37	-	+	+	+	+	-	-	-	+	+	
	2	3.56	-	+	+	+	+	+	-	+	+	+	
	3	4.52	-	+	+	+	+	+	-	+	+	+	
	4	6.38	+	+	+	+	+	+	+	+	+	+	BUY
2007	1	6.08	+	+	+	+	+	+	+	+	+	+	
	2	5.95	+	+	+	+	+	+	+	+	+	+	
	3	6.10	+	+	+	+	+	+	+	+	+	+	
	4	3.69	-	-	+	+	+	+	+	+	+	+	
2008	1	1.14	-	-	+	-	+	+	+	-	-	+	SELL
	2	-0.56	-	-	-	-	+	-	+	-	+	-	
	3	-2.10	-	-	-	-	+	-	+	-	+	-	
	4	-0.52	-	-	-	-	+	-	+	-	+	-	
2009	1	2.01	-	-	-	-	+	+	+	+	+	+	
	2	2.42	-	+	-	+	+	+	-	+	+	+	
	3	2.59	-	+	-	+	+	+	-	+	+	+	
	4	0.66	-	-	-	-	+	+	-	-	+	-	
2010	1	-2.72	-	-	-	-	+	-	-	-	-	-	
	2	-3.36	-	-	-	-	-	-	-	-	+	-	
	3	-2.11	-	-	-	-	-	-	-	-	+	-	
	4	-2.85	-	-	-	-	-	-	-	-	+	-	
2011	1	-3.30	-	-	-	-	-	-	+	-	+	-	

