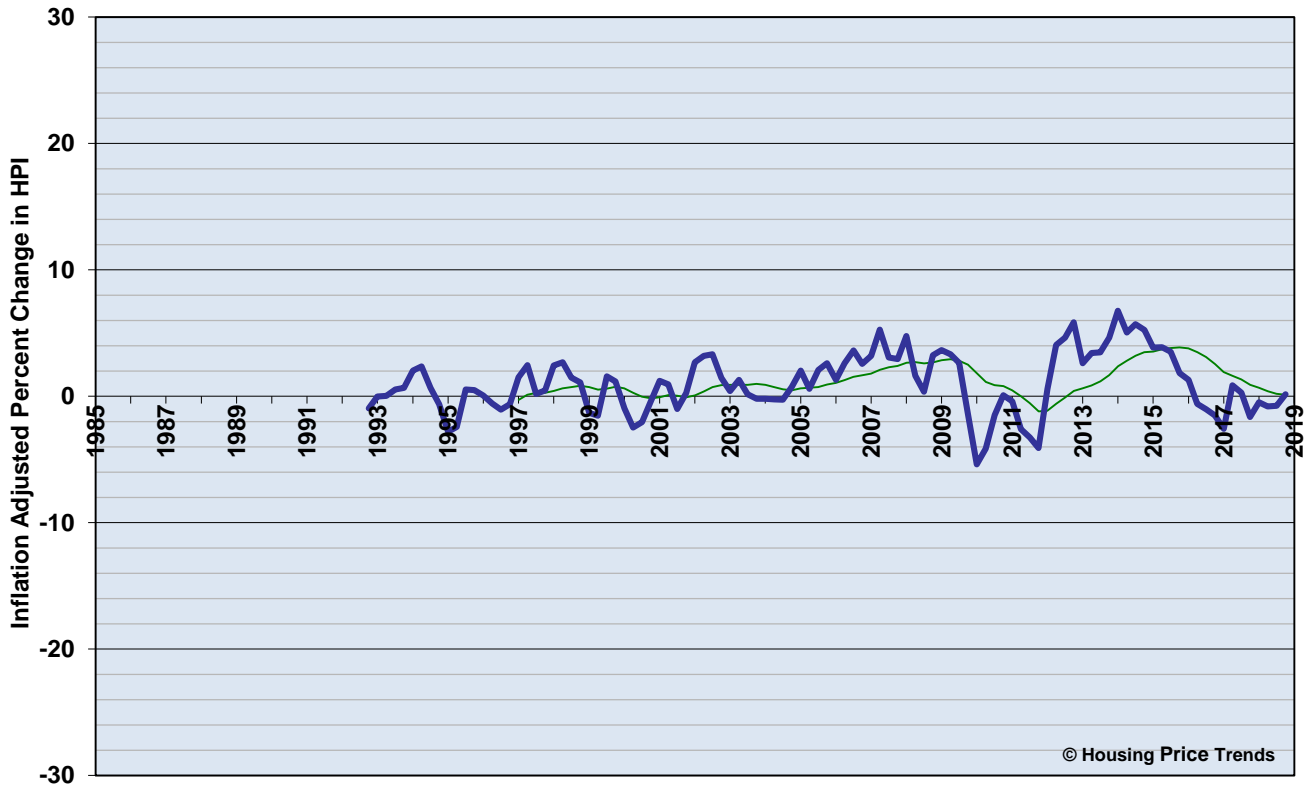
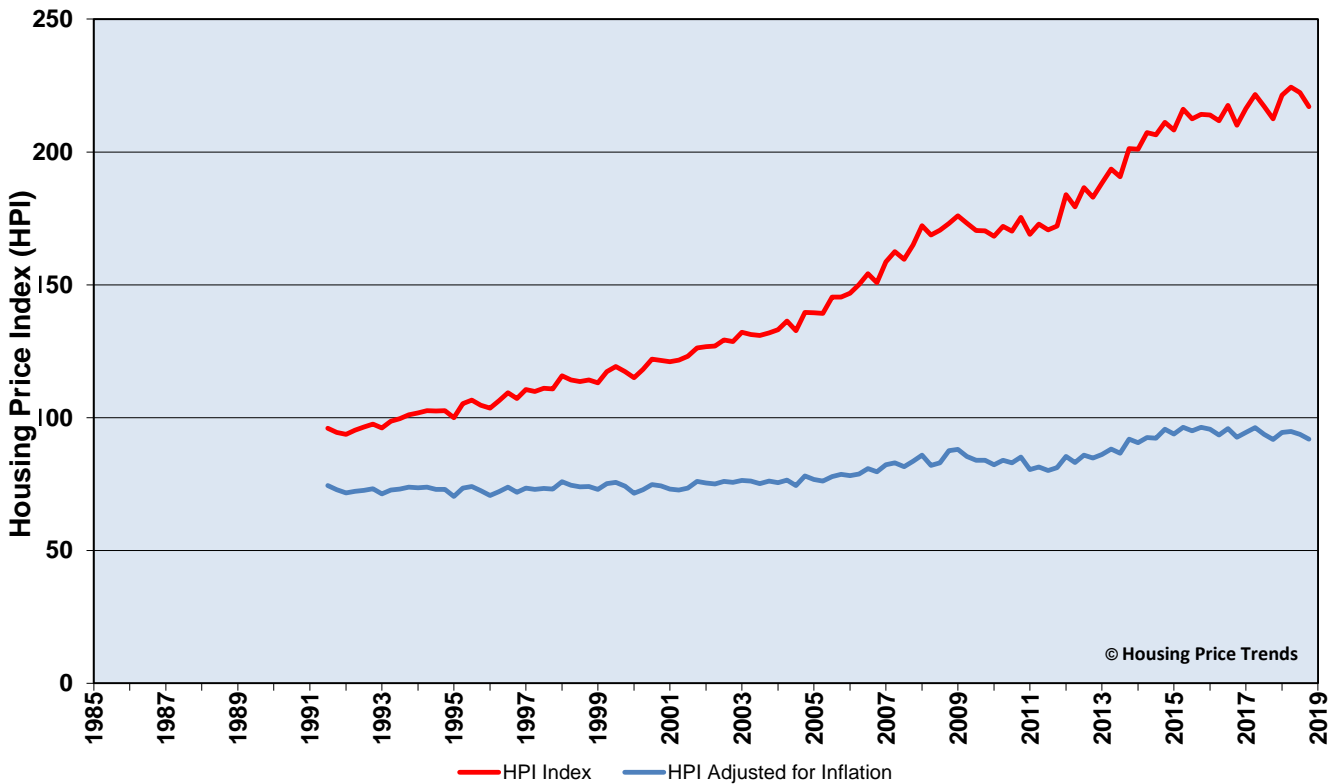


Victoria, TX



Victoria, TX



Housing Price Trends™

Victoria, 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												
	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												
	4												
1992	1												
	2												
	3												
	4	-0.96	-								-		-
1993	1	-0.01	-								-	+	-
	2	0.04	-								-	+	-
	3	0.53	-								-	+	-
	4	0.67	-								-	+	-
1994	1	2.03	-								+	+	+
	2	2.35	-								+	+	+
	3	0.67	-								-	+	-
	4	-0.62	-	-							-	+	-
1995	1	-2.80	-	-	-						-	+	-
	2	-2.43	-	-	-						-	+	-
	3	0.55	-	+	+						-	+	-
	4	0.49	-	+	-						-	+	-
1996	1	0.05	-	+	-						-	+	-
	2	-0.57	-	-	-						-	+	-
	3	-1.06	-	-	-						-	+	-
	4	-0.63	-	+	-						-	+	-
1997	1	1.51	-	+	+	+	-				-	+	+
	2	2.46	-	+	+	+	-	+	-		+	+	+
	3	0.19	-	-	+	+	-	+	+		-	+	-
	4	0.47	-	+	-	+	-	+	+		-	+	-

Housing Price Trends™

Victoria, TX

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	2.43	-	+	+	+	-	+	+	+	+	+	
	2	2.69	-	+	+	+	-	+	+	+	+	+	
	3	1.48	-	+	+	+	-	-	+	-	+	+	
	4	1.11	-	-	+	+	-	-	+	-	+	+	
1999	1	-1.31	-	-	-	-	-	-	+	-	+	-	
	2	-1.54	-	-	-	-	-	-	+	-	+	-	
	3	1.57	-	+	-	+	-	+	+	-	+	+	
	4	1.16	-	+	+	+	+	+	+	-	+	+	
2000	1	-0.96	-	-	-	-	+	-	+	-	+	-	
	2	-2.48	-	-	-	-	-	-	-	-	+	-	
	3	-2.05	-	-	-	-	-	-	-	-	+	-	
	4	-0.43	-	+	-	-	-	+	-	-	+	-	
2001	1	1.23	-	+	+	+	-	+	-	-	+	+	
	2	0.94	-	+	+	+	-	+	-	-	+	-	
	3	-0.99	-	-	+	-	-	-	-	-	+	-	
	4	0.26	-	+	-	+	-	-	-	-	+	-	
2002	1	2.69	-	+	+	+	-	+	-	+	+	+	
	2	3.21	-	+	+	+	-	+	-	+	+	+	
	3	3.32	-	+	+	+	+	+	+	+	+	+	
	4	1.44	-	+	+	+	-	-	+	-	+	+	
2003	1	0.40	-	-	+	-	-	-	+	-	+	-	
	2	1.29	-	-	+	+	-	+	+	-	+	+	
	3	0.16	-	-	-	-	+	+	+	-	+	-	
	4	-0.20	-	-	+	-	+	+	+	-	+	-	
2004	1	-0.20	-	-	-	-	-	-	+	-	+	-	
	2	-0.24	-	-	-	-	-	-	+	-	+	-	
	3	-0.28	-	-	-	-	-	+	+	-	+	-	
	4	0.73	-	+	-	+	+	+	-	-	+	-	
2005	1	2.04	-	+	+	+	+	+	-	+	+	+	
	2	0.58	-	+	+	-	+	+	-	-	+	-	
	3	2.09	-	+	+	+	+	+	-	+	+	+	
	4	2.60	-	+	+	+	+	+	-	+	+	+	
2006	1	1.30	-	+	+	+	+	+	-	-	+	+	
	2	2.62	-	+	+	+	+	+	-	+	+	+	
	3	3.62	-	+	+	+	+	+	+	+	+	+	
	4	2.55	-	+	+	+	+	-	+	+	+	+	
2007	1	3.19	-	+	+	+	+	-	+	+	+	+	
	2	5.28	+	+	+	+	+	+	+	+	+	+	BUY
	3	3.06	-	+	+	+	+	+	+	+	+	+	
	4	2.94	-	-	+	+	+	+	+	+	+	+	
2008	1	4.76	-	+	+	+	+	+	+	+	+	+	
	2	1.62	-	-	+	-	+	+	+	-	-	+	SELL
	3	0.37	-	-	-	-	+	+	+	-	+	-	
	4	3.26	-	+	-	+	+	+	+	+	+	+	
2009	1	3.64	-	+	+	+	+	+	+	+	+	+	
	2	3.33	-	+	+	+	+	+	+	+	+	+	
	3	2.65	-	-	-	-	+	+	+	+	+	+	
	4	-1.49	-	-	-	-	+	-	-	-	-	-	
2010	1	-5.38	-	-	-	-	+	-	-	-	-	-	
	2	-4.15	-	-	-	-	+	-	-	-	+	-	
	3	-1.48	-	-	-	-	-	-	-	-	+	-	
	4	0.07	-	+	-	-	-	-	-	-	+	-	
2011	1	-0.39	-	-	-	-	-	-	-	-	+	-	

