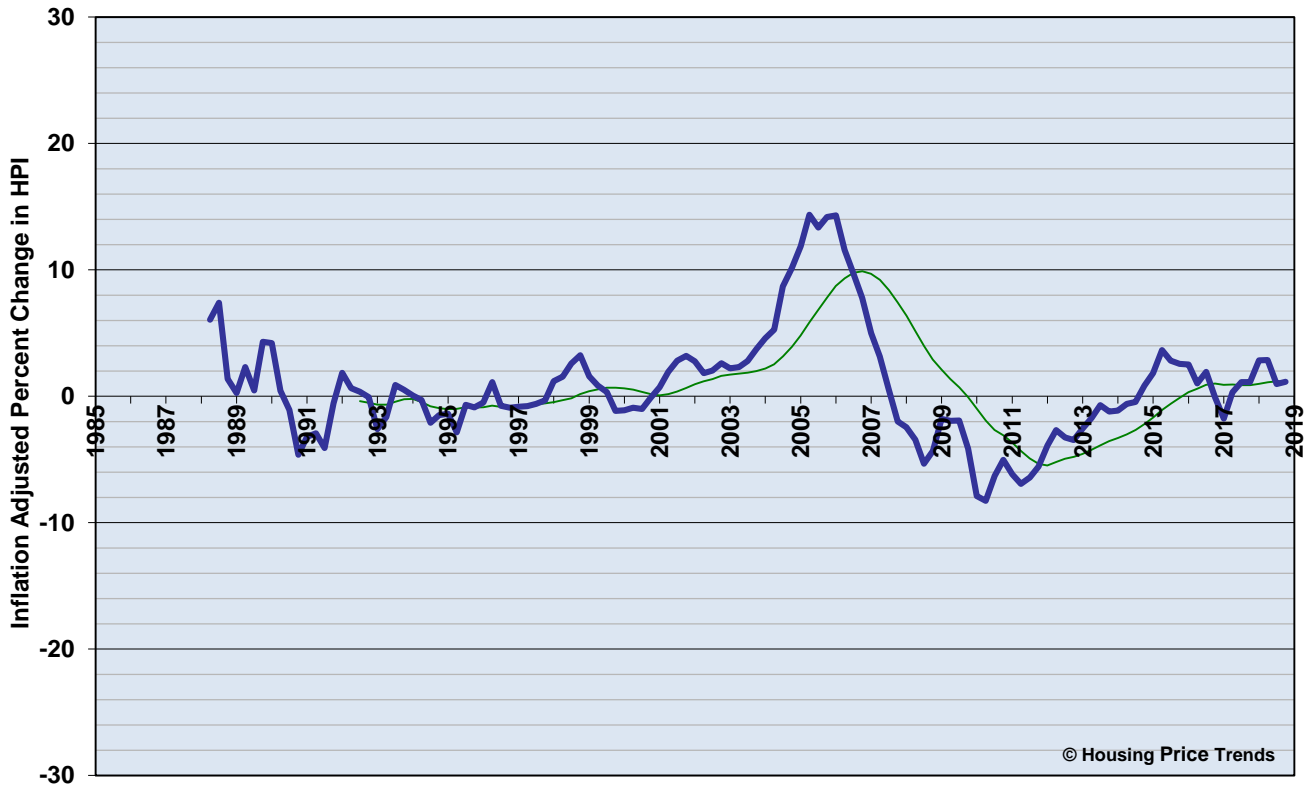
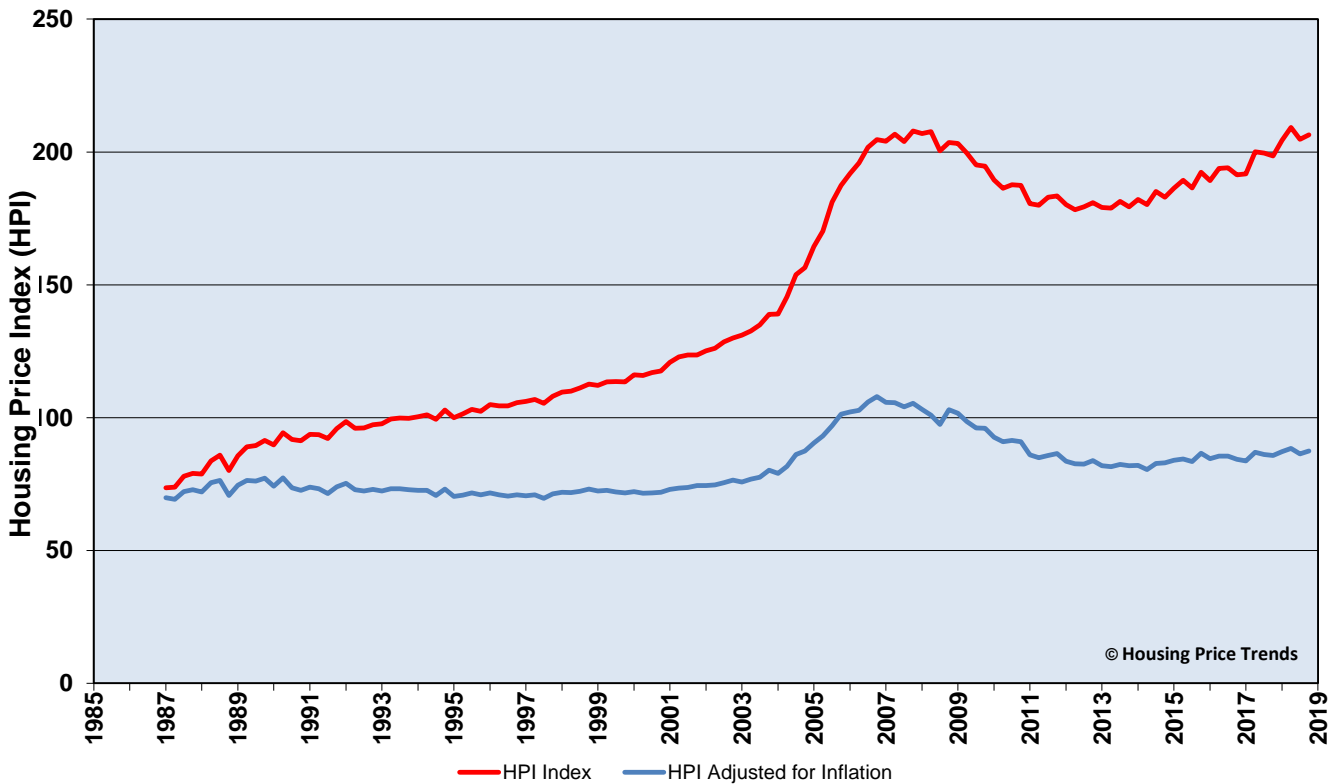


Harrisonburg, VA



Harrisonburg, VA



Housing Price Trends™

Harrisonburg, VA

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	6.05	+								+		+
	3	7.41	+								+	+	+
	4	1.37	-								-	-	+
1989	1	0.26	-								-	+	-
	2	2.31	-								+	+	+
	3	0.47	-								-	+	-
	4	4.32	-								+	+	+
1990	1	4.21	-								+	+	+
	2	0.43	-	-							-	-	-
	3	-1.09	-	-	-						-	+	-
	4	-4.64	-	-	-						-	-	-
1991	1	-3.22	-	-	-						-	+	-
	2	-2.92	-	-	-						-	+	-
	3	-4.09	-	-	-						-	+	-
	4	-0.54	-	+	-						-	+	-
1992	1	1.86	-	+	-						-	+	+
	2	0.65	-	+	-						-	+	-
	3	0.36	-	+	-	-	-				-	+	-
	4	-0.08	-	+	+	-	-				-	+	-
1993	1	-2.61	-	-	+	-	-				-	-	-
	2	-1.63	-	-	+	-	-				-	+	-
	3	0.88	-	+	+	+	-				-	+	-
	4	0.50	-	+	+	+	-				-	+	-
1994	1	0.05	-	+	+	+	-				-	+	-
	2	-0.29	-	-	-	+	-				-	+	-
	3	-2.09	-	-	-	-	-				-	+	-
	4	-1.48	-	-	-	-	-				-	+	-
1995	1	-1.38	-	-	-	-	-				-	+	-
	2	-2.86	-	-	-	-	-				+	+	-
	3	-0.69	-	+	+	+	-				+	+	-
	4	-0.88	-	+	-	-	-				+	-	-
1996	1	-0.49	-	+	-	+	-				+	-	-
	2	1.12	-	+	+	+	-				+	-	+
	3	-0.76	-	+	-	-	-				-	+	-
	4	-0.91	-	+	+	-	-				-	+	-
1997	1	-0.82	-	+	+	-	-				-	+	-
	2	-0.79	-	-	+	+	-				-	+	-
	3	-0.60	-	-	+	+	-				+	+	-
	4	-0.32	-	+	+	+	-				+	+	-

Housing Price Trends™

Harrisonburg, VA

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	1.20	-	+	+	+	-	+	+	-	+	+	
	2	1.56	-	+	+	+	-	+	+	-	+	+	
	3	2.59	-	+	+	+	-	+	+	+	+	+	
	4	3.24	-	+	+	+	-	+	+	+	+	+	
1999	1	1.57	-	+	+	+	-	+	+	-	+	+	
	2	0.85	-	-	+	+	-	+	+	-	+	-	
	3	0.34	-	-	+	+	-	+	+	-	+	-	
	4	-1.17	-	-	-	-	-	+	+	-	+	-	
2000	1	-1.10	-	-	-	-	-	-	+	-	+	-	
	2	-0.90	-	-	-	-	-	-	+	-	+	-	
	3	-1.00	-	-	-	-	-	-	+	-	+	-	
	4	-0.12	-	-	-	-	-	-	+	-	+	-	
2001	1	0.71	-	+	-	+	-	+	-	-	+	-	
	2	1.92	-	+	+	+	-	+	-	-	+	+	
	3	2.81	-	+	+	+	-	+	-	+	+	+	
	4	3.20	-	+	+	+	+	+	-	+	+	+	
2002	1	2.75	-	+	+	+	+	+	-	+	+	+	
	2	1.82	-	+	+	+	+	+	+	-	+	+	
	3	2.03	-	+	+	+	+	+	+	+	+	+	
	4	2.62	-	+	+	+	+	+	+	+	+	+	
2003	1	2.22	-	-	+	+	+	-	+	+	+	+	
	2	2.32	-	-	+	+	+	-	+	+	+	+	
	3	2.79	-	+	+	+	+	+	+	+	+	+	
	4	3.75	-	+	+	+	+	+	+	+	+	+	
2004	1	4.58	-	+	+	+	+	+	+	+	+	+	
	2	5.28	+	+	+	+	+	+	+	+	+	+	BUY
	3	8.70	+	+	+	+	+	+	+	+	+	+	
	4	10.12	+	+	+	+	+	+	+	+	+	+	
2005	1	11.88	+	+	+	+	+	+	+	+	+	+	
	2	14.36	+	+	+	+	+	+	+	+	+	+	
	3	13.34	+	+	+	+	+	+	+	+	+	+	
	4	14.18	+	+	+	+	+	+	+	+	+	+	
2006	1	14.32	+	+	+	+	+	+	+	+	+	+	
	2	11.58	+	+	+	+	+	+	+	+	+	+	
	3	9.68	+	-	+	+	+	+	+	+	+	+	
	4	7.79	+	-	-	-	+	+	+	+	+	+	
2007	1	4.99	-	-	-	-	+	+	+	+	+	+	
	2	3.14	-	-	-	-	+	+	+	+	+	+	
	3	0.54	-	-	-	-	+	-	+	-	-	-	SELL
	4	-2.00	-	-	-	-	+	-	-	-	-	-	
2008	1	-2.44	-	-	-	-	+	-	-	-	+	-	
	2	-3.44	-	-	-	-	+	-	-	-	+	-	
	3	-5.35	-	-	-	-	+	-	+	-	+	-	
	4	-4.32	-	-	-	-	-	-	+	-	+	-	
2009	1	-1.80	-	-	-	-	-	-	+	-	+	-	
	2	-1.94	-	+	-	-	-	-	+	-	+	-	
	3	-1.93	-	+	-	-	-	-	+	-	+	-	
	4	-4.14	-	-	-	-	-	-	+	-	+	-	
2010	1	-7.88	-	-	-	-	-	-	+	-	-	-	
	2	-8.26	-	-	-	-	-	-	+	-	+	-	
	3	-6.29	-	-	-	-	-	-	+	-	+	-	
	4	-5.03	-	-	+	-	-	-	+	-	+	-	
2011	1	-6.17	-	-	-	-	-	-	+	-	+	-	

