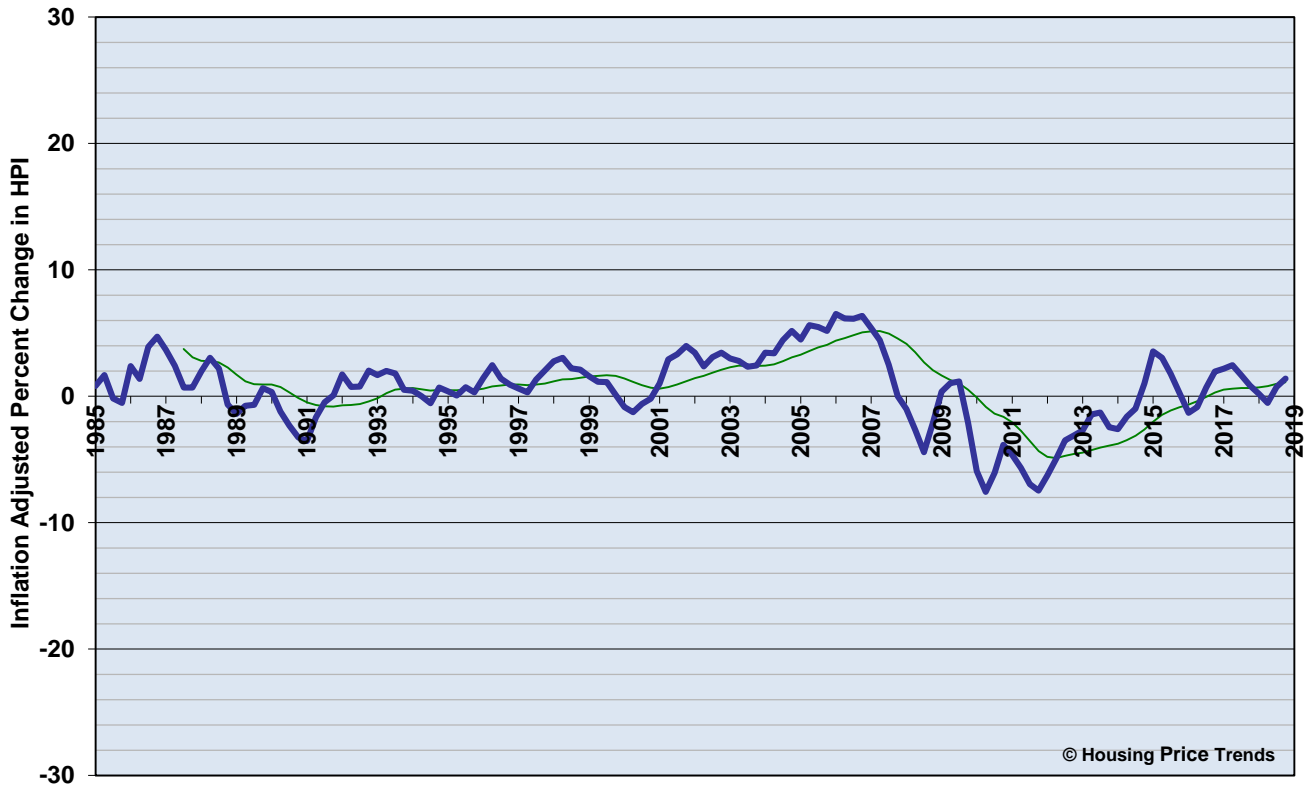
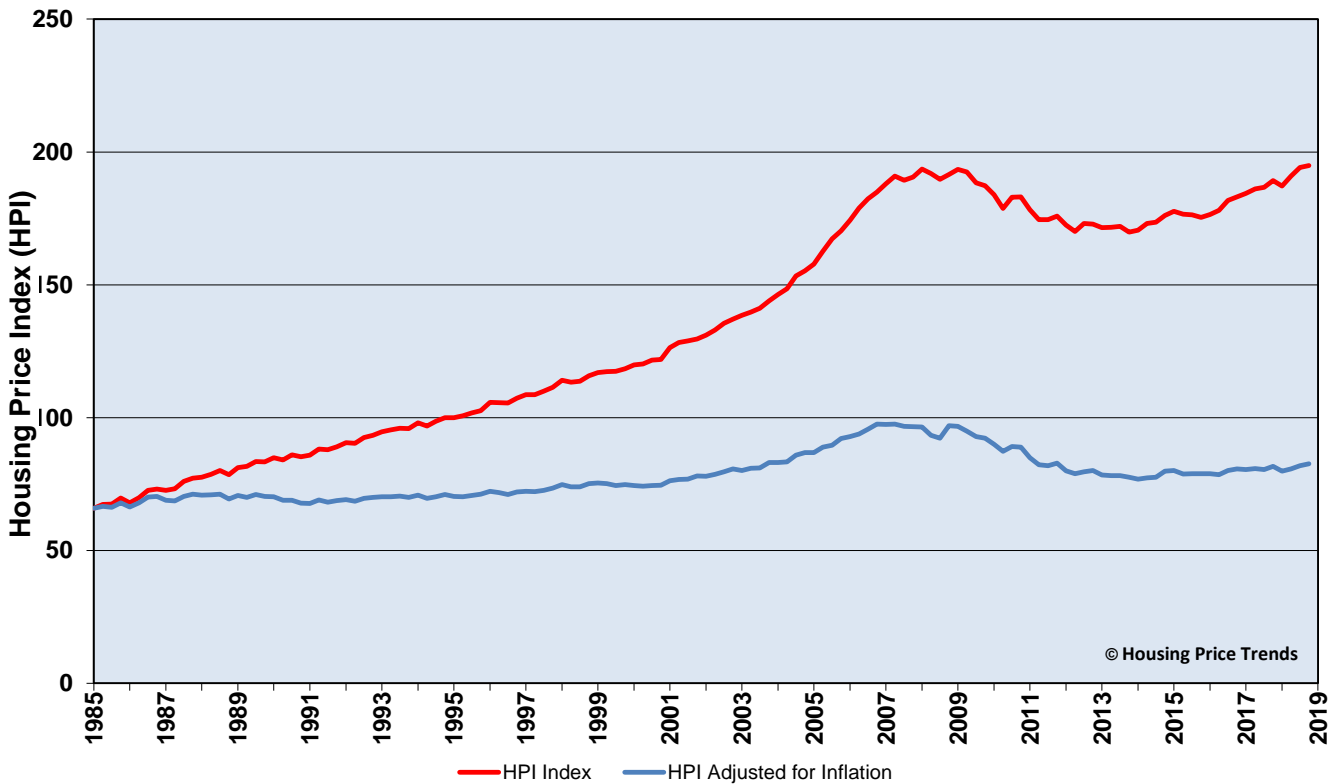


Roanoke, VA



Roanoke, VA



Housing Price Trends™

Roanoke, 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	2.78	-	+	+	+	+	+	+	+	+	+	+	
	2	3.03	-	+	+	+	+	+	+	+	+	+	+	
	3	2.20	-	+	-	+	+	+	+	+	+	+	+	
	4	2.10	-	+	+	+	+	+	+	+	+	+	+	
1999	1	1.57	-	-	+	+	+	+	+	+	-	+	+	
	2	1.16	-	-	+	-	+	+	+	+	-	+	+	
	3	1.11	-	-	+	-	+	+	+	+	-	+	+	
	4	0.13	-	-	-	-	+	+	+	+	-	+	-	
2000	1	-0.85	-	-	-	-	+	-	+	-	+	-	-	
	2	-1.25	-	-	-	-	+	-	-	-	+	-	-	
	3	-0.61	-	-	-	-	+	-	-	-	+	-	-	
	4	-0.19	-	-	-	-	+	-	-	-	+	-	-	
2001	1	1.01	-	+	-	+	-	-	-	-	+	+	+	
	2	2.93	-	+	+	+	+	+	-	+	+	+	+	
	3	3.33	-	+	+	+	+	+	-	+	+	+	+	
	4	3.98	-	+	+	+	+	+	-	+	+	+	+	
2002	1	3.44	-	+	+	+	+	+	-	+	+	+	+	
	2	2.37	-	+	+	+	+	+	+	+	+	+	+	
	3	3.08	-	+	+	+	+	+	+	+	+	+	+	
	4	3.45	-	+	+	+	+	+	+	+	+	+	+	
2003	1	2.98	-	+	+	+	+	+	+	+	+	+	+	
	2	2.78	-	-	+	+	+	+	+	+	+	+	+	
	3	2.34	-	-	-	+	+	+	+	+	+	+	+	
	4	2.44	-	-	-	+	+	+	+	+	+	+	+	
2004	1	3.44	-	+	-	+	+	+	+	+	+	+	+	
	2	3.39	-	+	-	+	+	+	+	+	+	+	+	
	3	4.43	-	+	+	+	+	+	+	+	+	+	+	
	4	5.16	+	+	+	+	+	+	+	+	+	+	+	BUY
2005	1	4.49	-	+	+	+	+	+	+	+	+	+	+	
	2	5.64	+	+	+	+	+	+	+	+	+	+	+	
	3	5.48	+	+	+	+	+	+	+	+	+	+	+	
	4	5.18	+	+	+	+	+	+	+	+	+	+	+	
2006	1	6.51	+	+	+	+	+	+	+	+	+	+	+	
	2	6.17	+	+	+	+	+	+	+	+	+	+	+	
	3	6.14	+	+	+	+	+	+	+	+	+	+	+	
	4	6.36	+	+	+	+	+	+	+	+	+	+	+	
2007	1	5.40	+	-	+	+	+	+	+	+	+	+	+	
	2	4.44	-	-	-	-	+	+	+	+	+	+	+	
	3	2.48	-	-	-	-	+	-	+	+	+	+	+	
	4	0.02	-	-	-	-	+	-	+	-	+	-	-	SELL
2008	1	-1.00	-	-	-	-	+	-	-	-	+	-	-	
	2	-2.68	-	-	-	-	+	-	-	-	+	-	-	
	3	-4.42	-	-	-	-	+	-	-	-	+	-	-	
	4	-2.11	-	-	-	-	+	-	-	-	+	-	-	
2009	1	0.36	-	+	-	-	-	-	+	-	+	-	-	
	2	1.04	-	+	-	-	-	-	-	-	+	+	+	
	3	1.18	-	+	-	-	-	-	+	-	+	+	+	
	4	-2.12	-	-	-	-	-	-	+	-	-	-	-	
2010	1	-5.92	-	-	-	-	-	-	+	-	-	-	-	
	2	-7.56	-	-	-	-	-	-	+	-	+	-	-	
	3	-6.05	-	-	-	-	-	-	+	-	+	-	-	
	4	-3.83	-	-	+	-	-	-	+	-	+	-	-	
2011	1	-4.65	-	-	-	-	-	-	+	-	+	-	-	

