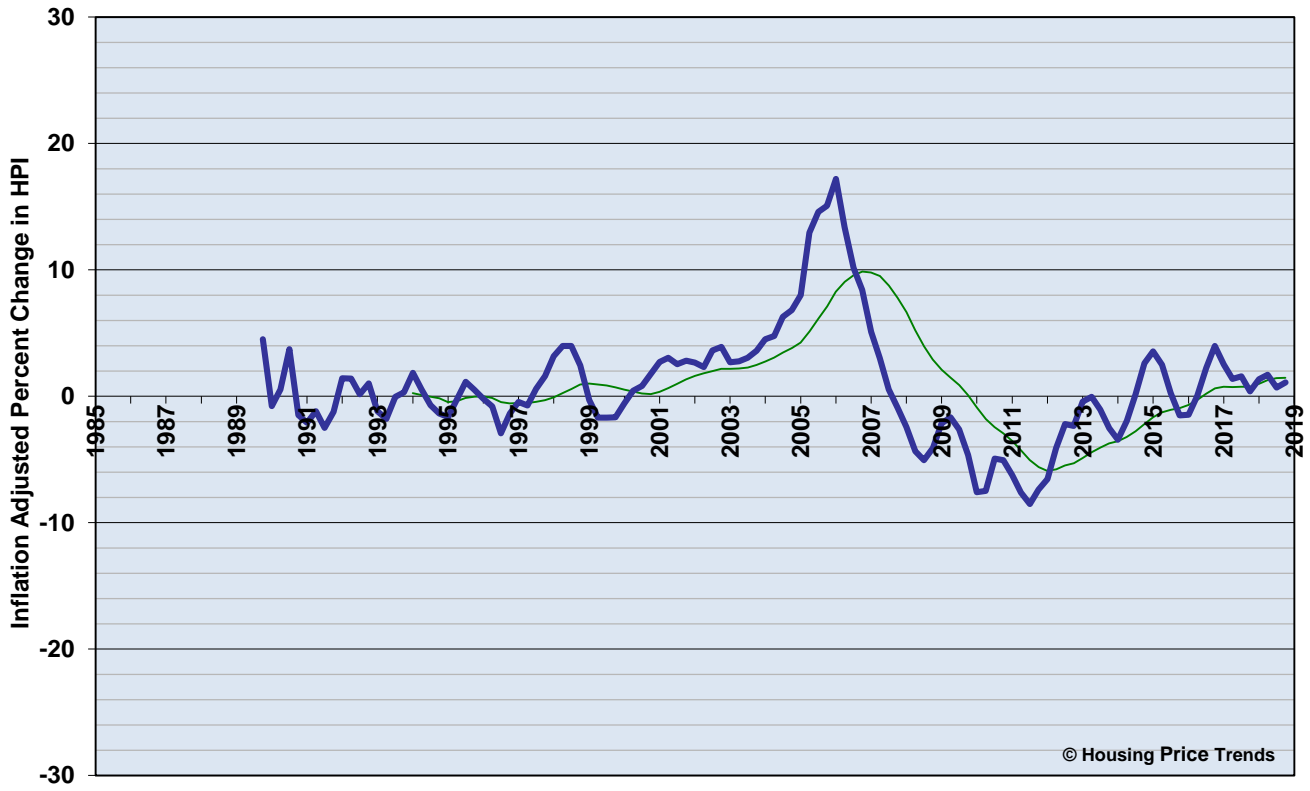
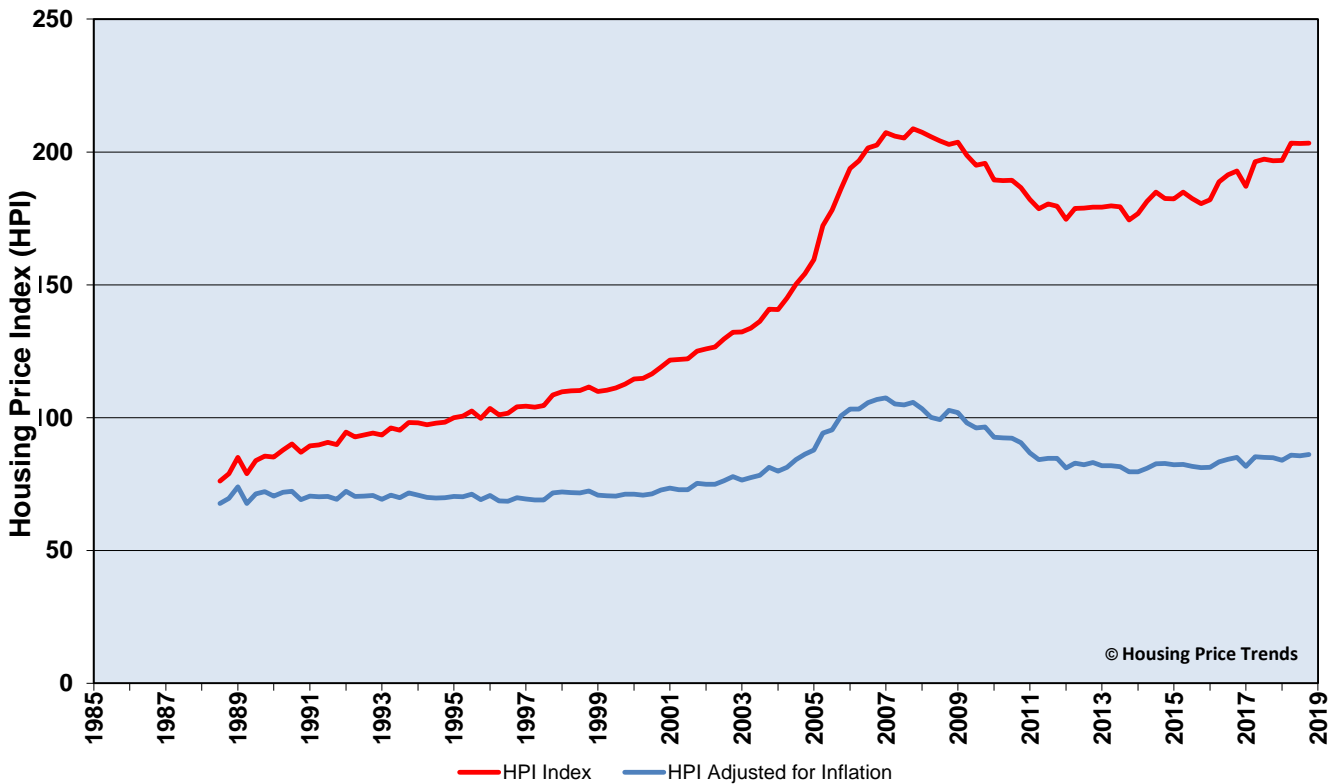


### Staunton, VA



### Staunton, VA



# Housing Price Trends™

Staunton, 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												
	3												
	4												
1989	1												
	2												
	3												
	4	4.51	-								+		+
1990	1	-0.78	-								-	-	-
	2	0.53	-								-	+	-
	3	3.72	-								+	+	+
	4	-1.49	-								-	-	-
1991	1	-2.09	-								-	+	-
	2	-1.18	-								-	+	-
	3	-2.50	-								-	+	-
	4	-1.22	-	-							-	+	-
1992	1	1.42	-	+	-						-	+	+
	2	1.40	-	+	+						-	+	+
	3	0.16	-	+	-						-	+	-
	4	1.03	-	+	-						-	+	+
1993	1	-1.19	-	-	+						-	+	-
	2	-1.79	-	-	+						-	+	-
	3	-0.05	-	+	+						-	+	-
	4	0.31	-	+	+						-	+	-
1994	1	1.84	-	+	+	+	-				-	+	+
	2	0.53	-	+	-	+	-	-	+		-	+	-
	3	-0.70	-	-	-	-	-	+	+		-	+	-
	4	-1.35	-	-	-	-	-	-	-		-	+	-
1995	1	-1.64	-	-	-	-	-	-	-		-	+	-
	2	-0.27	-	+	+	+	-	+	+		-	+	-
	3	1.16	-	+	+	+	-	+	+		-	+	+
	4	0.52	-	+	+	+	-	+	+		-	+	-
1996	1	-0.21	-	-	-	-	-	+	-		-	+	-
	2	-0.80	-	-	-	-	-	+	-		-	+	-
	3	-2.94	-	-	-	-	-	-	-		-	+	-
	4	-1.36	-	-	-	-	-	-	-		-	+	-
1997	1	-0.46	-	+	+	-	-	-	-		-	+	-
	2	-0.72	-	-	+	-	-	-	-		-	+	-
	3	0.59	-	+	+	+	-	+	-		-	+	-
	4	1.60	-	+	+	+	-	+	-		-	+	+

# Housing Price Trends™

Staunton, 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	3.17	-	+	+	+	-	+	-	+	+	+	
	2	3.98	-	+	+	+	-	+	+	+	+	+	
	3	3.97	-	+	+	+	-	+	+	+	+	+	
	4	2.43	-	+	+	+	-	+	+	+	+	+	
1999	1	-0.30	-	-	+	-	-	+	+	-	-	-	
	2	-1.68	-	-	-	-	-	-	+	-	+	-	
	3	-1.70	-	-	-	-	-	-	+	-	+	-	
	4	-1.66	-	-	-	-	-	-	+	-	+	-	
2000	1	-0.55	-	-	-	-	-	-	+	-	+	-	
	2	0.44	-	-	-	+	-	-	+	-	+	-	
	3	0.81	-	+	-	+	-	+	-	-	+	-	
	4	1.75	-	+	-	+	-	+	-	-	+	+	
2001	1	2.72	-	+	+	+	-	+	-	+	+	+	
	2	3.04	-	+	+	+	+	+	-	+	+	+	
	3	2.55	-	+	+	+	+	+	-	+	+	+	
	4	2.82	-	+	+	+	+	+	-	+	+	+	
2002	1	2.66	-	+	+	+	+	+	+	+	+	+	
	2	2.31	-	+	+	+	+	+	+	+	+	+	
	3	3.62	-	+	+	+	+	+	+	+	+	+	
	4	3.91	-	+	+	+	+	+	+	+	+	+	
2003	1	2.68	-	-	+	+	+	-	+	+	+	+	
	2	2.75	-	-	+	+	+	+	+	+	+	+	
	3	3.03	-	+	-	+	+	+	+	+	+	+	
	4	3.60	-	+	+	+	+	+	+	+	+	+	
2004	1	4.51	-	+	+	+	+	+	+	+	+	+	
	2	4.76	-	+	+	+	+	+	+	+	+	+	
	3	6.29	+	+	+	+	+	+	+	+	+	+	BUY
	4	6.81	+	+	+	+	+	+	+	+	+	+	
2005	1	8.00	+	+	+	+	+	+	+	+	+	+	
	2	12.94	+	+	+	+	+	+	+	+	+	+	
	3	14.59	+	+	+	+	+	+	+	+	+	+	
	4	15.07	+	+	+	+	+	+	+	+	+	+	
2006	1	17.20	+	+	+	+	+	+	+	+	+	+	
	2	13.38	+	+	+	+	+	+	+	+	+	+	
	3	10.15	+	-	+	+	+	+	+	+	+	+	
	4	8.41	+	-	+	+	+	+	+	+	+	+	
2007	1	5.09	+	-	-	-	+	+	+	+	+	+	
	2	3.02	-	-	-	-	+	-	+	+	+	+	
	3	0.53	-	-	-	-	+	-	+	-	+	-	SELL
	4	-0.93	-	-	-	-	+	-	+	-	+	-	
2008	1	-2.43	-	-	-	-	+	-	-	-	+	-	
	2	-4.36	-	-	-	-	+	-	-	-	+	-	
	3	-5.04	-	-	-	-	+	-	-	-	+	-	
	4	-4.09	-	-	-	-	-	-	+	-	+	-	
2009	1	-2.15	-	-	-	-	-	-	+	-	+	-	
	2	-1.68	-	+	-	-	-	-	+	-	+	-	
	3	-2.62	-	-	-	-	-	-	+	-	+	-	
	4	-4.66	-	-	-	-	-	-	+	-	+	-	
2010	1	-7.60	-	-	-	-	-	-	+	-	-	-	
	2	-7.49	-	-	-	-	-	-	+	-	+	-	
	3	-4.93	-	-	-	-	-	-	+	-	+	-	
	4	-5.05	-	-	-	-	-	-	+	-	+	-	
2011	1	-6.24	-	-	-	-	-	-	+	-	+	-	

