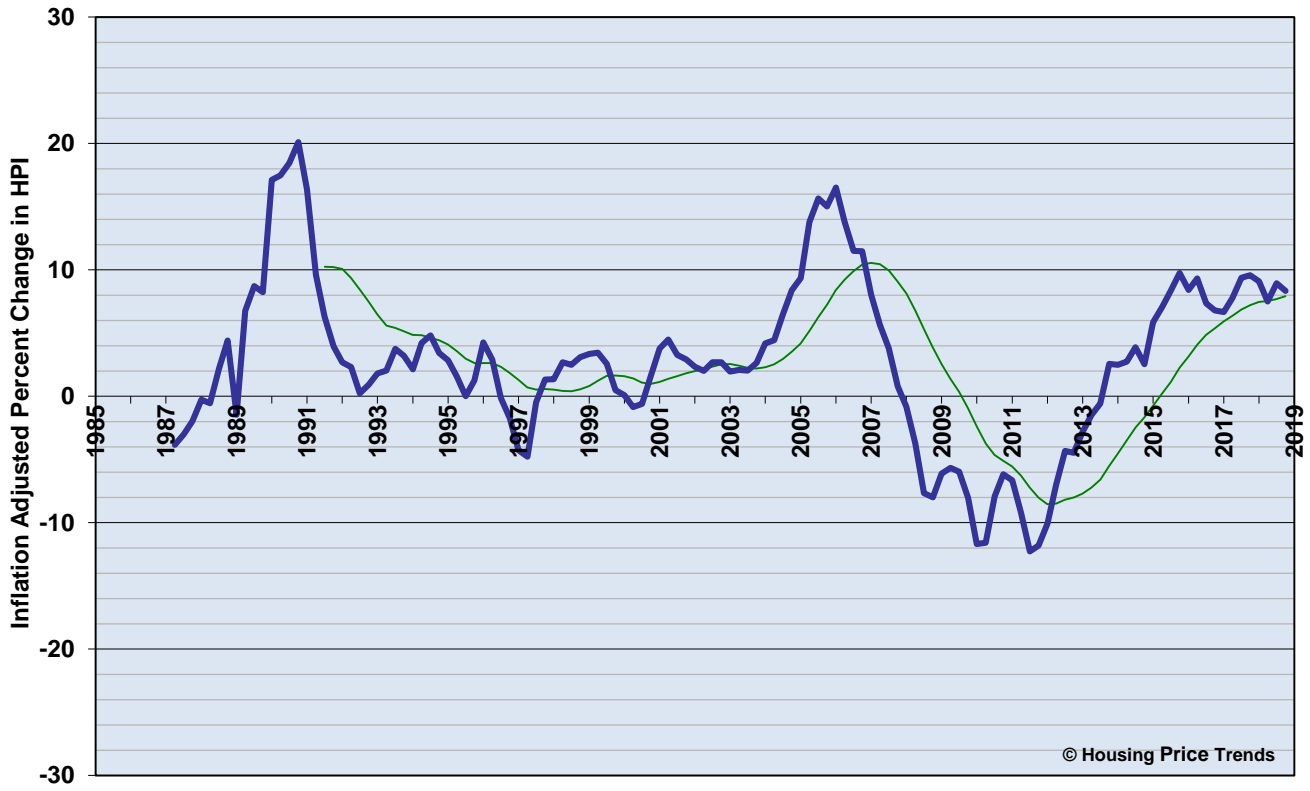
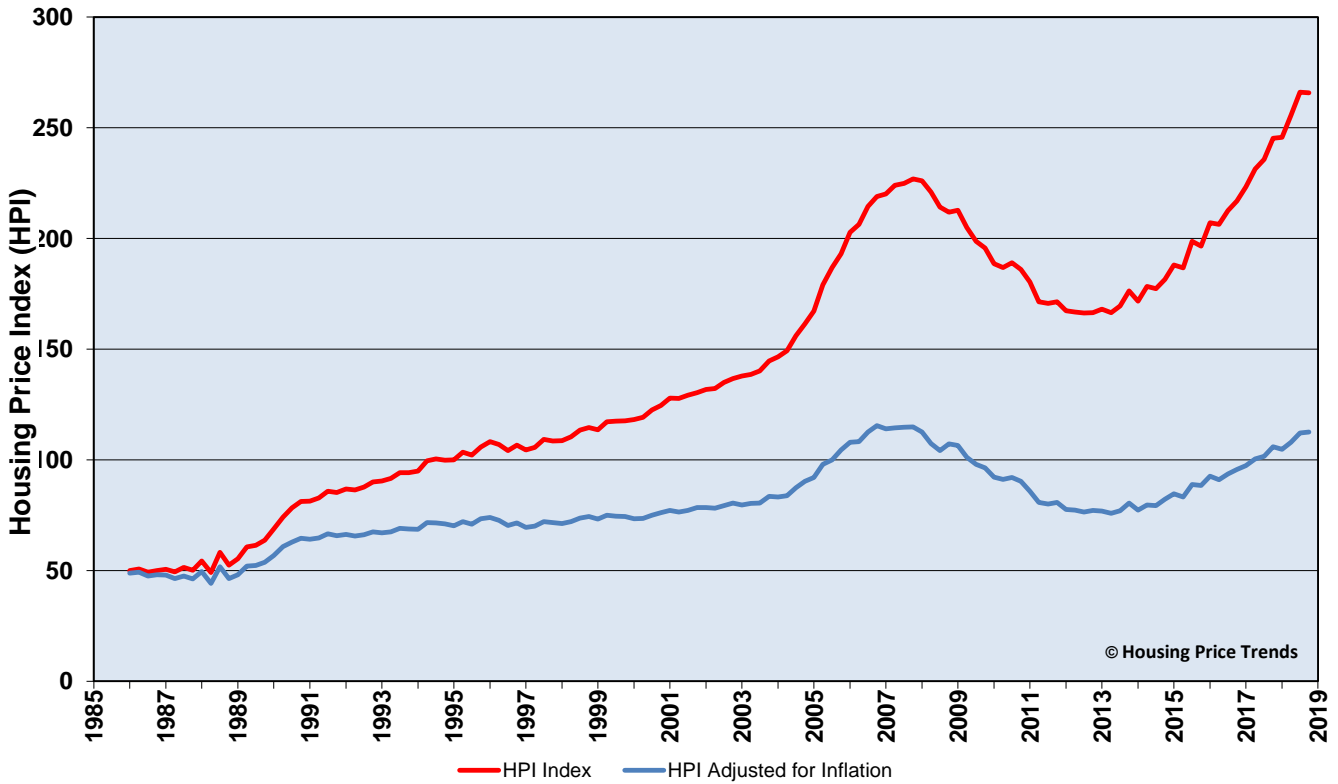


Mount Vernon-Anacortes, WA



Mount Vernon-Anacortes, WA



Housing Price Trends™

Mount Vernon-Anacortes, WA

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	-3.83	-								-		-	
	3	-3.01	-								-	+	-	
	4	-1.96	-								-	+	-	
1988	1	-0.28	-								-	+	-	
	2	-0.55	-								-	+	-	
	3	2.18	-								+	+	+	
	4	4.40	-								+	+	+	
1989	1	-1.47	-								-	-	-	
	2	6.76	+	+							+	+	+	
	3	8.70	+	+	+						+	+	+	BUY
	4	8.23	+	+	+						+	+	+	
1990	1	17.12	+	+	+						+	+	+	
	2	17.48	+	+	+						+	+	+	
	3	18.46	+	+	+						+	+	+	
	4	20.09	+	+	+						+	+	+	
1991	1	16.36	+	+	+						+	+	+	
	2	9.61	+	-	+						+	+	+	
	3	6.28	+	-	-	-	+		+		+	+	+	
	4	3.95	-	-	-	-	+		+	+	+	+	+	
1992	1	2.69	-	-	-	-	+		+	+	+	+	+	
	2	2.32	-	-	-	-	+		+	+	+	+	+	
	3	0.24	-	-	-	-	+		+	+	-	+	-	SELL
	4	0.93	-	-	-	-	+		+	-	-	+	-	
1993	1	1.81	-	-	-	-	+		-	-	-	+	+	
	2	2.02	-	-	-	-	+		-	-	+	+	+	
	3	3.75	-	+	-	-	+		+	+	+	+	+	
	4	3.20	-	+	-	-	+		-	+	+	+	+	
1994	1	2.13	-	+	-	-	+		-	+	+	+	+	
	2	4.22	-	+	+	-	+		-	+	+	+	+	
	3	4.81	-	+	+	-	+		-	+	+	+	+	
	4	3.42	-	+	+	-	+		-	+	+	+	+	
1995	1	2.83	-	-	+	-	+		-	+	+	+	+	
	2	1.58	-	-	-	-	+		-	+	-	+	+	
	3	0.00	-	-	-	-	+		-	+	-	+	-	
	4	1.25	-	-	-	-	+		-	+	-	+	+	
1996	1	4.25	-	+	+	+	+		-	+	+	+	+	
	2	2.90	-	+	+	+	+		-	+	+	+	+	
	3	-0.15	-	-	-	-	+		-	-	-	-	-	
	4	-1.73	-	-	-	-	+		-	-	-	+	-	
1997	1	-4.28	-	-	-	-	+		-	-	-	-	-	
	2	-4.77	-	-	-	-	-		-	-	-	+	-	
	3	-0.46	-	-	-	-	-		-	-	-	+	-	
	4	1.33	-	+	+	-	-		-	-	-	+	+	

Housing Price Trends™

Mount Vernon-Anacortes, WA

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	
1998	1	1.35	-	+	+	+	-	-	-	+	+		
	2	2.70	-	+	-	+	-	-	+	+	+		
	3	2.49	-	+	-	+	-	+	-	+	+	+	
	4	3.08	-	+	+	+	-	-	-	+	+	+	
1999	1	3.35	-	+	+	+	+	-	-	+	+	+	
	2	3.44	-	+	+	+	+	+	+	+	+	+	
	3	2.55	-	+	+	+	+	-	+	+	+	+	
	4	0.48	-	-	+	-	+	-	+	-	+	-	
2000	1	0.08	-	-	-	-	+	+	+	-	+	-	
	2	-0.86	-	-	-	-	+	-	+	-	+	-	
	3	-0.60	-	-	-	-	+	-	+	-	+	-	
	4	1.56	-	+	-	+	+	-	+	-	+	+	
2001	1	3.77	-	+	+	+	+	+	+	+	+	+	
	2	4.49	-	+	+	+	+	+	+	+	+	+	
	3	3.28	-	+	-	+	+	+	+	+	+	+	
	4	2.92	-	+	+	+	+	+	-	+	+	+	
2002	1	2.34	-	+	+	+	+	+	-	+	+	+	
	2	1.99	-	-	+	-	+	+	-	-	+	+	
	3	2.69	-	+	+	+	+	+	+	+	+	+	
	4	2.69	-	-	+	+	+	-	+	+	+	+	
2003	1	1.96	-	-	+	-	+	-	+	-	+	+	
	2	2.08	-	-	-	-	+	-	+	+	+	+	
	3	2.04	-	-	-	-	+	-	+	+	+	+	
	4	2.63	-	+	-	+	+	-	+	+	+	+	
2004	1	4.18	-	+	+	+	+	+	+	+	+	+	
	2	4.43	-	+	+	+	+	+	+	+	+	+	
	3	6.47	+	+	+	+	+	+	+	+	+	BUY	
	4	8.38	+	+	+	+	+	+	+	+	+	+	
2005	1	9.36	+	+	+	+	+	+	+	+	+	+	
	2	13.78	+	+	+	+	+	+	+	+	+	+	
	3	15.64	+	+	+	+	+	+	+	+	+	+	
	4	15.03	+	+	+	+	+	+	+	+	+	+	
2006	1	16.51	+	+	+	+	+	+	+	+	+	+	
	2	13.80	+	+	+	+	+	+	+	+	+	+	
	3	11.49	+	-	+	+	+	+	+	+	+	+	
	4	11.47	+	-	+	+	+	+	+	+	+	+	
2007	1	8.03	+	-	-	-	+	+	+	+	+	+	
	2	5.68	+	-	-	-	+	+	+	+	+	+	
	3	3.81	-	-	-	-	+	+	+	+	+	+	
	4	0.79	-	-	-	-	+	-	+	-	-	SELL	
2008	1	-0.84	-	-	-	-	+	-	-	-	+	-	
	2	-3.73	-	-	-	-	+	-	-	-	-	-	
	3	-7.66	-	-	-	-	+	-	-	-	-	-	
	4	-8.00	-	-	-	-	+	-	+	-	+	-	
2009	1	-6.12	-	-	-	-	-	-	+	-	+	-	
	2	-5.67	-	-	-	-	-	-	+	-	+	-	
	3	-5.96	-	-	-	-	-	-	+	-	+	-	
	4	-8.05	-	-	-	-	-	-	+	-	+	-	
2010	1	-11.69	-	-	-	-	-	-	+	-	-	-	
	2	-11.59	-	-	-	-	-	-	+	-	+	-	
	3	-7.91	-	+	-	-	-	-	+	-	+	-	
	4	-6.17	-	+	+	-	-	-	+	-	+	-	
2011	1	-6.64	-	+	+	-	-	-	+	-	+	-	

