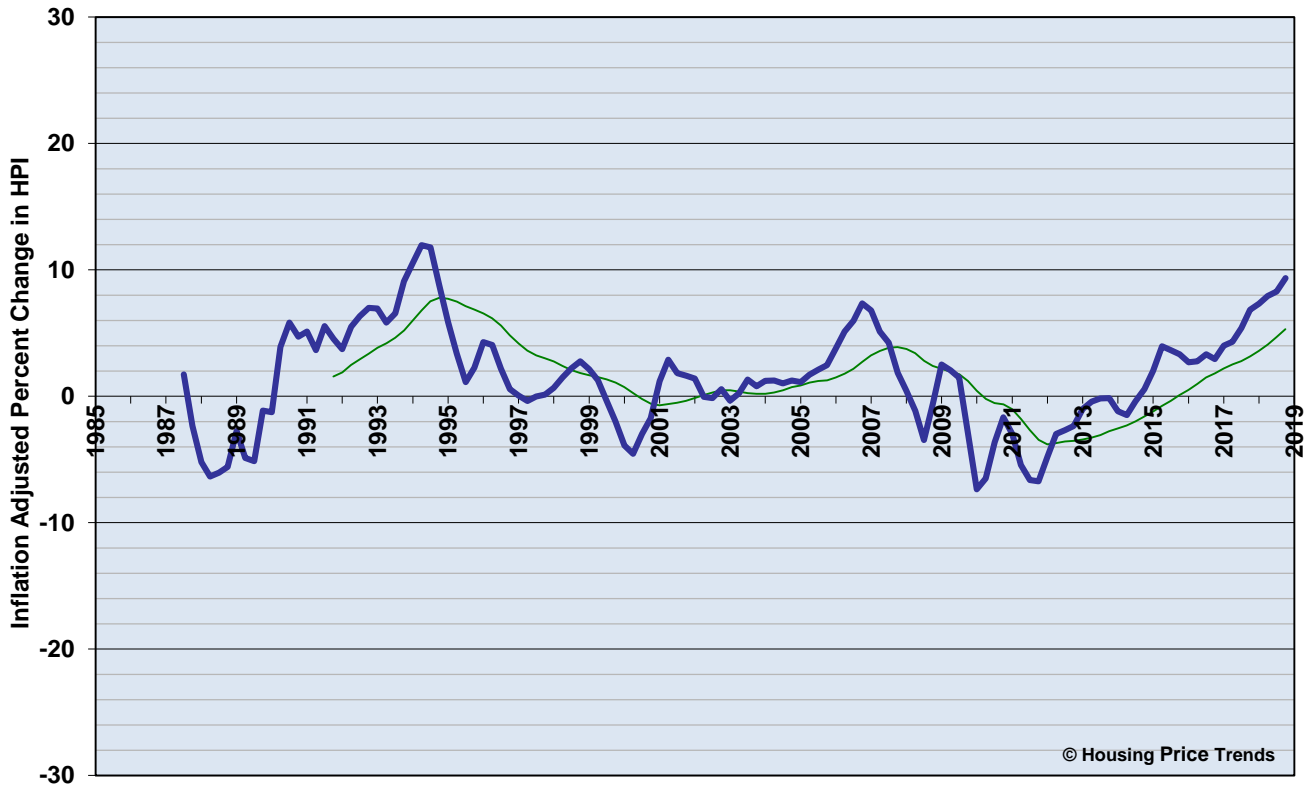
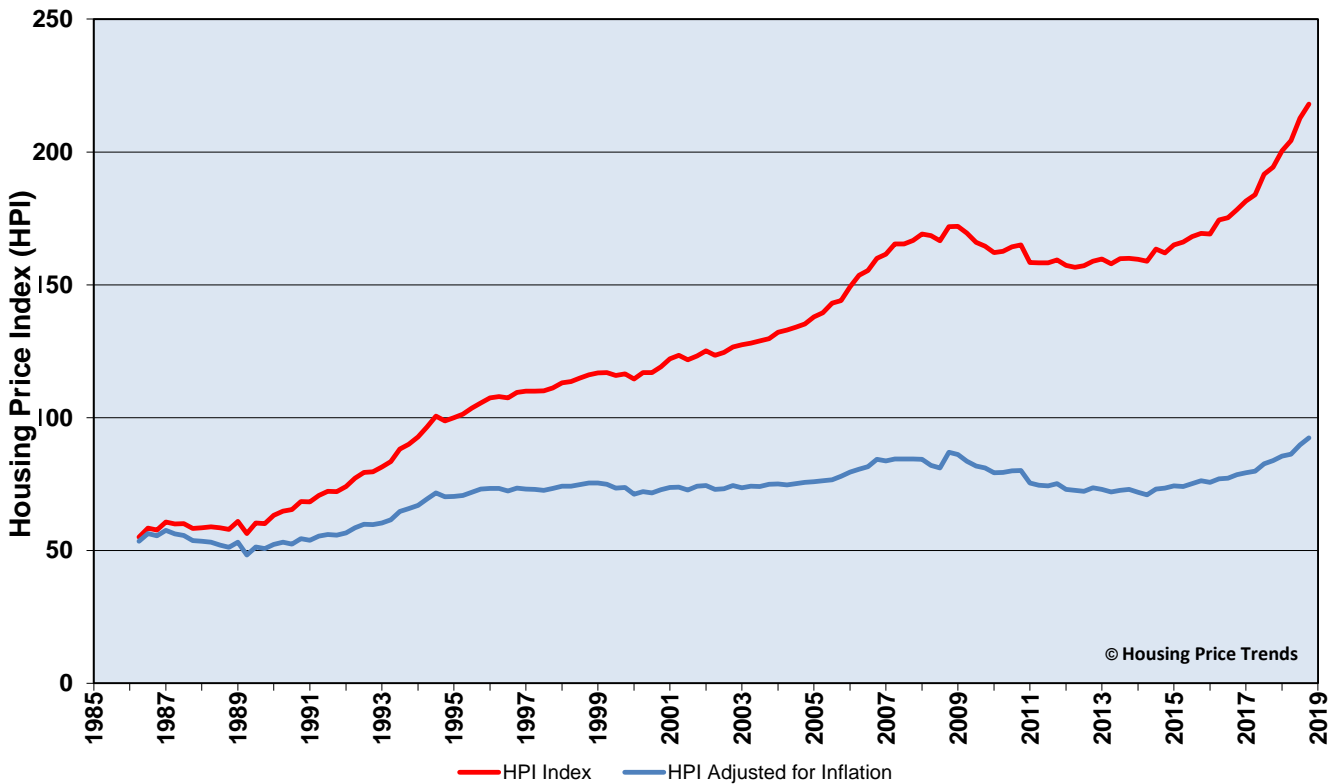


Yakima, WA



Yakima, WA



# Housing Price Trends™

Yakima, 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	1.72	-								-		+
	4	-2.34	-								-	-	-
1988	1	-5.20	-								-	-	-
	2	-6.35	-								-	+	-
	3	-6.03	-								-	+	-
	4	-5.59	-								-	+	-
1989	1	-2.76	-								-	+	-
	2	-4.89	-								-	+	-
	3	-5.14	-	-							-	+	-
	4	-1.13	-	+	-						-	+	-
1990	1	-1.25	-	+	+						-	+	-
	2	3.91	-	+	+						+	+	+
	3	5.82	+	+	+						+	+	+
	4	4.72	-	+	+						+	+	+
1991	1	5.12	+	+	+						+	+	+
	2	3.64	-	+	+						+	+	+
	3	5.56	+	+	+						+	+	+
	4	4.53	-	+	+	+	-		+		+	+	+
1992	1	3.72	-	-	+	+	-	+	+		+	+	+
	2	5.49	+	+	+	+	-	+	+		+	+	+
	3	6.33	+	+	+	+	+	+	+		+	+	+
	4	6.99	+	+	+	+	+	+	+		+	+	+
1993	1	6.94	+	+	+	+	+	+	+		+	+	+
	2	5.82	+	+	+	+	+	+	+		+	+	+
	3	6.56	+	+	+	+	+	+	+		+	+	+
	4	9.09	+	+	+	+	+	+	+		+	+	+
1994	1	10.56	+	+	+	+	+	+	+		+	+	+
	2	11.95	+	+	+	+	+	+	+		+	+	+
	3	11.78	+	+	+	+	+	+	+		+	+	+
	4	8.80	+	+	+	+	+	+	+		+	+	+
1995	1	5.85	+	-	-	-	+	+	+		+	+	+
	2	3.38	-	-	-	-	+	-	+		+	+	+
	3	1.13	-	-	-	-	+	-	+		-	+	+
	4	2.25	-	-	-	-	+	-	+		+	+	+
1996	1	4.29	-	-	-	-	+	-	+		+	+	+
	2	4.04	-	-	-	-	+	-	-		+	+	+
	3	2.18	-	-	-	-	+	-	+		+	+	+
	4	0.57	-	-	-	-	+	-	+		-	+	-
1997	1	0.05	-	-	-	-	+	-	+		-	+	-
	2	-0.36	-	-	-	-	+	-	+		-	+	-
	3	-0.03	-	-	-	-	+	-	+		-	+	-
	4	0.12	-	-	-	-	+	-	+		-	+	-

# Housing Price Trends™

Yakima, WA

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	0.66	-	-	-	-	+	-	+	-	+	-	
	2	1.50	-	+	-	-	+	-	+	-	+	+	
	3	2.21	-	+	-	-	+	-	+	+	+	+	
	4	2.78	-	+	+	-	+	-	+	+	+	+	
1999	1	2.13	-	+	+	-	+	-	+	+	+	+	
	2	1.27	-	+	+	-	+	-	+	-	+	+	
	3	-0.40	-	-	-	-	+	-	-	-	+	-	
	4	-2.00	-	-	-	-	+	-	-	-	+	-	
2000	1	-3.89	-	-	-	-	+	-	-	-	+	-	
	2	-4.56	-	-	-	-	-	-	-	-	+	-	
	3	-2.99	-	-	-	-	-	-	-	-	+	-	
	4	-1.74	-	-	-	-	-	-	-	-	+	-	
2001	1	1.20	-	+	-	+	-	-	-	-	+	+	
	2	2.89	-	+	+	+	-	+	-	+	+	+	
	3	1.83	-	+	+	+	-	+	-	-	+	+	
	4	1.64	-	+	+	+	-	+	-	-	+	+	
2002	1	1.40	-	+	+	+	-	+	-	-	+	+	
	2	-0.04	-	+	+	-	-	-	-	-	+	-	
	3	-0.15	-	-	+	-	-	-	+	-	+	-	
	4	0.57	-	-	+	+	-	-	+	-	+	-	
2003	1	-0.35	-	-	+	-	-	-	+	-	+	-	
	2	0.23	-	-	-	+	-	-	+	-	+	-	
	3	1.33	-	+	-	+	-	-	+	-	+	+	
	4	0.80	-	+	-	+	-	-	+	-	+	-	
2004	1	1.21	-	+	-	+	-	+	+	-	+	+	
	2	1.25	-	+	-	+	-	+	+	-	+	+	
	3	1.02	-	+	+	+	-	+	+	-	+	+	
	4	1.26	-	+	+	+	+	+	+	-	+	+	
2005	1	1.12	-	+	+	+	+	+	-	-	+	+	
	2	1.70	-	+	+	+	+	+	+	-	+	+	
	3	2.12	-	+	+	+	+	+	+	+	+	+	
	4	2.45	-	+	+	+	+	+	+	+	+	+	
2006	1	3.80	-	+	+	+	+	+	+	+	+	+	
	2	5.12	+	+	+	+	+	+	+	+	+	+	BUY
	3	5.97	+	+	+	+	+	+	+	+	+	+	
	4	7.34	+	+	+	+	+	+	+	+	+	+	
2007	1	6.79	+	+	+	+	+	+	+	+	+	+	
	2	5.12	+	+	+	+	+	+	+	+	+	+	
	3	4.22	-	-	+	+	+	+	+	+	+	+	
	4	1.86	-	-	-	-	+	+	+	-	+	+	
2008	1	0.45	-	-	-	-	+	-	+	-	+	-	SELL
	2	-1.15	-	-	-	-	+	-	+	-	+	-	
	3	-3.46	-	-	-	-	+	-	+	-	+	-	
	4	-0.58	-	-	-	-	+	-	-	-	+	-	
2009	1	2.52	-	+	-	-	+	+	-	+	+	+	
	2	2.06	-	+	-	-	+	+	-	+	+	+	
	3	1.49	-	+	-	-	+	+	-	-	+	+	
	4	-3.00	-	-	-	-	-	-	-	-	-	-	
2010	1	-7.35	-	-	-	-	-	-	-	-	-	-	
	2	-6.49	-	-	-	-	-	-	-	-	+	-	
	3	-3.64	-	-	-	-	-	-	+	-	+	-	
	4	-1.66	-	+	+	-	-	-	+	-	+	-	
2011	1	-2.98	-	-	-	-	-	-	+	-	+	-	

