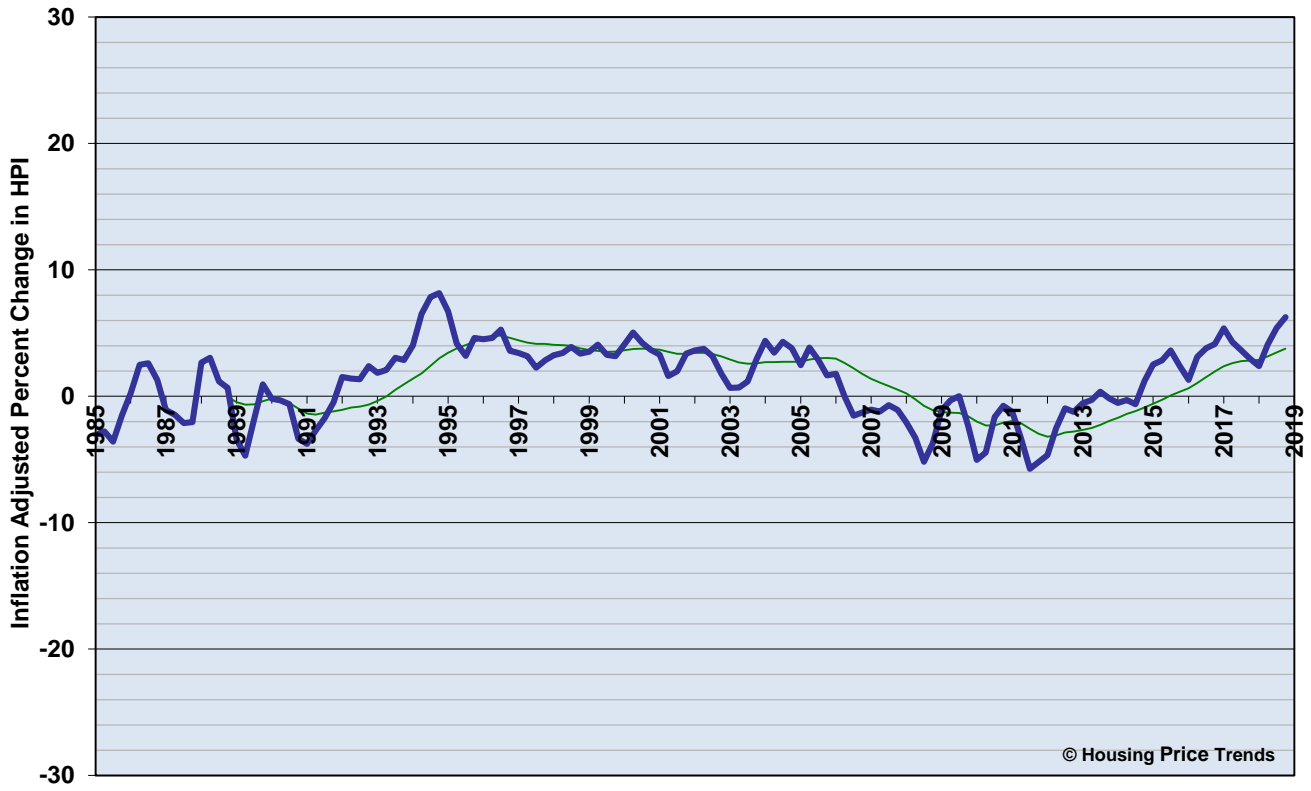
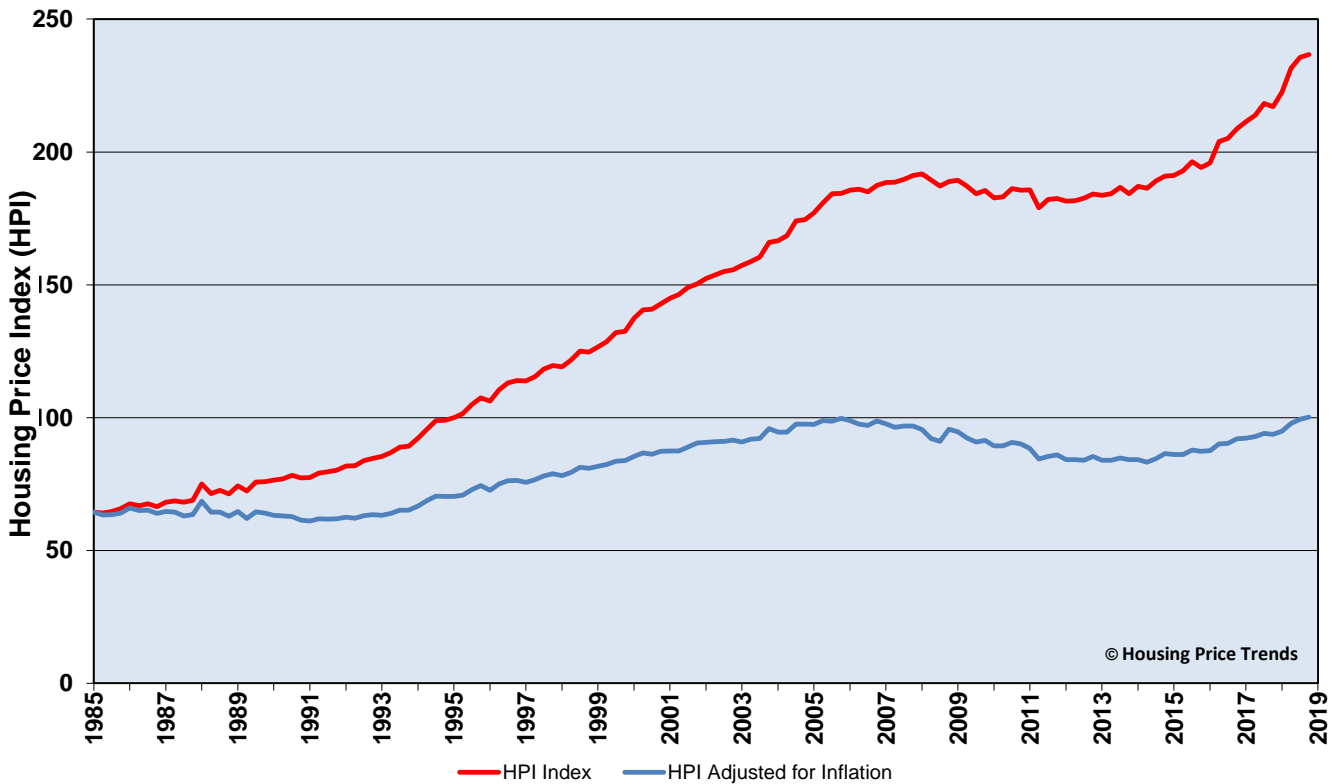


Eau Claire, WI



Eau Claire, WI



Housing Price Trends™

Eau Claire, WI

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	-3.07	-								-	+	-	
	2	-2.77	-								-	+	-	
	3	-3.60	-								-	+	-	
	4	-1.48	-								-	+	-	
1986	1	0.23	-								-	+	-	
	2	2.48	-								+	+	+	
	3	2.62	-	+							+	+	+	
	4	1.29	-	+	+						-	+	+	
1987	1	-1.07	-	-	+						-	+	-	
	2	-1.47	-	-	+						-	+	-	
	3	-2.13	-	-	+						-	+	-	
	4	-2.04	-	-	+						-	+	-	
1988	1	2.67	-	+	+						+	+	+	
	2	3.03	-	+	+						+	+	+	
	3	1.17	-	+	-						-	+	+	
	4	0.68	-	+	-	+	-				-	+	-	
1989	1	-3.41	-	-	-	-	-				-	+	-	
	2	-4.71	-	-	-	-	-				-	+	-	
	3	-1.79	-	-	-	-	-				+	-	-	
	4	0.94	-	+	+	+	-				+	-	-	
1990	1	-0.20	-	-	+	-	-				+	-	-	
	2	-0.33	-	+	-	-	-				+	-	-	
	3	-0.63	-	+	-	-	-				-	-	-	
	4	-3.36	-	-	-	-	-				-	-	-	
1991	1	-3.77	-	-	-	-	-				-	-	-	
	2	-2.67	-	-	+	-	-				-	-	-	
	3	-1.73	-	-	+	-	-				-	-	-	
	4	-0.49	-	+	+	+	-				+	-	-	
1992	1	1.53	-	+	+	+	-				+	-	-	
	2	1.40	-	+	+	+	-				+	-	-	
	3	1.35	-	+	+	+	-				-	-	-	
	4	2.39	-	+	+	+	-				-	+	+	
1993	1	1.86	-	+	+	+	-				+	+	+	
	2	2.08	-	+	+	+	-				+	+	+	
	3	3.05	-	+	+	+	-				+	+	+	
	4	2.87	-	+	+	+	-				+	+	+	
1994	1	4.03	-	+	+	+	-				+	+	+	
	2	6.51	+	+	+	+	+				+	+	+	BUY
	3	7.85	+	+	+	+	+				+	+	+	
	4	8.15	+	+	+	+	+				+	+	+	
1995	1	6.72	+	+	+	+	+				+	+	+	
	2	4.15	-	-	+	+	+				+	+	+	
	3	3.20	-	-	+	+	+				+	+	+	
	4	4.62	-	-	+	+	+				+	+	+	
1996	1	4.52	-	-	+	+	+				+	+	+	
	2	4.60	-	-	+	+	+				+	+	+	
	3	5.26	+	-	-	+	+				+	+	+	
	4	3.59	-	-	-	-	+				+	+	+	
1997	1	3.43	-	-	-	-	+				+	+	+	
	2	3.17	-	-	-	-	+				+	+	+	
	3	2.25	-	-	-	-	+				+	+	+	
	4	2.83	-	-	-	-	+				+	+	+	

Housing Price Trends™

Eau Claire, WI

Year	Quarter	Inflation Adjusted % Change in HPI	Buy	Buy	Buy	Buy	Buy	Buy/Sell	Buy/Sell	Sell	Sell	Sell	Buy/Sell
			Signal 1	Signal 2	Signal 3	Signal 4	Signal 5	Signal 1	Signal 2	Signal 1	Signal 2	Signal 3	Signal
1998	1	3.25	-	-	-	-	+	+	-	+	+	+	
	2	3.41	-	-	-	-	+	+	-	+	+	+	
	3	3.90	-	+	-	-	+	-	+	+	+	+	
	4	3.38	-	+	-	-	+	-	+	+	+	+	
1999	1	3.53	-	+	-	-	+	-	+	+	+	+	
	2	4.09	-	+	+	+	+	-	+	+	+	+	
	3	3.28	-	-	+	-	+	-	-	+	+	+	
	4	3.16	-	-	+	-	+	-	-	+	+	+	
2000	1	4.10	-	+	+	+	+	+	-	+	+	+	
	2	5.04	+	+	+	+	+	+	+	+	+	+	
	3	4.22	-	+	+	+	+	-	+	+	+	+	
	4	3.68	-	-	-	+	+	-	+	+	+	+	
2001	1	3.31	-	-	-	-	+	-	+	+	+	+	
	2	1.61	-	-	-	-	+	-	+	-	+	+	SELL
	3	1.98	-	-	-	-	+	-	+	-	+	+	
	4	3.37	-	-	+	+	+	+	+	+	+	+	
2002	1	3.62	-	+	+	+	+	+	-	+	+	+	
	2	3.75	-	+	-	+	+	+	-	+	+	+	
	3	3.17	-	-	-	-	+	-	-	+	+	+	
	4	1.79	-	-	-	-	+	-	-	-	+	+	
2003	1	0.66	-	-	-	-	+	-	-	-	+	-	
	2	0.69	-	-	-	-	+	-	-	-	+	-	
	3	1.17	-	-	-	-	+	-	-	-	+	+	
	4	2.94	-	+	+	+	+	-	-	+	+	+	
2004	1	4.40	-	+	+	+	+	+	-	+	+	+	
	2	3.45	-	+	-	+	+	+	-	+	+	+	
	3	4.32	-	+	+	+	+	+	+	+	+	+	
	4	3.80	-	+	+	+	+	-	-	+	+	+	
2005	1	2.47	-	-	+	-	+	-	-	+	+	+	
	2	3.86	-	+	+	+	+	+	+	+	+	+	
	3	2.87	-	-	+	+	+	-	+	+	+	+	
	4	1.66	-	-	+	-	+	+	+	-	+	+	
2006	1	1.79	-	-	-	-	+	-	+	-	+	+	
	2	-0.02	-	-	-	-	+	-	+	-	+	-	
	3	-1.54	-	-	-	-	+	-	-	-	+	-	
	4	-1.28	-	-	-	-	+	-	-	-	+	-	
2007	1	-1.05	-	-	-	-	+	-	-	-	+	-	
	2	-1.20	-	-	-	-	+	-	-	-	+	-	
	3	-0.71	-	-	-	-	-	-	-	-	+	-	
	4	-1.08	-	-	-	-	-	-	-	-	+	-	
2008	1	-2.07	-	-	-	-	-	-	-	-	+	-	
	2	-3.28	-	-	-	-	-	-	-	-	+	-	
	3	-5.17	-	-	-	-	-	-	-	-	+	-	
	4	-3.69	-	-	-	-	-	-	-	-	+	-	
2009	1	-1.10	-	+	+	-	-	-	-	-	+	-	
	2	-0.31	-	+	+	+	-	-	-	-	+	-	
	3	-0.01	-	+	+	+	-	-	-	-	+	-	
	4	-2.33	-	-	-	-	-	-	-	-	+	-	
2010	1	-5.03	-	-	-	-	-	-	-	-	-	-	
	2	-4.45	-	-	-	-	-	-	-	-	+	-	
	3	-1.65	-	+	+	+	-	-	-	-	+	-	
	4	-0.76	-	+	+	+	-	-	-	-	+	-	
2011	1	-1.23	-	+	+	+	-	+	+	-	+	-	

