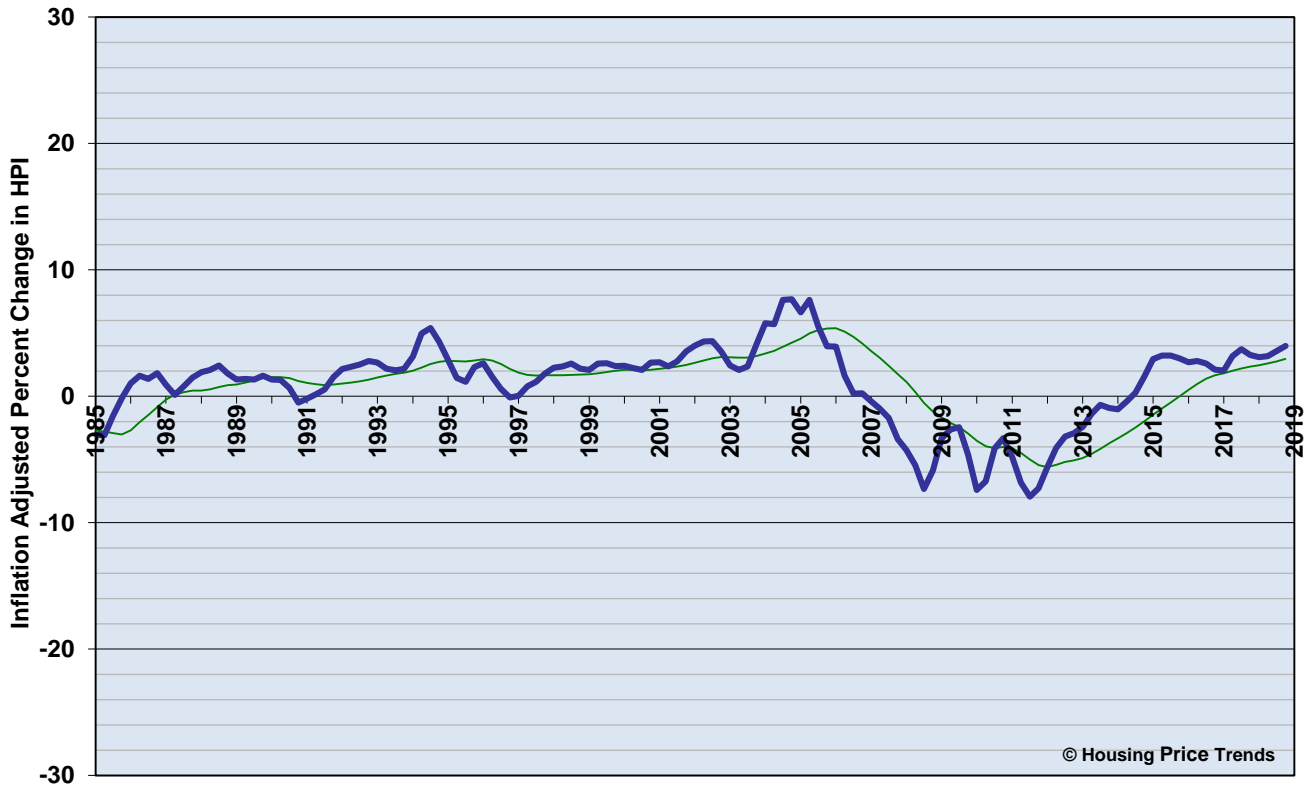
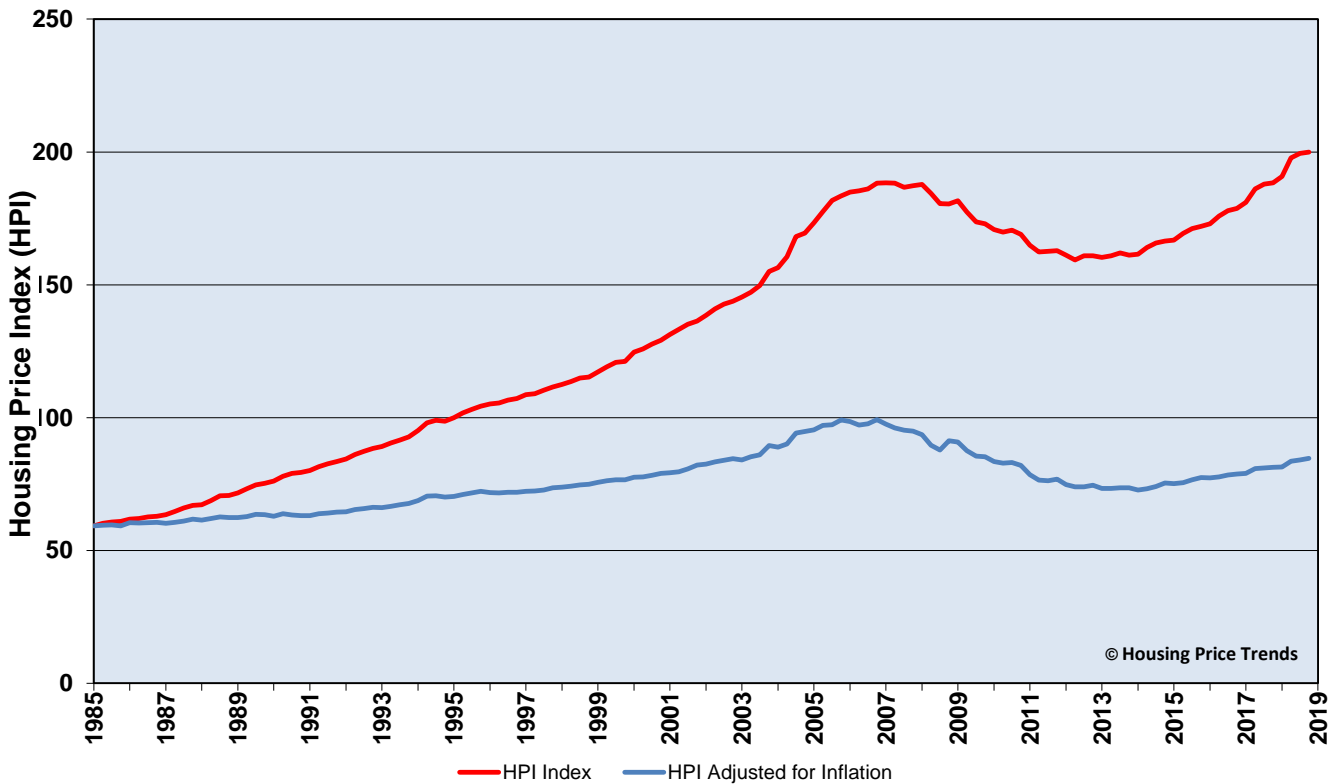


Milwaukee-Waukesha, WI



Milwaukee-Waukesha, WI



# Housing Price Trends™

## Milwaukee-Waukesha, 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
1985	1	-3.07	-	-	+	+	-	+	+	-	+	-	
	2	-3.07	-	-	-	+	-	+	+	-	+	-	
	3	-1.53	-	-	-	+	-	+	+	-	+	-	
	4	-0.12	-	+	-	+	-	+	+	-	+	-	
1986	1	1.02	-	+	-	+	-	+	+	-	+	+	
	2	1.62	-	+	+	+	-	+	+	-	+	+	
	3	1.38	-	+	+	+	-	+	+	-	+	+	
	4	1.83	-	+	+	+	-	+	+	-	+	+	
1987	1	0.92	-	+	+	+	-	+	+	-	+	-	
	2	0.10	-	-	+	+	-	+	+	-	+	-	
	3	0.79	-	+	+	+	-	+	+	-	+	-	
	4	1.48	-	+	+	+	-	-	+	-	+	+	
1988	1	1.90	-	+	+	+	-	-	+	-	+	+	
	2	2.09	-	+	+	+	-	+	+	+	+	+	
	3	2.43	-	+	+	+	-	+	+	+	+	+	
	4	1.81	-	+	+	+	-	+	+	-	+	+	
1989	1	1.33	-	-	-	+	-	+	+	-	+	+	
	2	1.37	-	-	+	+	+	+	+	-	+	+	
	3	1.33	-	-	+	+	+	+	+	-	+	+	
	4	1.63	-	-	+	+	+	+	+	-	+	+	
1990	1	1.33	-	-	-	-	+	+	+	-	+	+	
	2	1.30	-	-	-	-	+	+	+	-	+	+	
	3	0.67	-	-	-	-	+	-	+	-	+	-	
	4	-0.50	-	-	-	-	+	-	-	-	+	-	
1991	1	-0.20	-	-	-	-	+	-	-	-	+	-	
	2	0.16	-	-	-	-	+	-	-	-	+	-	
	3	0.54	-	-	-	-	+	-	-	-	+	-	
	4	1.54	-	+	+	+	+	+	-	-	+	+	
1992	1	2.16	-	+	+	+	+	+	-	+	+	+	
	2	2.32	-	+	+	+	+	+	-	+	+	+	
	3	2.52	-	+	+	+	+	+	-	+	+	+	
	4	2.79	-	+	+	+	+	+	-	+	+	+	
1993	1	2.67	-	+	+	+	+	+	+	+	+	+	
	2	2.19	-	+	+	+	+	+	+	+	+	+	
	3	2.05	-	-	+	+	+	+	+	+	+	+	
	4	2.16	-	-	+	+	+	+	+	+	+	+	
1994	1	3.15	-	+	+	+	+	+	+	+	+	+	
	2	4.95	-	+	+	+	+	+	+	+	+	+	
	3	5.41	+	+	+	+	+	+	+	+	+	+	BUY
	4	4.31	-	+	+	+	+	+	+	+	+	+	
1995	1	2.88	-	-	+	+	+	+	+	+	+	+	
	2	1.44	-	-	-	-	+	+	+	-	+	+	
	3	1.15	-	-	-	-	+	+	+	-	+	+	
	4	2.32	-	-	+	-	+	+	+	+	+	+	
1996	1	2.63	-	-	+	-	+	+	+	+	+	+	
	2	1.53	-	-	-	-	+	-	+	-	+	+	SELL
	3	0.59	-	-	-	-	+	-	-	-	+	-	
	4	-0.09	-	-	-	-	+	-	-	-	+	-	
1997	1	0.04	-	-	-	-	+	-	-	-	+	-	
	2	0.79	-	-	-	-	+	-	-	-	+	-	
	3	1.15	-	+	-	-	+	-	-	-	+	+	
	4	1.80	-	+	+	-	+	-	-	-	+	+	

# Housing Price Trends™

## Milwaukee-Waukesha, 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	
1998	1	2.25	-	+	-	+	+	+	-	+	+	+	
	2	2.36	-	+	-	+	+	+	-	+	+	+	
	3	2.58	-	+	+	+	+	+	-	+	+	+	
	4	2.19	-	+	+	+	+	+	-	+	+	+	
1999	1	2.07	-	+	+	+	+	+	-	+	+	+	
	2	2.59	-	+	+	+	+	+	-	+	+	+	
	3	2.60	-	+	+	+	+	+	-	+	+	+	
	4	2.38	-	+	+	+	+	+	+	+	+	+	
2000	1	2.42	-	+	+	+	+	+	+	+	+	+	
	2	2.23	-	-	-	+	+	+	-	+	+	+	
	3	2.08	-	-	-	+	+	+	-	+	+	+	
	4	2.66	-	+	+	+	+	+	+	+	+	+	
2001	1	2.69	-	+	+	+	+	+	+	+	+	+	
	2	2.36	-	-	+	+	+	+	+	+	+	+	
	3	2.77	-	+	+	+	+	+	+	+	+	+	
	4	3.54	-	+	+	+	+	+	+	+	+	+	
2002	1	4.01	-	+	+	+	+	+	+	+	+	+	
	2	4.35	-	+	+	+	+	+	+	+	+	+	
	3	4.37	-	+	+	+	+	+	+	+	+	+	
	4	3.53	-	+	+	+	+	+	+	+	+	+	
2003	1	2.43	-	-	-	-	+	+	-	+	+	+	
	2	2.07	-	-	-	-	+	+	-	+	+	+	
	3	2.37	-	-	+	-	+	+	+	+	+	+	
	4	4.14	-	+	+	+	+	+	+	+	+	+	
2004	1	5.78	+	+	+	+	+	+	+	+	+	+	BUY
	2	5.70	+	+	+	+	+	+	+	+	+	+	
	3	7.62	+	+	+	+	+	+	+	+	+	+	
	4	7.68	+	+	+	+	+	+	+	+	+	+	
2005	1	6.64	+	+	+	+	+	+	+	+	+	+	
	2	7.64	+	+	+	+	+	+	+	+	+	+	
	3	5.51	+	-	+	+	+	+	+	+	+	+	
	4	3.96	-	-	+	-	+	+	+	+	+	+	
2006	1	3.93	-	-	-	-	+	+	+	+	+	+	
	2	1.63	-	-	-	-	+	+	-	+	+	+	SELL
	3	0.22	-	-	-	-	+	+	-	+	+	-	
	4	0.23	-	-	-	-	+	+	-	+	+	-	
2007	1	-0.40	-	-	-	-	+	+	-	-	+	-	
	2	-0.99	-	-	-	-	+	+	-	-	+	-	
	3	-1.72	-	-	-	-	+	+	-	-	+	-	
	4	-3.38	-	-	-	-	+	+	-	-	+	-	
2008	1	-4.25	-	-	-	-	-	-	-	-	+	-	
	2	-5.45	-	-	-	-	-	-	-	+	+	-	
	3	-7.32	-	-	-	-	-	-	-	+	+	-	
	4	-5.87	-	-	-	-	-	-	-	+	+	-	
2009	1	-3.33	-	+	-	-	-	-	-	+	+	-	
	2	-2.62	-	+	-	-	-	-	-	+	+	-	
	3	-2.46	-	+	-	-	-	-	-	+	+	-	
	4	-4.63	-	-	-	-	-	-	-	+	+	-	
2010	1	-7.41	-	-	-	-	-	-	-	-	-	-	
	2	-6.72	-	-	-	-	-	-	-	-	+	-	
	3	-4.12	-	+	+	-	-	-	-	-	+	-	
	4	-3.31	-	+	+	+	-	-	-	-	+	-	
2011	1	-4.84	-	-	+	-	-	-	-	-	+	-	

