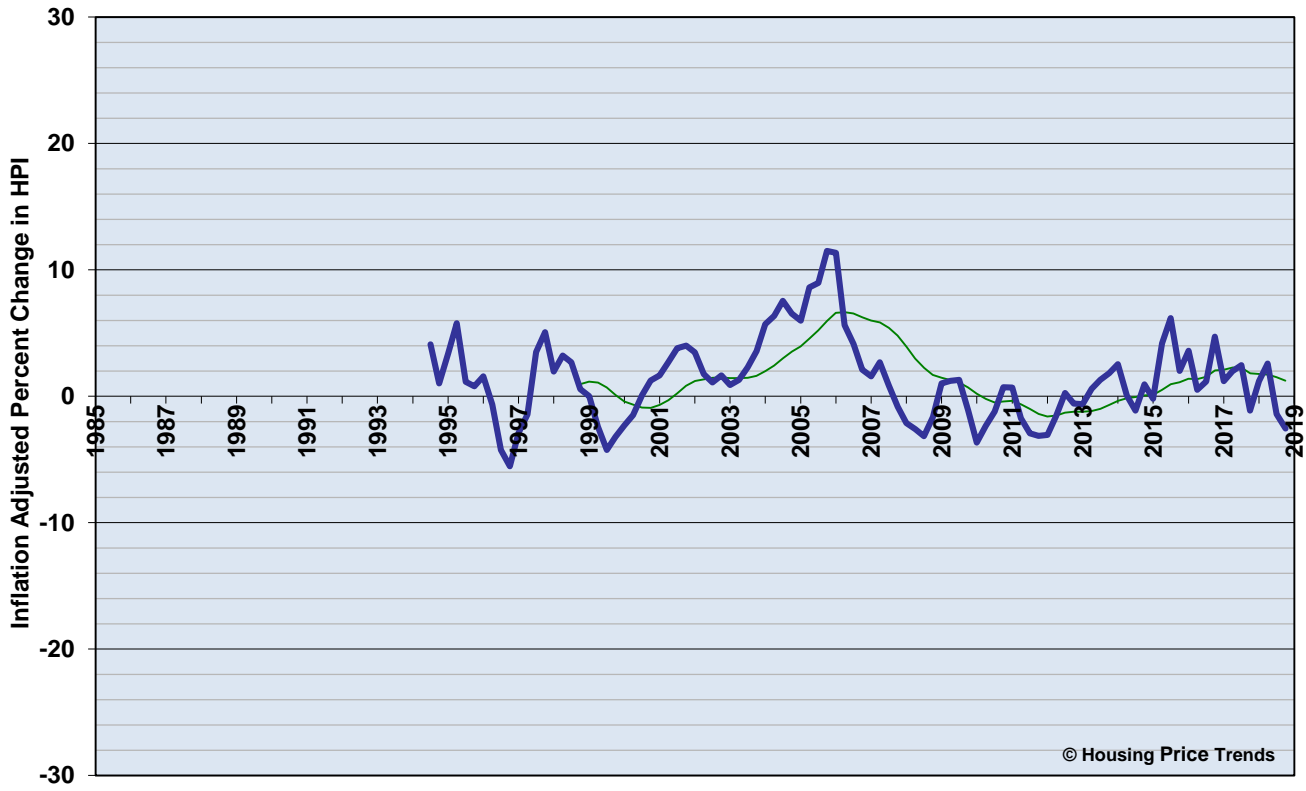
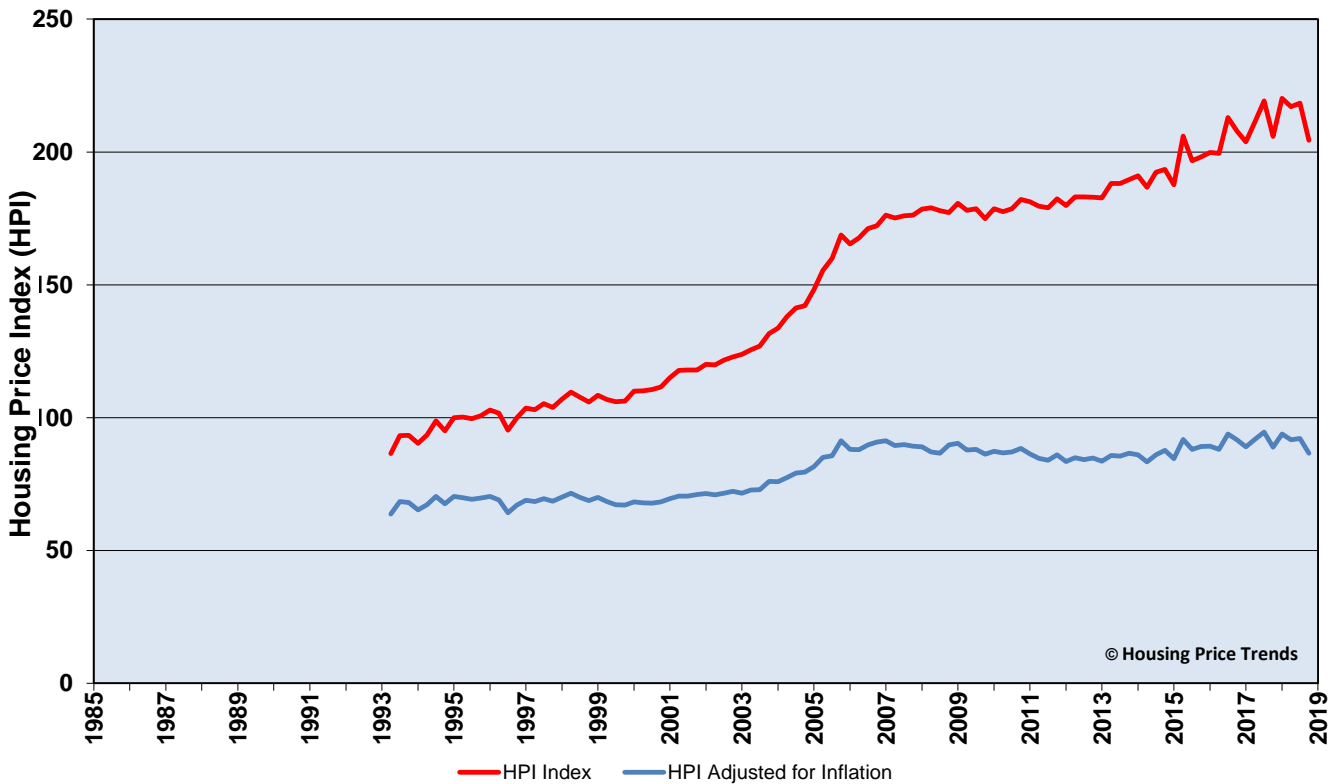


Morgantown, WV



Morgantown, WV



Housing Price Trends™

Morgantown, WV

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												
1990	1												
	2												
	3												
	4												
1991	1												
	2												
	3												
	4												
1992	1												
	2												
	3												
	4												
1993	1												
	2												
	3												
	4												
1994	1												
	2												
	3	4.11	-								+		+
	4	1.02	-								-	-	+
1995	1	3.37	-								+	+	+
	2	5.77	+								+	+	+
	3	1.14	-								-	-	+
	4	0.80	-								-	+	-
1996	1	1.57	-								-	+	+
	2	-0.65	-								-	+	-
	3	-4.25	-	-							-	-	-
	4	-5.52	-	-	-						-	+	-
1997	1	-2.92	-	-	-						-	+	-
	2	-1.45	-	-	-						-	+	-
	3	3.51	-	+	-						+	+	+
	4	5.07	+	+	+						+	+	+

Housing Price Trends™

Morgantown, WV

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	1.96	-	+	+						-	-	+	
	2	3.23	-	+	+						+	+	+	
	3	2.68	-	+	+						+	+	+	
	4	0.56	-	-	+	-	+				-	+	-	
1999	1	0.01	-	-	+	-	+				-	+	-	
	2	-2.39	-	-	+	-	+				-	+	-	
	3	-4.24	-	-	-	-	-				-	+	-	
	4	-3.20	-	-	-	-	-				-	+	-	
2000	1	-2.30	-	-	-	-	-				-	+	-	
	2	-1.49	-	-	-	-	-				-	+	-	
	3	0.09	-	+	-	+	-				-	+	-	
	4	1.25	-	+	-	+	-				+	-	+	
2001	1	1.65	-	+	+	+	-				+	-	+	
	2	2.69	-	+	+	+	-				+	-	+	
	3	3.81	-	+	+	+	-				+	-	+	
	4	4.00	-	+	+	+	+				+	-	+	
2002	1	3.48	-	+	+	+	+				-	+	+	
	2	1.76	-	-	+	+	+				-	+	+	
	3	1.10	-	-	+	+	+				-	+	+	
	4	1.65	-	-	+	+	+				-	+	+	
2003	1	0.88	-	-	-	+	+				-	+	-	
	2	1.29	-	-	-	+	+				+	+	+	
	3	2.27	-	+	-	+	+				+	+	+	
	4	3.59	-	+	-	+	+				+	+	+	
2004	1	5.69	+	+	+	+	+				+	+	+	BUY
	2	6.37	+	+	+	+	+				+	+	+	
	3	7.55	+	+	+	+	+				+	+	+	
	4	6.54	+	+	+	+	+				+	+	+	
2005	1	5.98	+	+	+	+	+				+	+	+	
	2	8.61	+	+	+	+	+				+	+	+	
	3	8.97	+	+	+	+	+				+	+	+	
	4	11.49	+	+	+	+	+				+	+	+	
2006	1	11.36	+	+	+	+	+				+	+	+	
	2	5.64	+	-	-	+	+				+	+	+	
	3	4.13	-	-	-	-	+				+	+	+	
	4	2.12	-	-	-	-	+				+	+	+	
2007	1	1.58	-	-	-	-	+				+	+	+	
	2	2.70	-	-	-	-	+				+	+	+	
	3	0.88	-	-	-	-	+				-	+	-	SELL
	4	-0.84	-	-	-	-	+				-	+	-	
2008	1	-2.12	-	-	-	-	+				-	+	-	
	2	-2.60	-	-	-	-	+				-	+	-	
	3	-3.16	-	-	-	-	-				-	+	-	
	4	-1.63	-	-	-	-	-				-	+	-	
2009	1	1.02	-	+	-	-	-				-	+	+	
	2	1.23	-	+	-	-	-				-	+	+	
	3	1.30	-	+	-	-	-				-	+	+	
	4	-1.11	-	-	-	-	-				-	+	-	
2010	1	-3.65	-	-	-	-	-				-	+	-	
	2	-2.35	-	-	-	-	-				-	+	-	
	3	-1.22	-	-	+	-	-				-	+	-	
	4	0.70	-	+	+	+	-				-	+	-	
2011	1	0.70	-	+	+	+	-				-	+	-	

