

Standard Member Charts

Welcome to the **Housing Price Trends Standard Member Charts** service.

Before we get started, if you have not already done so, please review Free Charts video on the Free Charts page before proceeding with this video. The video on the Free Charts page explains how to get the most out of our charts and tabulations.



Accurate Signals-Optimal Returns

[Free Charts](#) | [Member Access](#) | [FREE Training](#)

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FREE HOUSING PRICE TRENDS CHARTS (1985-2011)

Learn how to use Housing Price Trends BUY/SELL Signals to increase your returns and reduce your risk. Do not get caught in a market downturn again!

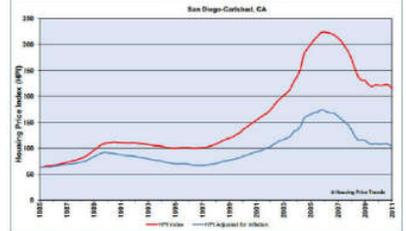
Get the *maximum value* out of the Free Charts and Tabulations. Click on the link to view the videos explaining the Price Change charts, and the HPT BUY/SELL Signals (and get a discount your Standard or Premium Membership).



- Use the Free charts to
- See how price trends vary dramatically across cities
- Compare cities of interest to you
- See which cities have had the greatest periods of appreciation
- See BUY and SELL signals for all the cities
- Compare price charts with price change charts and see why price change charts give you more accurate information

The current quarterly update to [City/MSAD Charts](#) data is now available; see the current **BUY & SELL** signals.





Year	Quarter	Index	Change %	Buy Signal	Sell Signal								
1985	1	100	0.0										
1985	2	101	1.0										
1985	3	102	2.0										
1985	4	103	3.0										
1986	1	104	4.0										
1986	2	105	5.0										
1986	3	106	6.0										
1986	4	107	7.0										
1987	1	108	8.0										
1987	2	109	9.0										
1987	3	110	10.0										
1987	4	111	11.0										
1988	1	112	12.0										
1988	2	113	13.0										
1988	3	114	14.0										
1988	4	115	15.0										
1989	1	116	16.0										
1989	2	117	17.0										
1989	3	118	18.0										
1989	4	119	19.0										
1990	1	120	20.0										
1990	2	121	21.0										
1990	3	122	22.0										
1990	4	123	23.0										
1991	1	124	24.0										
1991	2	125	25.0										
1991	3	126	26.0										
1991	4	127	27.0										
1992	1	128	28.0										
1992	2	129	29.0										
1992	3	130	30.0										
1992	4	131	31.0										
1993	1	132	32.0										
1993	2	133	33.0										
1993	3	134	34.0										
1993	4	135	35.0										
1994	1	136	36.0										
1994	2	137	37.0										
1994	3	138	38.0										
1994	4	139	39.0										
1995	1	140	40.0										
1995	2	141	41.0										
1995	3	142	42.0										
1995	4	143	43.0										
1996	1	144	44.0										
1996	2	145	45.0										
1996	3	146	46.0										
1996	4	147	47.0										
1997	1	148	48.0										
1997	2	149	49.0										
1997	3	150	50.0										
1997	4	151	51.0										
1998	1	152	52.0										
1998	2	153	53.0										
1998	3	154	54.0										
1998	4	155	55.0										
1999	1	156	56.0										
1999	2	157	57.0										
1999	3	158	58.0										
1999	4	159	59.0										
2000	1	160	60.0										
2000	2	161	61.0										
2000	3	162	62.0										
2000	4	163	63.0										
2001	1	164	64.0										
2001	2	165	65.0										
2001	3	166	66.0										
2001	4	167	67.0										
2002	1	168	68.0										
2002	2	169	69.0										
2002	3	170	70.0										
2002	4	171	71.0										
2003	1	172	72.0										
2003	2	173	73.0										
2003	3	174	74.0										
2003	4	175	75.0										
2004	1	176	76.0										
2004	2	177	77.0										
2004	3	178	78.0										
2004	4	179	79.0										
2005	1	180	80.0										
2005	2	181	81.0										
2005	3	182	82.0										
2005	4	183	83.0										
2006	1	184	84.0										
2006	2	185	85.0										
2006	3	186	86.0										
2006	4	187	87.0										
2007	1	188	88.0										
2007	2	189	89.0										
2007	3	190	90.0										
2007	4	191	91.0										
2008	1	192	92.0										
2008	2	193	93.0										
2008	3	194	94.0										
2008	4	195	95.0										
2009	1	196	96.0										
2009	2	197	97.0										
2009	3	198	98.0										
2009	4	199	99.0										
2010	1	200	100.0										
2010	2	201	101.0										
2010	3	202	102.0										
2010	4	203	103.0										
2011	1	204	104.0										
2011	2	205	105.0										
2011	3	206	106.0										
2011	4	207	107.0										

Page 1 of 10

In this video you will learn:

- How to use the BUY/SELL Signals report together with the Ranking of Cities report
- How to profit from the City Price Change charts and Tabulations
- Why you do not BUY a property when prices just start to increase
- When to SELL your property

Let's look at the Standard Member page.

You will notice on the left side of the page links to 2 reports.

HOUSING PRICE TRENDS
Accurate Signals-Optimal Returns

- Quarterly Update Reports By City/MSAD, Categorized By State
 - **Housing Price Trends Buy & Sell Signals**
 - Intelligence & Proficient Performance Reports

Reports:

- City BUY/SELL Signals Report for the Current Quarter
- Ranking of Cities by HPT Index

Get the maximum value out of the Price Change charts and data tabulation HPT BUY/SELL Signals. Watch this short video.

WATCH VIDEO

Price Change Tabulation

The first report, “**City BUY/SELL Signals Report for the Current Quarter,**” is a report listing all cities and whether a BUY or SELL occurred in the current quarter.

This report is updated after the end of each quarter, and lists all 400 plus cities. You will see a BUY or SELL signal in the last column as they occur. This is an example of a BUY signal for Winchester, VA-WV for the 2nd quarter of 2016.

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© Housing Price Trends Update 4Q2016	
City	Buy / Sell
West Palm Beach-Boca Raton-Delray Beach, FL (MSAD)	
Wheeling, WV-OH	
Wichita, KS	
Wichita Falls, TX	
Williamsport, PA	
Wilmington, DE-MD-NJ (MSAD)	
Wilmington, NC	
Winchester, VA-WV	BUY
Winston-Salem, NC	
Worcester, MA-CT	
Yakima, WA	
York-Hanover, PA	
Youngstown-Warren-Boardman, OH-PA	
Yuba City, CA	
Yuma, AZ	

The second report, “**Ranking of Cities by HPT Index**,” lists all cities by the Housing Price Trends proprietary HPT Index. The HPT Index is a combination of six measures of price movement. The higher the city is in the HPT Index score, the more likely it is to have future high appreciation, and likely to be more profitable.



**HPT Proficient Performance Report:
Ranking of Cities by HPT Index**

	HPT Index	City
43	31.1	Medford, OR
44	31.0	Port St. Lucie, FL
45	30.9	Ocean City, NJ
46	30.6	Ocala, FL
47	30.4	San Rafael, CA (MSAD)
48	30.4	Manchester-Nashua, NH
49	30.4	Newark, NJ-PA (MSAD)
50	30.3	Rockingham County-Strafford County, NH (MSAD)
51	30.3	Chico, CA
52	30.0	Boston, MA (MSAD)
53	29.9	Redding, CA
54	29.7	Phoenix-Mesa-Scottsdale, AZ
55	29.6	Las Vegas-Henderson-Paradise, NV
56	29.5	Miami-Miami Beach-Kendall, FL (MSAD)
57	29.5	Worcester, MA-CT
58	29.0	Atlantic City-Hammonton, NJ
59	29.0	Honolulu ('Urban Honolulu'), HI
60	28.9	West Palm Beach-Boca Raton-Delray Beach, FL (MSAD)
61	28.5	Fort Lauderdale-Pompano Beach-Deerfield Beach, FL (MSAD)
62	28.4	El Centro, CA
63	28.2	St. George, UT
64	28.0	Visalia-Porterville, CA
65	27.9	Hanford-Corcoran, CA
66	27.7	Carson City, NV
67	27.6	Tampa-St. Petersburg-Clearwater, FL
68	27.6	Crestview-Fort Walton Beach-Destin, FL
69	27.4	Washington-Arlington-Alexandria, DC-VA-MD-WV (MSAD)
70	27.4	Grants Pass, OR
71	27.3	Winchester, VA-WV
72	27.3	Hartford-West Hartford-East Hartford, CT

In this example, Winchester has a score of 27.3. This is a good score and indicates a city in which you may want to invest at this time.

To learn more about the HPT Index, see the report: “**The Top 146 Cities in Which to Invest**”

The simplest way to use the Housing Price Trends System is to check the current “City BUY/SELL Signals Report” for any BUY or SELL signals. If you see a BUY, then check the HPT Index for that city and decide if it would be a good city in which to invest. This is what we did for Winchester VA-WV.

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© Housing Price Trends Update 4Q2016	
City	Buy / Sell
West Palm Beach-Boca Raton-Delray Beach, FL (MSAD)	
Wheeling, WV-OH	
Wichita, KS	
Wichita Falls, TX	
Williamsport, PA	
Wilmington, DE-MD-NJ (MSAD)	
Wilmington, NC	
Winchester, VA-WV	BUY
Winston-Salem, NC	

HOUSING PRICE TRENDS
Accurate Signals - Optimal Returns

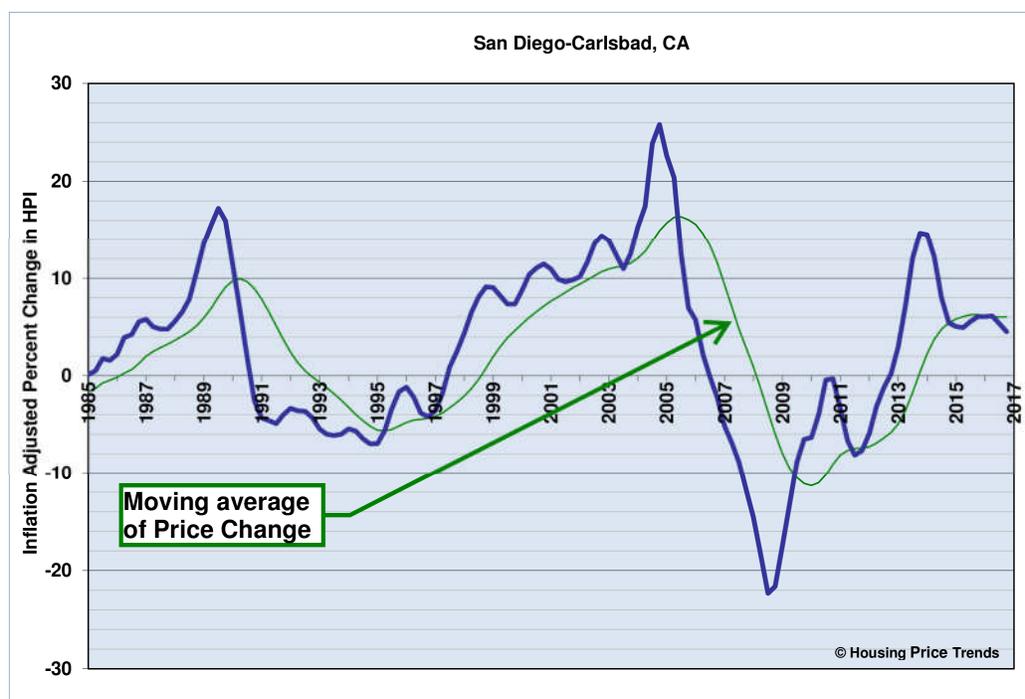
**HPT Proficient Performance Report:
Ranking of Cities by HPT Index**

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43	31.1	Medford, OR
44	31.0	Port St. Lucie, FL
45	30.9	Ocean City, NJ
46	30.6	Ocala, FL
47	30.4	San Rafael, CA (MSAD)
48	30.4	Manchester-Nashua, NH
49	30.4	Newark, NJ-PA (MSAD)
50	30.3	Rockingham County-Strafford County, NH (MSAD)
51	30.3	Chico, CA
52	30.0	Boston, MA (MSAD)
53	29.9	Redding, CA
54	29.7	Phoenix-Mesa-Scottsdale, AZ
55	29.6	Las Vegas-Henderson-Paradise, NV
56	29.5	Miami-Miami Beach-Kendall, FL (MSAD)
57	29.5	Worcester, MA-CT
58	29.0	Atlantic City-Hammonton, NJ
59	29.0	Honolulu ('Urban Honolulu'), HI
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61	28.5	Fort Lauderdale-Pompano Beach-Deerfield Beach, FL (MSAD)
62	28.4	El Centro, CA
63	28.2	St. George, UT
64	28.0	Visalia-Porterville, CA
65	27.9	Hanford-Corcoran, CA
66	27.7	Carson City, NV
67	27.6	Tampa-St. Petersburg-Clearwater, FL
68	27.6	Crestview-Fort Walton Beach-Destin, FL
69	27.4	Washington-Arlington-Alexandria, DC-VA-MD-WV (MSAD)
70	27.4	Grants Pass, OR
71	27.3	Winchester, VA-WV
72	27.3	Hartford-West Hartford-East Hartford, CT

Another approach would be to create a list of cities of interest to you, see how they score in HPT Index, modify your list, then watch the cities in your final list for a BUY signal.

To get the most benefit out of the Housing Price Trends system, you need to look at the charts of your cities of interest. Follow the charts and tabulations each quarter and track what is happening to price change in those cities. You will quickly develop a better understanding of price patterns and how prices change. When you see a BUY or SELL signal, you will already have seen prices change and will be prepared to take action.

One final comment about the Price Change charts.



You will notice an additional green line in the Price Change charts. This is a moving average line, which smooths out the Price Change line. This particular moving average line is not used in the Housing Price Trends algorithm, but is included to give you a perspective of waiting until a reliable pattern has been established in a city before you get a BUY signal.

Now let's look at the Tabulations. Here is part of the tabulation report for Winchester, VA-WV from 1998 to 2007.

Housing Price Trends™
Winchester, VA-WV

Year	Quarter	Inflation Adjusted % Change in HPI	Buy Signal 1	Buy Signal 2	Buy Signal 3	Buy Signal 4	Buy Signal 5	Buy/Sell Signal 1	Buy/Sell Signal 2	Sell Signal 1	Sell Signal 2	Sell Signal 3	Buy/Sell Signal
1998	1	3.06	-	+	+	+	-	+	+	+	+	+	
	2	2.66	-	+	-	+	-	+	+	+	+	+	
	3	1.88	-	+	+	+	-	+	+	-	+	+	
	4	0.08	-	-	+	+	-	+	+	-	+	-	
1999	1	-0.27	-	-	+	+	-	+	+	-	+	-	
	2	0.57	-	-	+	+	-	+	+	-	+	-	
	3	-0.64	-	-	+	-	-	+	+	-	+	-	
	4	-1.19	-	-	-	-	-	+	+	-	+	-	
2000	1	-0.61	-	-	-	-	-	+	+	-	+	-	
	2	-0.34	-	-	-	-	-	+	+	-	+	-	
	3	1.20	-	+	-	+	-	-	+	-	+	+	
	4	2.30	-	+	+	+	-	+	+	+	+	+	
2001	1	2.65	-	+	+	+	-	+	+	+	+	+	
	2	3.57	-	+	+	+	+	+	+	+	+	+	
	3	5.48	+	+	+	+	+	+	+	+	+	+	BUY
	4	6.30	+	+	+	+	+	+	+	+	+	+	
2002	1	6.12	+	+	+	+	+	+	+	+	+	+	
	2	6.56	+	+	+	+	+	+	+	+	+	+	
	3	6.92	+	+	+	+	+	+	+	+	+	+	
	4	7.54	+	+	+	+	+	+	+	+	+	+	
2003	1	7.35	+	+	+	+	+	+	+	+	+	+	
	2	6.87	+	+	+	+	+	+	+	+	+	+	
	3	6.86	+	+	+	+	+	+	+	+	+	+	
	4	8.50	+	+	+	+	+	+	+	+	+	+	
2004	1	11.79	+	+	+	+	+	+	+	+	+	+	
	2	13.66	+	+	+	+	+	+	+	+	+	+	
	3	16.94	+	+	+	+	+	+	+	+	+	+	
	4	19.12	+	+	+	+	+	+	+	+	+	+	
2005	1	19.26	+	+	+	+	+	+	+	+	+	+	
	2	21.77	+	+	+	+	+	+	+	+	+	+	
	3	21.22	+	+	+	+	+	+	+	+	+	+	
	4	19.45	+	+	+	+	+	+	+	+	+	+	
2006	1	17.79	+	-	+	+	+	+	+	+	+	+	
	2	13.32	+	-	+	+	+	+	+	+	+	+	
	3	7.50	+	-	-	-	+	+	+	+	+	+	
	4	3.15	-	-	-	-	+	-	+	+	+	+	
2007	1	-0.39	-	-	-	-	+	-	+	-	-	-	SELL
	2	4.55	-	-	-	-	-	-	-	-	-	-	

You will notice there are several columns. The most important are the last column with the BUY and SELL signals, and the first 2 columns with the date. The third column lists the percent change in price, so you can see exactly what the price change was at that time from last year. The middle columns are the individual measures of price movement that turn positive, indicated by the green “+” box, or negative as indicated by the red “-“ box.

As the price pattern becomes more positive, you will see more boxes turn green. For Winchester, “Buy Signal” boxes started turning green in the 3rd quarter of 2000. You will want to pay attention when you see that. When a certain combination of boxes turn green, you will see a BUY signal. The Housing Price Trends system created a BUY signal in the 3rd quarter of 2001. Then you should consider buying in that city.

	2	-0.34	-	-	-	-	-	-	+	+	-	+	-	
	3	1.20	-	+	-	+	-	-	-	+	-	+	+	
	4	2.30	-	+	+	+	-	-	+	+	-	+	+	
2001	1	2.65	-	+	+	+	-	-	+	+	+	+	+	
	2	3.57	-	+	+	+	+	+	+	+	+	+	+	
	3	5.48	+	+	+	+	+	+	+	+	+	+	+	BUY
	4	6.30	+	+	+	+	+	+	+	+	+	+	+	
2002	1	6.12	+	+	+	+	+	+	+	+	+	+	+	
	2	6.56	+	+	+	+	+	+	+	+	+	+	+	
	3	6.92	+	+	+	+	+	+	+	+	+	+	+	
	4	7.54	+	+	+	+	+	+	+	+	+	+	+	
2003	1	7.35	+	+	+	+	+	+	+	+	+	+	+	
	2	6.87	+	+	+	+	+	+	+	+	+	+	+	
	3	6.86	+	+	+	+	+	+	+	+	+	+	+	
	4	8.50	+	+	+	+	+	+	+	+	+	+	+	
2004	1	11.79	+	+	+	+	+	+	+	+	+	+	+	
	2	13.66	+	+	+	+	+	+	+	+	+	+	+	
	3	16.94	+	+	+	+	+	+	+	+	+	+	+	
	4	19.12	+	+	+	+	+	+	+	+	+	+	+	
2005	1	19.26	+	+	+	+	+	+	+	+	+	+	+	
	2	21.77	+	+	+	+	+	+	+	+	+	+	+	
	3	21.22	+	+	+	+	+	+	+	+	+	+	+	
	4	19.45	+	+	+	+	+	+	+	+	+	+	+	
2006	1	17.79	+	-	+	+	+	+	+	+	+	+	+	
	2	13.32	+	-	+	+	+	+	+	+	+	+	+	
	3	7.50	+	-	-	-	+	+	+	+	+	+	+	
	4	3.15	-	-	-	-	+	-	+	-	+	+	+	
2007	1	-0.39	-	-	-	-	+	-	+	-	-	-	-	SELL

You will notice one critical pattern in prices in Winchester. Although prices started to increase in the 3rd quarter of 2000, with a 1.2% change from the previous year at that time (or 5.8% change un-adjusted for inflation), it would be a very risky time to buy in that market. The Housing Price Trends system waits until there is a reliable pattern before a BUY signal is given. For Winchester the period from the 3rd quarter of 2001 to the 1st quarter of 2007 had very good appreciation: that’s an *optimal* appreciation period. The SELL signal for Winchester happened when there was a price change of - 0.39%, adjusted for inflation. If you were only looking at the Housing Price Index, not adjusted for inflation, you would see prices almost exactly the same as the prior year. That’s the power of the Housing Price Trends system.

This is what happened in Winchester after the SELL signal:

	3	7.50	+	-	-	-	+	+	+	+	+	+	
	4	3.15	-	-	-	-	+	-	+	+	+	+	
2007	1	-0.39	-	-	-	-	+	-	+	-	-	-	SELL
	2	-4.55	-	-	-	-	+	-	+	-	-	-	
	3	-6.90	-	-	-	-	+	-	+	-	+	-	
	4	-9.79	-	-	-	-	+	-	+	-	-	-	
2008	1	-11.15	-	-	-	-	+	-	+	-	+	-	
	2	-13.24	-	-	-	-	-	-	+	-	+	-	
	3	-17.40	-	-	-	-	-	-	+	-	-	-	
	4	-17.52	-	-	-	-	-	-	+	-	+	-	
2009	1	-15.34	-	-	-	-	-	-	+	-	+	-	
	2	-12.26	-	-	-	-	-	-	+	-	+	-	
	3	-9.04	-	+	-	-	-	-	+	-	+	-	
	4	-10.60	-	+	-	-	-	-	+	-	+	-	
2010	1	-14.36	-	-	-	-	-	-	+	-	-	-	
	2	-13.09	-	+	-	-	-	-	+	-	+	-	
	3	-9.41	-	+	+	-	-	-	+	-	+	-	
	4	-5.67	-	+	+	+	-	-	+	-	+	-	
2011	1	-3.98	-	+	+	+	-	-	-	-	+	-	

After you have an investment property, you will want to watch the charts for that city carefully. Check the current “City BUY/SELL Signals Report” or the Tabulation for a SELL signal; then sell that property.

It is important to follow the Housing Price Trends system; buy when there is a BUY signal, if it is city in which you want to invest and you find an appropriate investment property, and sell when you get a SELL signal. The most important action is to sell when you get a SELL signal. Do not get caught in a downturn!

Don't forget, the Standard Member page also has links to several reports at the bottom of the page.

- [Racine \(Premium\)](#)
- [Sheboygan \(Premium\)](#)
- [Wausau \(Premium\)](#)

Wyoming

WYOMING HOUSING PRICE TRENDS

- [Casper \(Premium\)](#)
- [Cheyenne \(Premium\)](#)

Housing Price Trends Intelligence Reports and Proficient Performance Reports

- The Top 146 Cities in Which to Invest
- The 10 Best Cities in Which to Invest
- The 10 Worst Cities in Which to Invest
- Cities in Which to Never Invest

Explore the charts and tabulations, and review the reports to boost your real estate investing profits.

Upgrade to Premium Member now

Access National, Regional, and State quarterly update charts

And the following reports:

- Housing Price Trends by Zip Code (2006+)
- 402 Cities Ranked by HPT index
- How to Compound with Housing Price Trends: Turn \$30,000 into \$3 Million
- The Power of Compounding 101: The Secret to Real Estate Wealth
- The 30-Year Long-Term Hold Performance of 217 Cities (not using the Housing Price Trends system)
 - Listed by City
 - Ranked by % Annual Return