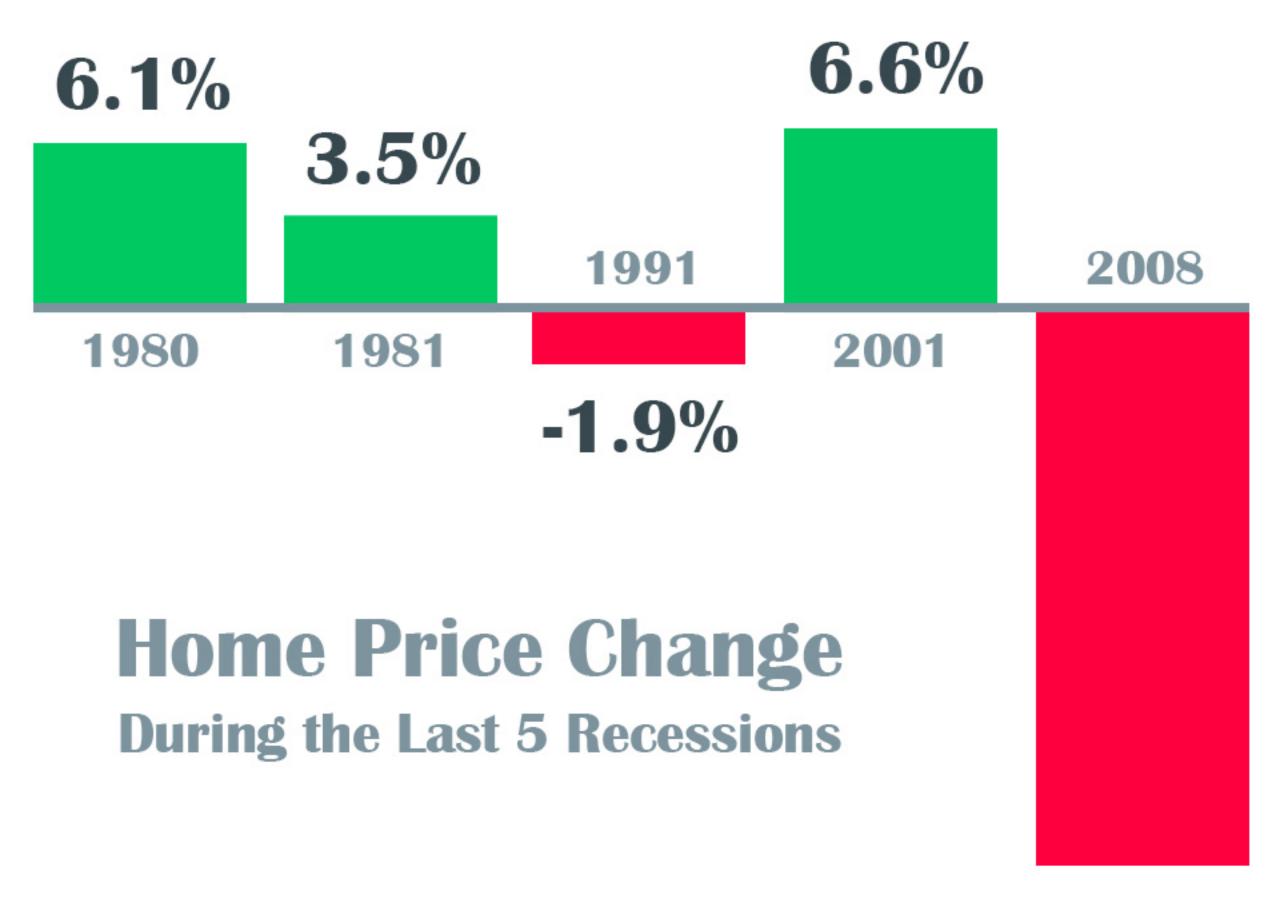


Home prices have appreciated during 3 of the last 5 recessions!



-19.7%