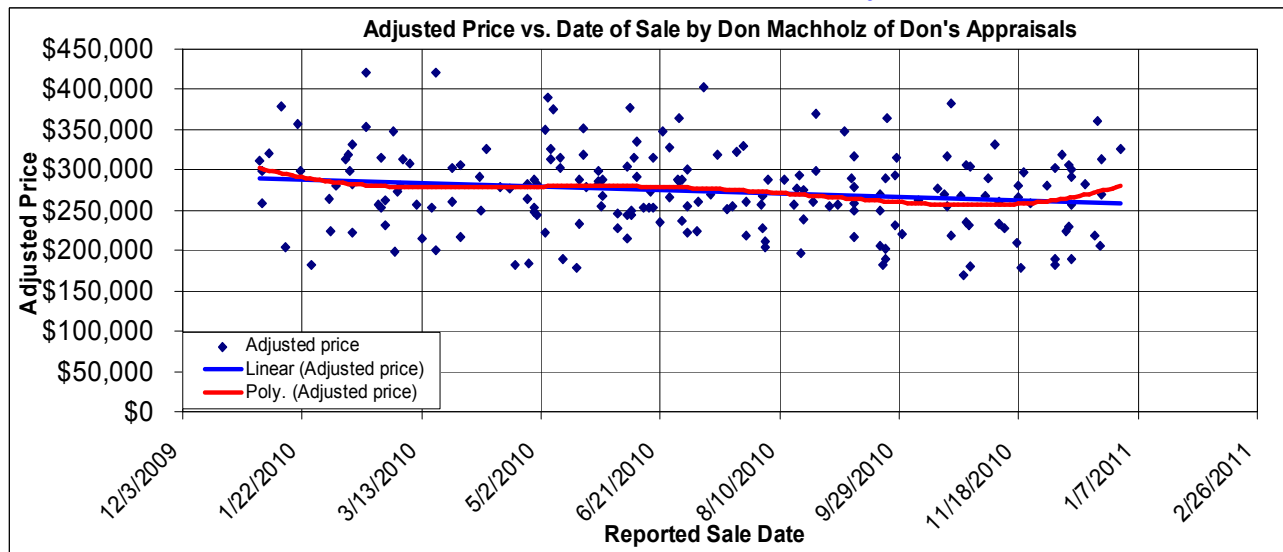
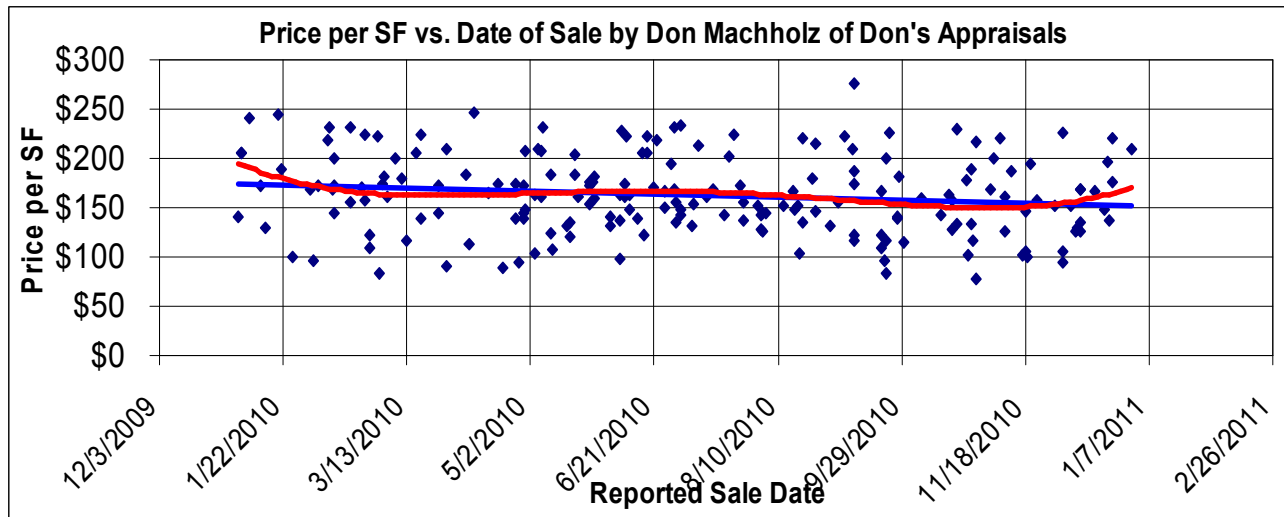


The Year 2010 In Grass Valley-Values



Here we look at home sales in Grass Valley during 2010. A multiple regression program is used to neutralize all properties to a standard of 1800 SF., built in 1980 and on 1 acre. This shows the value trend rather than the price trend. The blue line is linear, while the red line is more sensitive to the individual values. Values have shown a decline (when measured by price per SF) of 12% over the past year, a decline of 11% for overall value. 2/2/2011.



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