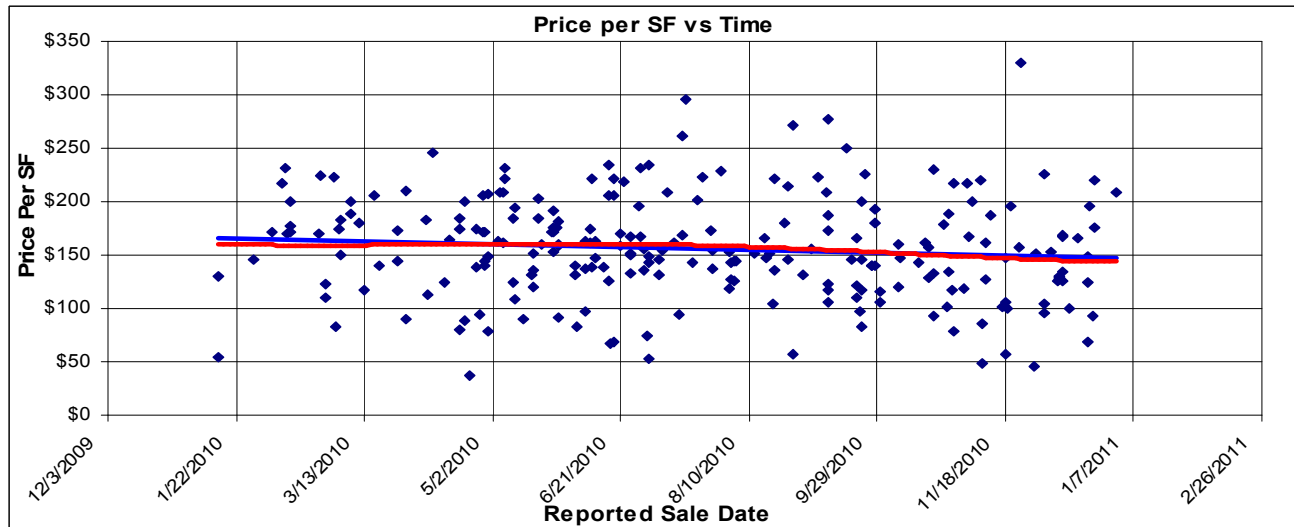
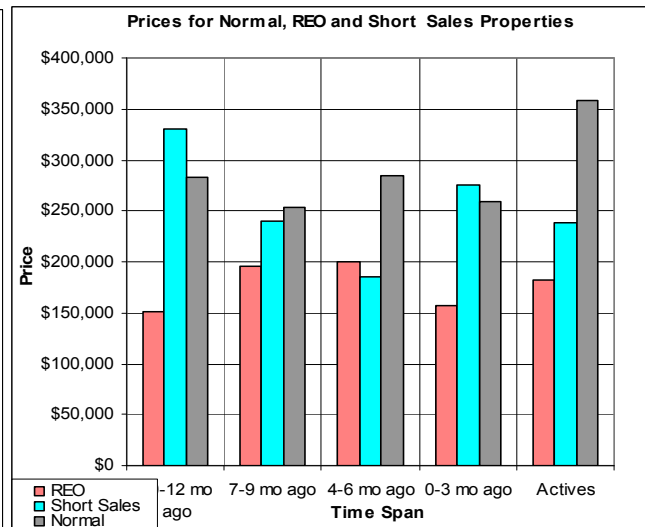
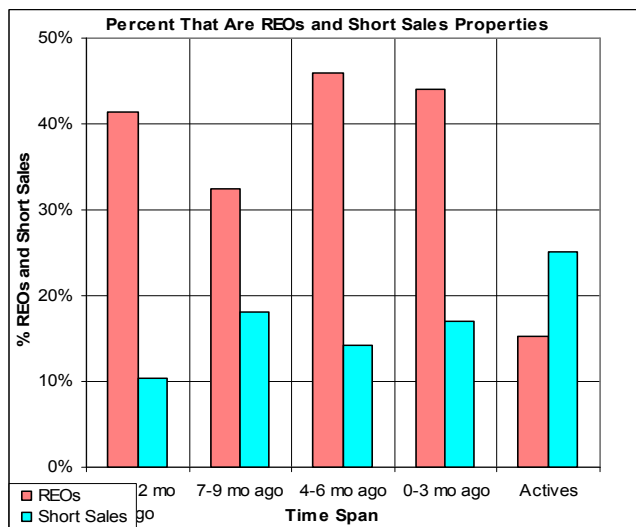


The Year 2010 In Grass Valley



Here we look at all home sales in Grass Valley during the year 2010. This includes the short sales and REOs (foreclosed properties), so we see the price trend rather than value trend (we'll examine the value trend here in a few weeks). The blue line is linear, while the red line is more sensitive to the individual values. Prices have shown a decline (when measured by price per SF) of 11.3% over the past year. The percentage of REOs (pink bars in the chart below) has stayed at about 40%, while the percentage of short sales (blue bars) has stayed low. Prices for each category are shown in the chart at below right. 1/5/2011.



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