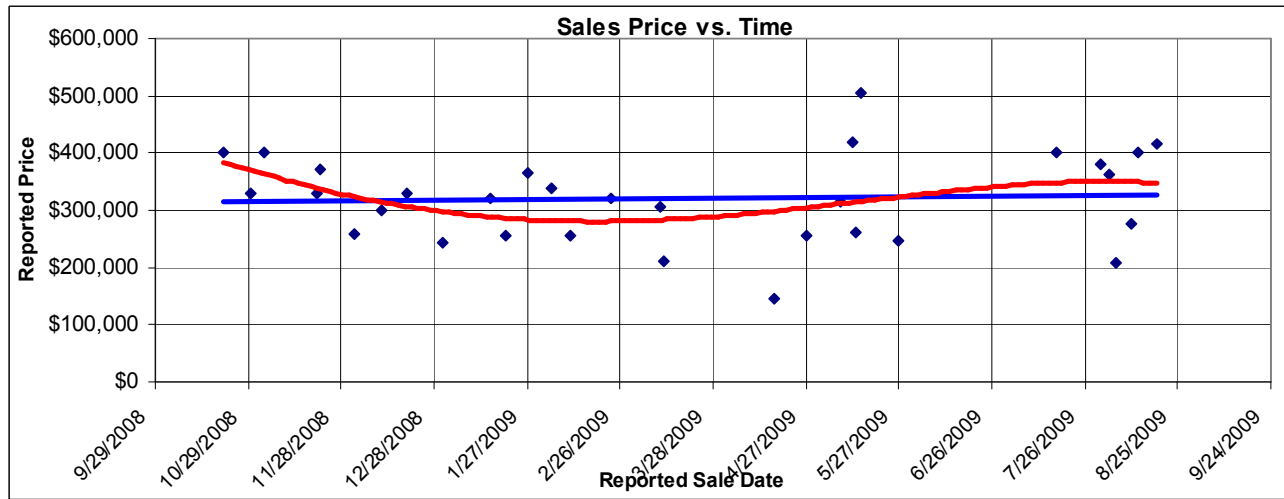
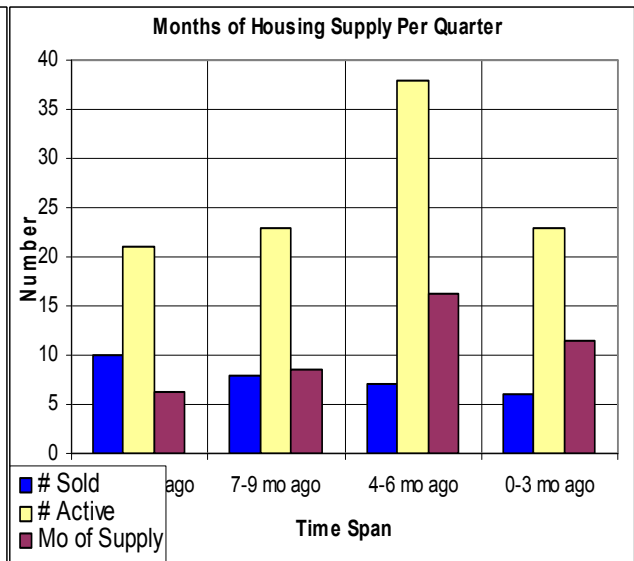
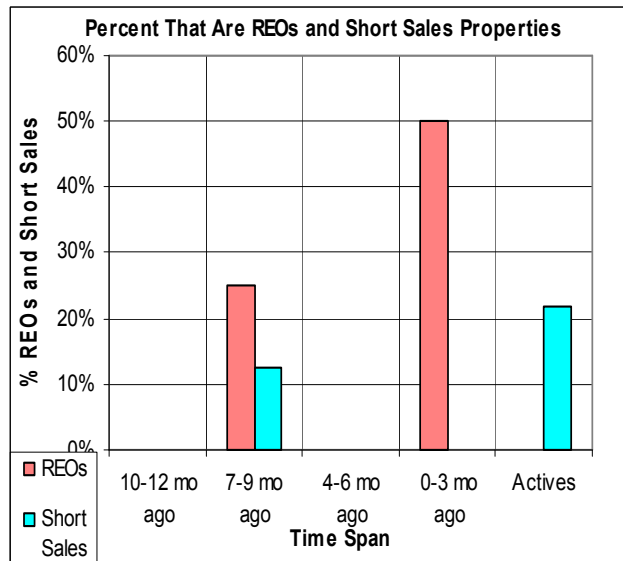


The Past Year in Grass Valley for Homes on Small Lots



This is for homes from 1,200 to 3,000 SF, built between 1970 and 2000, and on lots of 1 acre or less. This includes REOs and Short Sales. This shows a slight increase in prices over the past year. The price per SF graph, not shown here, indicates a small decrease, but all other indicators show an increase in prices. Below we see a varying number of REOs being sold, and very few short sales. At below right we see that the number of months of supply has risen a bit. 10/21/2009.



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