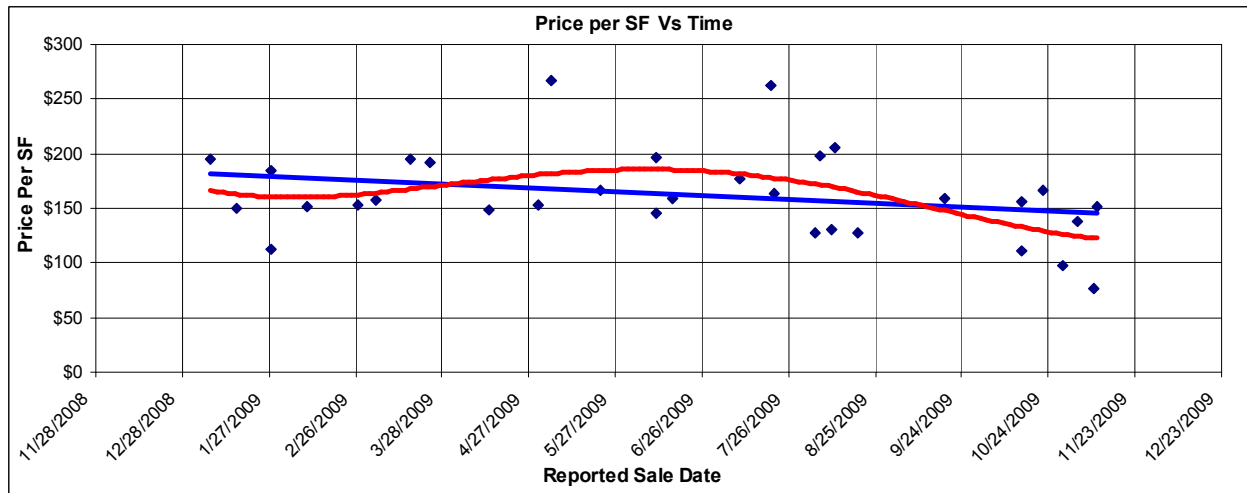
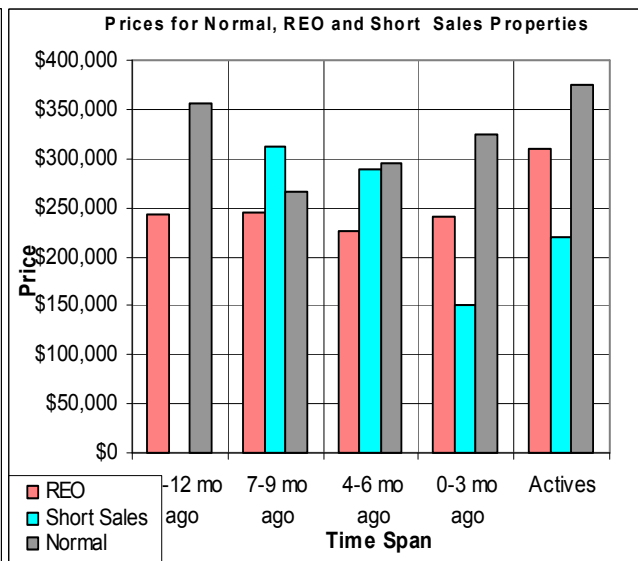
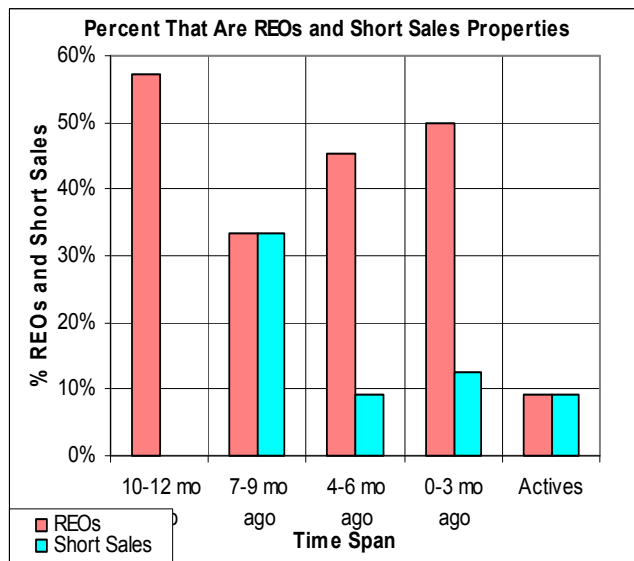


The Past Year in Meadow Vista



This is for a single family residence in Meadow Vista, 1000-3500 SF, built between 1950 and 2000, and on 0.15 to 5.0 acres. This includes also the REOs and Short Sales. The graph above shows sale prices over time and shows a decrease in sale prices of about 21% in the past year. As we see below, nearly half the recent sales have been REOs, and they sell for less than the normal sales. Another study of only normal sales (non-REO and non-Short Sales) shows a decrease of 18% in the past year. (12/9/2009)



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