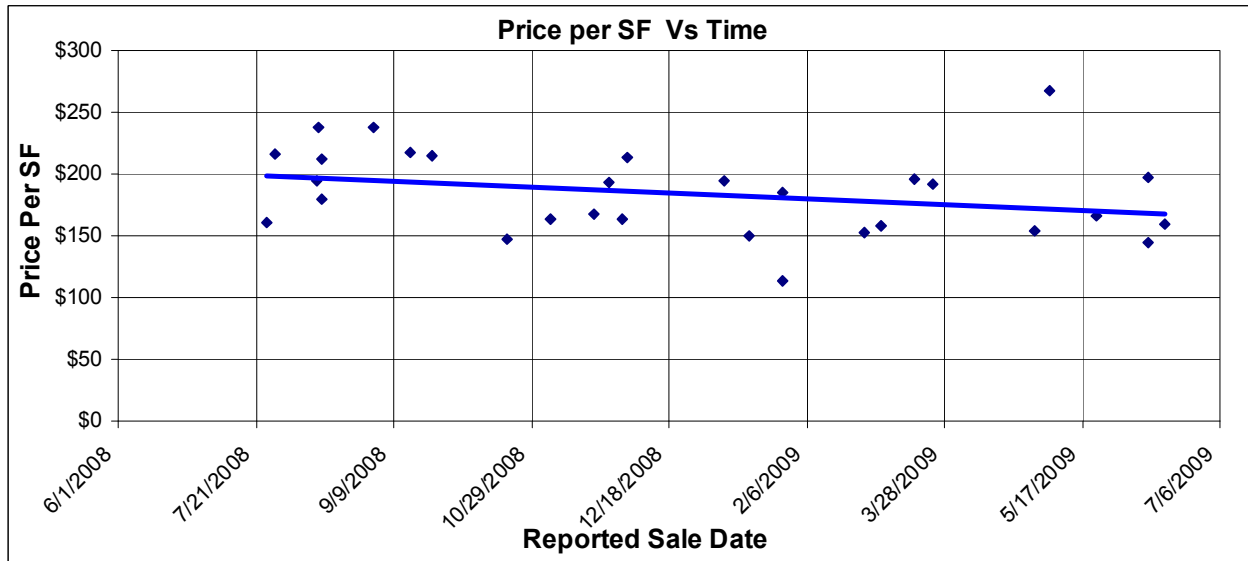
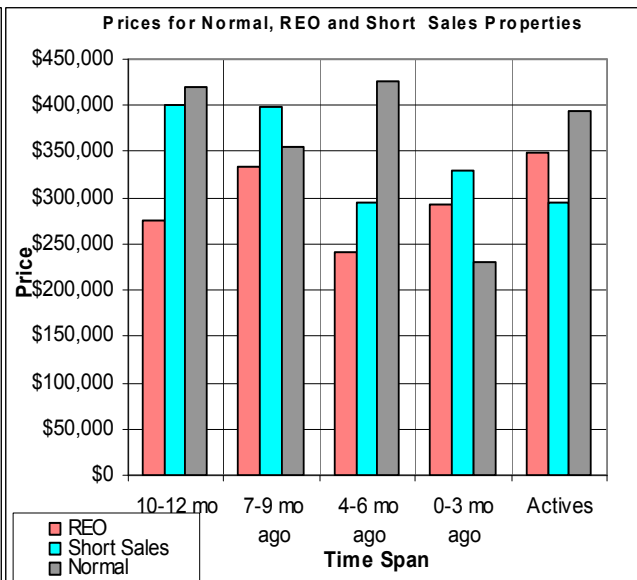
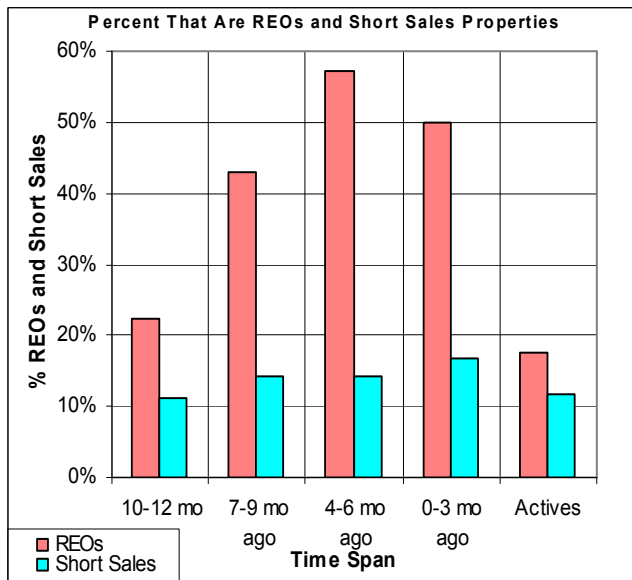


## The Past Year in Meadow Vista



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 of value of about 17% in the past year. As we see below, more than half the recent sales have been REOs, and they typically, but do not always, sell for less than the normal sales. (7/16/2009)



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