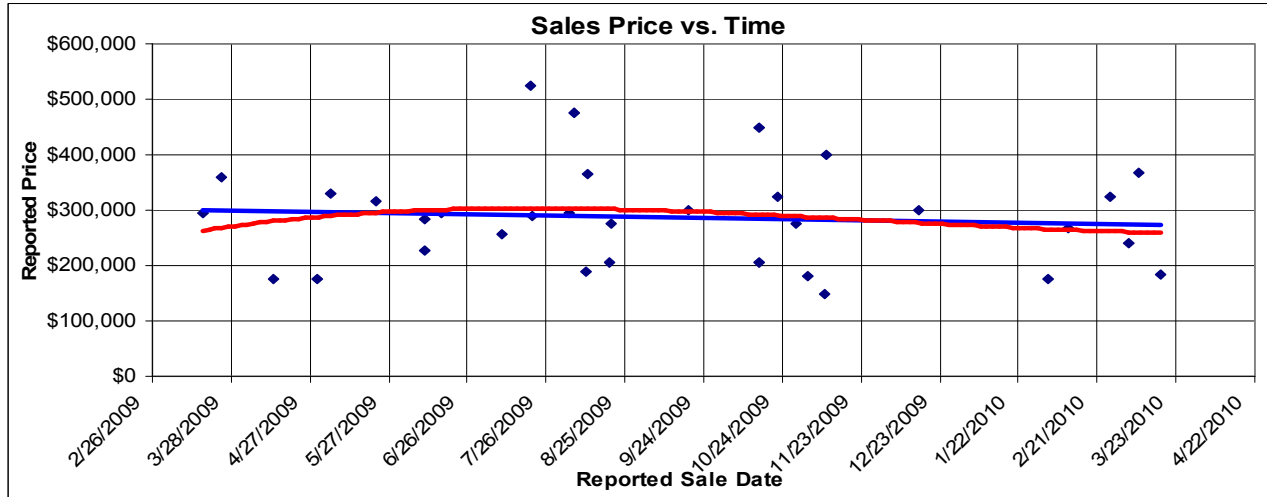
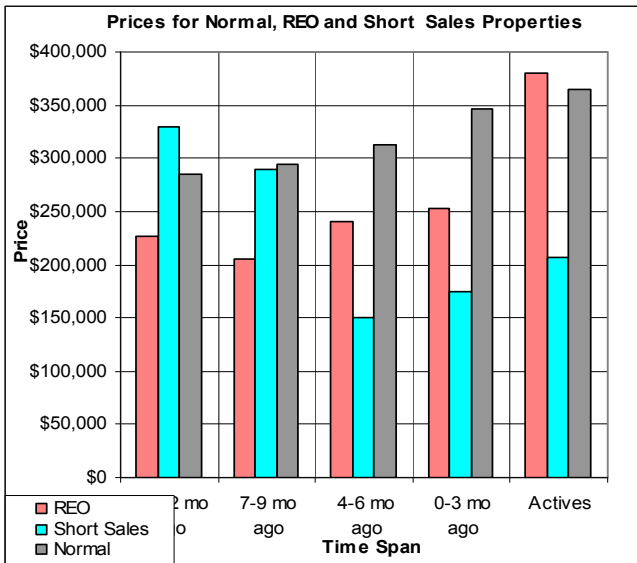
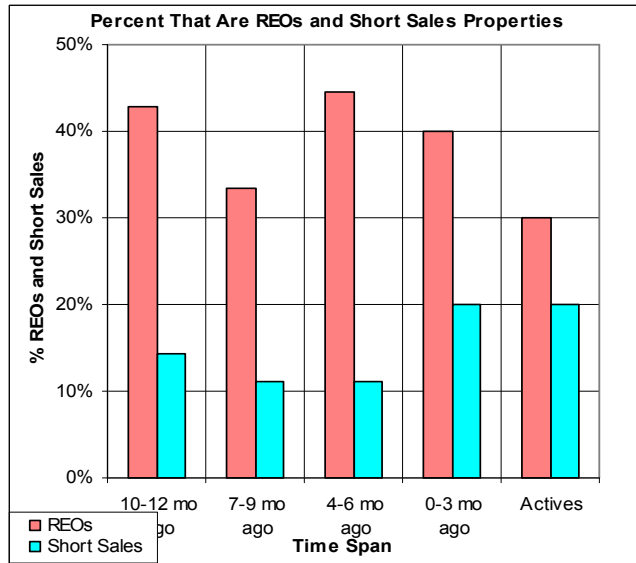


The Past Year in Meadow Vista



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 7% in the past year. However, a graph showing Price Per SF shows a decrease of prices of 40%, from \$196 to \$118/SF. A graph (not shown) indicates that the average sale early in the year was for homes of 1500 SF, at the end of the year it was up to 2200 SF. As we see below, nearly half the recent sales have been REOs, and they sell for less than the normal sales. (3/17/2010).



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