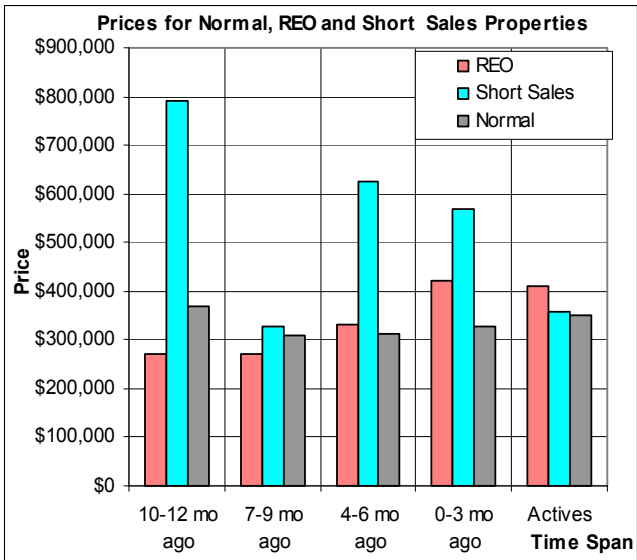
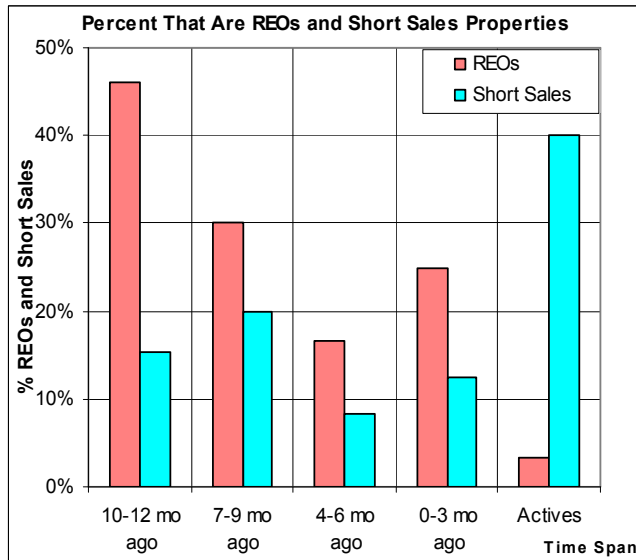


The Past Year in Meadow Vista



Here we look at all home sales in Meadow Vista. This includes the short sales and REOs (foreclosed properties). The blue line is linear, while the red line is more sensitive to the individual values. This price per SF chart indicates an increase in prices, but **only** because last spring some homes were sold for low prices, so compared to that they seem high now. The red line is probably the best indicator. It shows a recent decline. The percentage of REOs (pink bars in the chart below) has mostly declined. Prices for each category are shown in the chart at below right. 3/3/2011.



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