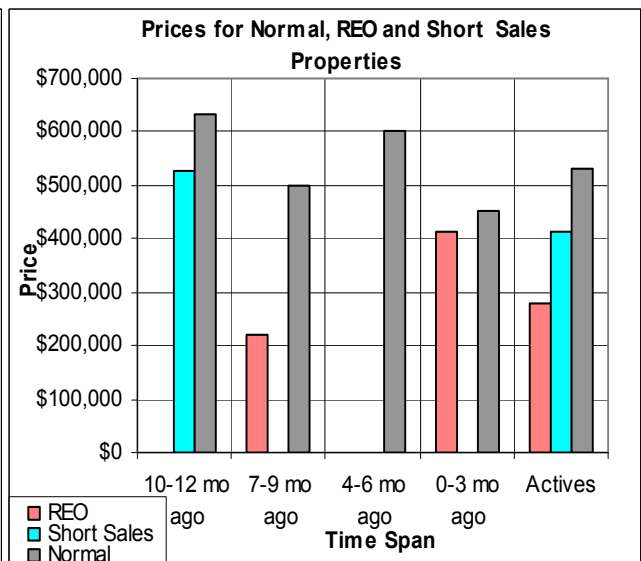
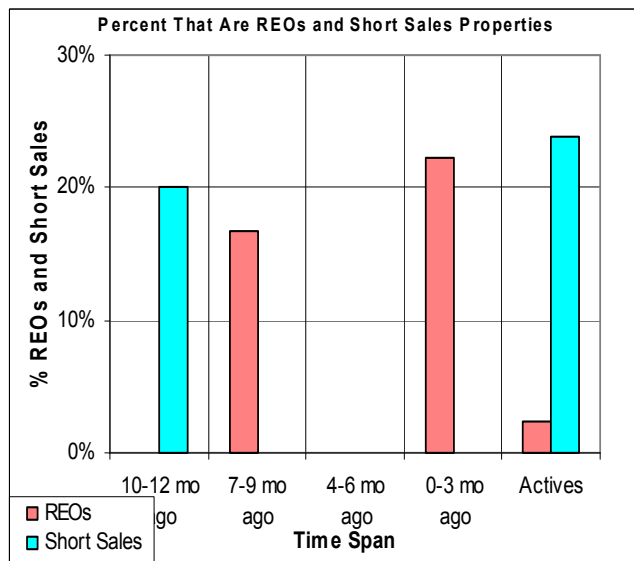


The Past Year in Nevada City for Newer Homes



This is for the average home sold in Nevada City that was built in 1989 or after, from 1200 to 3600 SF, and sitting on 5 acres or less. This includes REOs and Short Sales. The blue trend line is linear, while the red one is polynomial, more sensitive to the data. The blue line shows a decrease of prices of 6% over the past year. The graph shows a small upswing as we entered summer. Note below that the percentage of sales that are REOs has been small, with even fewer Short Sales. REOs and Short Sales sell for less than normal sales, and this is seen in the graph at lower right. 10/7/2009.



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