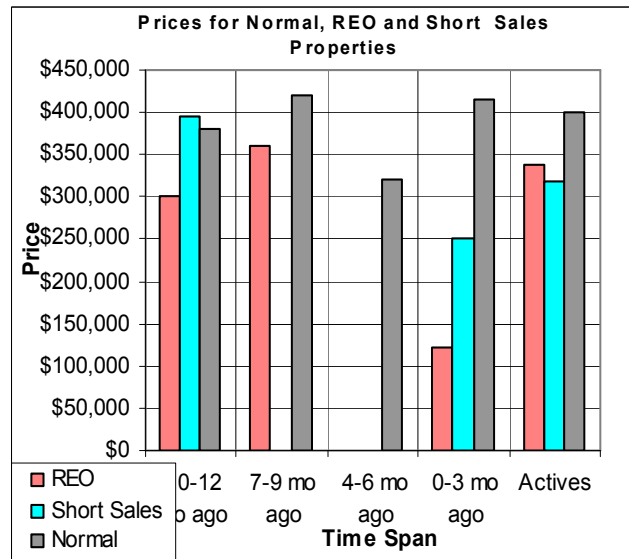
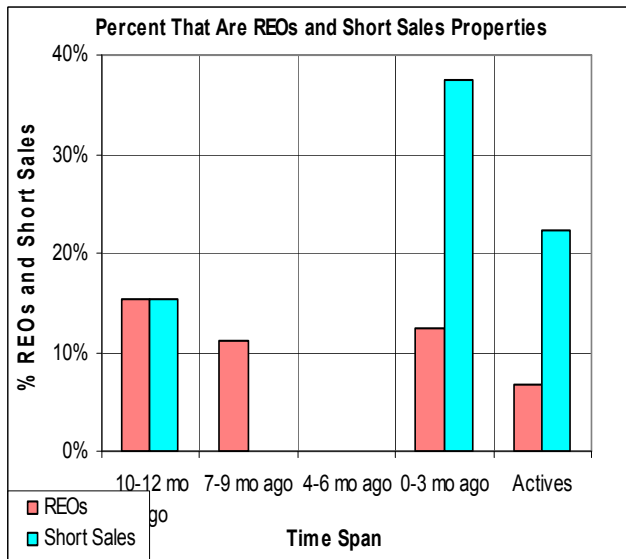


The Past Year in Nevada City



This is for homes on one acre or less in Nevada City. This includes REOs and Short Sales. The above graph shows a decrease of only 4% in the past year. Recently, the “normal” sales, those that are not REO or Short Sales, have shown a flat trend or a slight increase of value. Note that very few homes sold from February through April. Below we see a chart showing that very few sales are reported to be REOs, but the percentage of Short Sales is large. Sale prices for REOs are typically lower than for those of normal sales. 9/2/2009



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