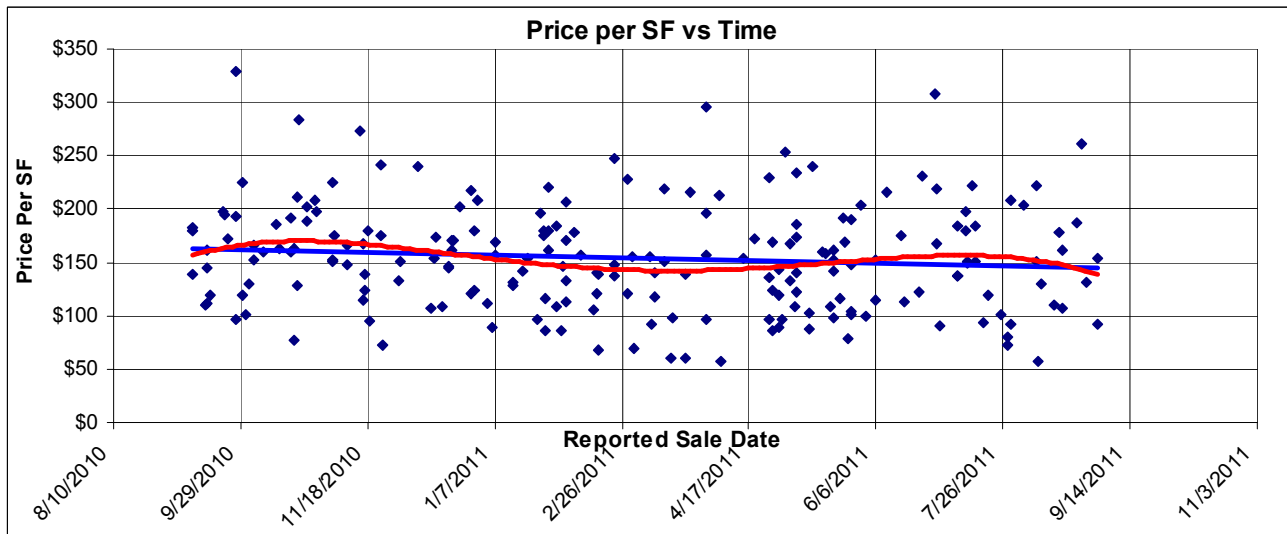
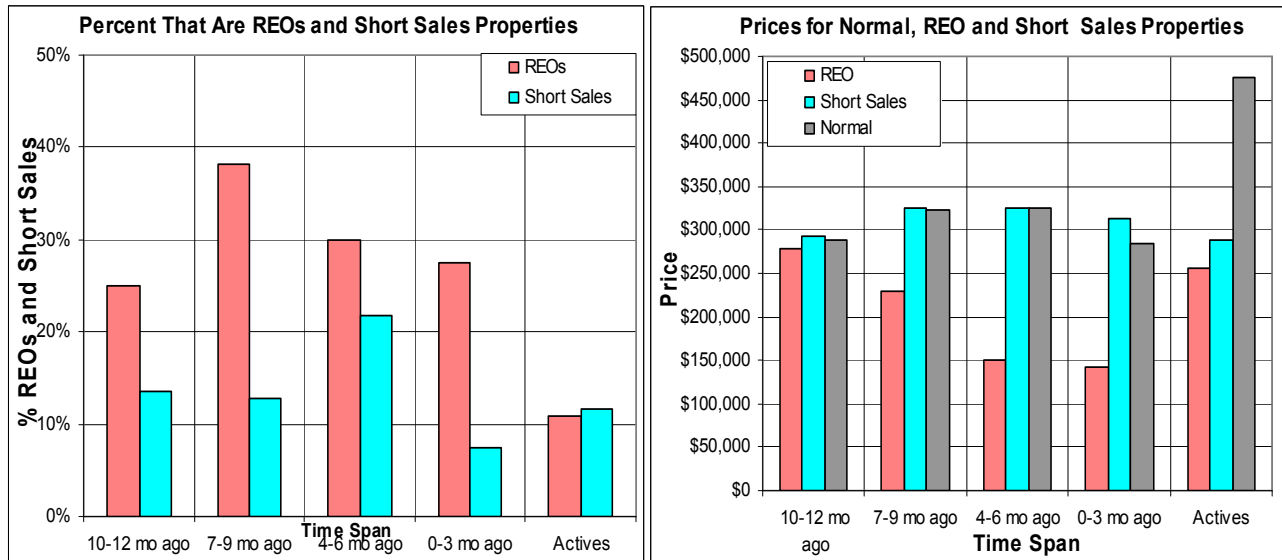


The Past Year In Nevada City



Here we look at home sales in Nevada City. This includes the short sales and REOs (foreclosed properties). In the graph above we see that the price per SF has decreased about 10% in the past year. Compare this to my recent studies of Nevada City: March 16 (22% decline), May 18 (22% decline), July 13 (21% decline) and August 10 (9% decline). Below we see that the percentage of REO sales (pink bars) has decreased. Prices vary, and last quarter, short sales sold for more than normal sales, while REOs sell for much less. 9/7/2011.



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