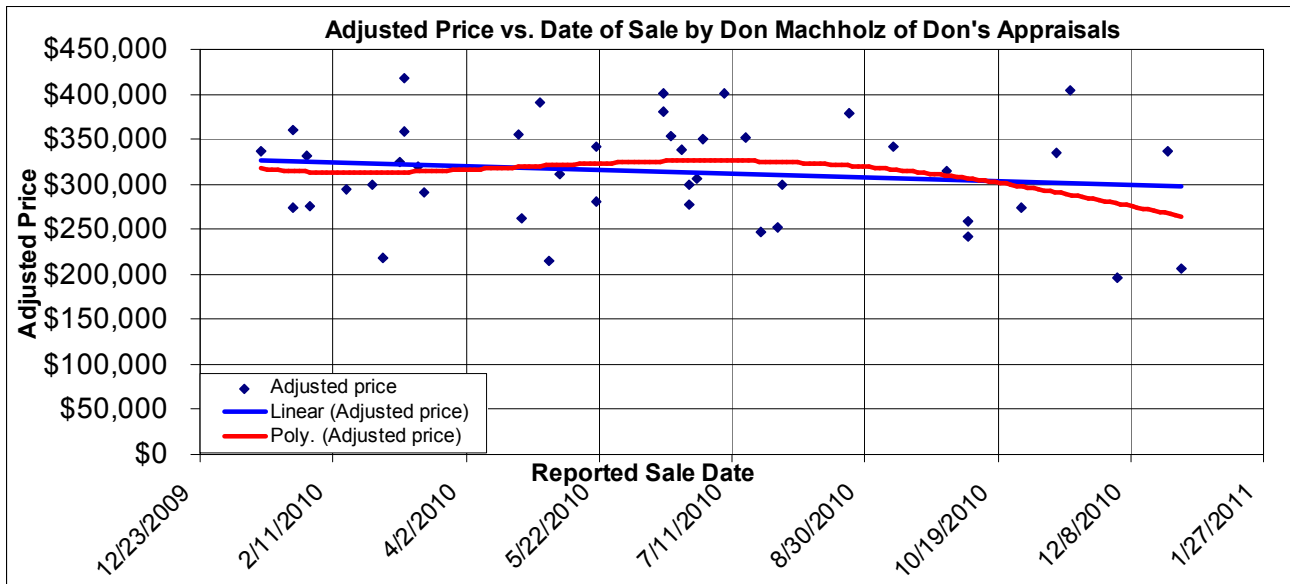
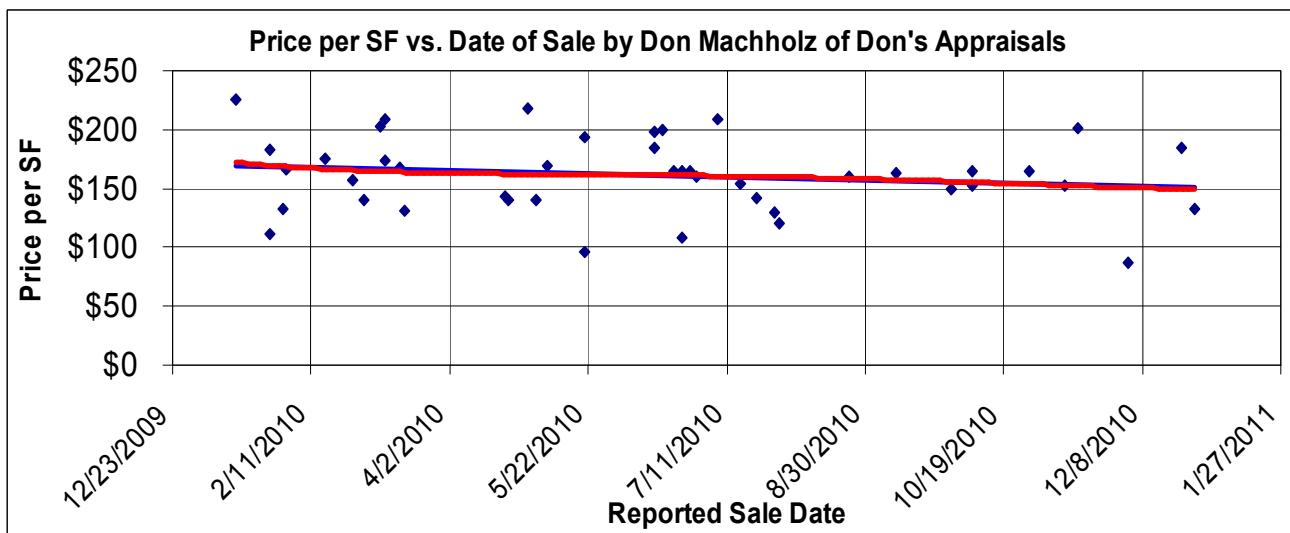


The Year 2010 In Penn Valley-Values



Here we look at home sales in Penn Valley during the year 2010. A multiple regression program is used to neutralize all properties to a standard of 2000 SF, built in 1990 and on 2.5 acres. This shows the value trend rather than the price trend. The blue line is linear, while the red line is more sensitive to the individual values. Values have shown a decline (when measured by price per SF) of 12% over the past year, and a decline of 11% for adjusted value. 2/22/2011.



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