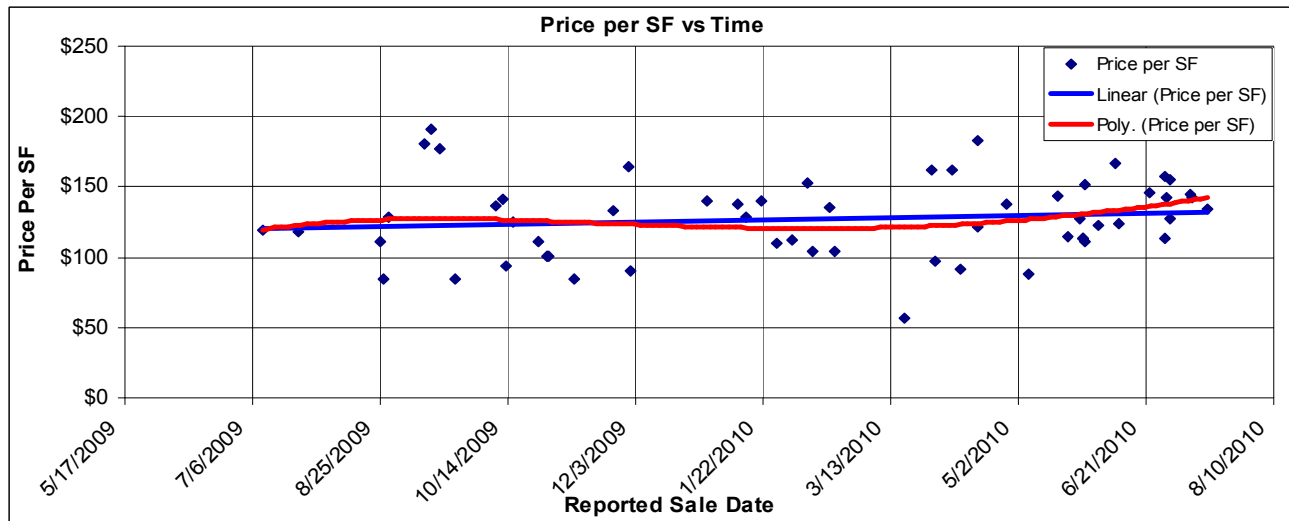
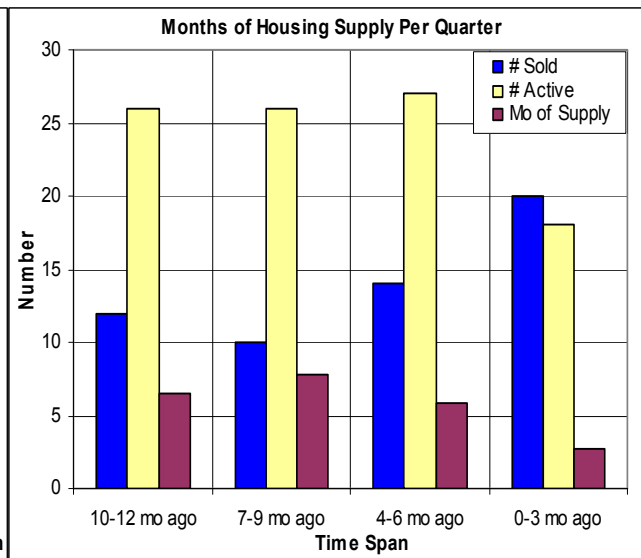
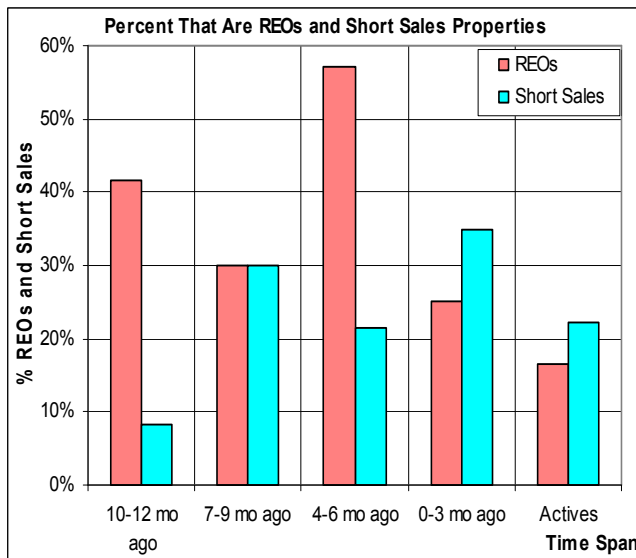


The Past Year In Todd Valley, near Foresthill



Here we look at home sales in the Todd Valley subdivision, just west of Foresthill. 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. Price per SF has been increasing, but overall prices have dropped a bit over the past year. Through the past year buyers have been getting smaller and smaller houses. The percentage of REOs (pink bars in the chart below) has decreased. The final chart indicates a robust market, nearing a shortage of inventory. 7/29/2010.



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