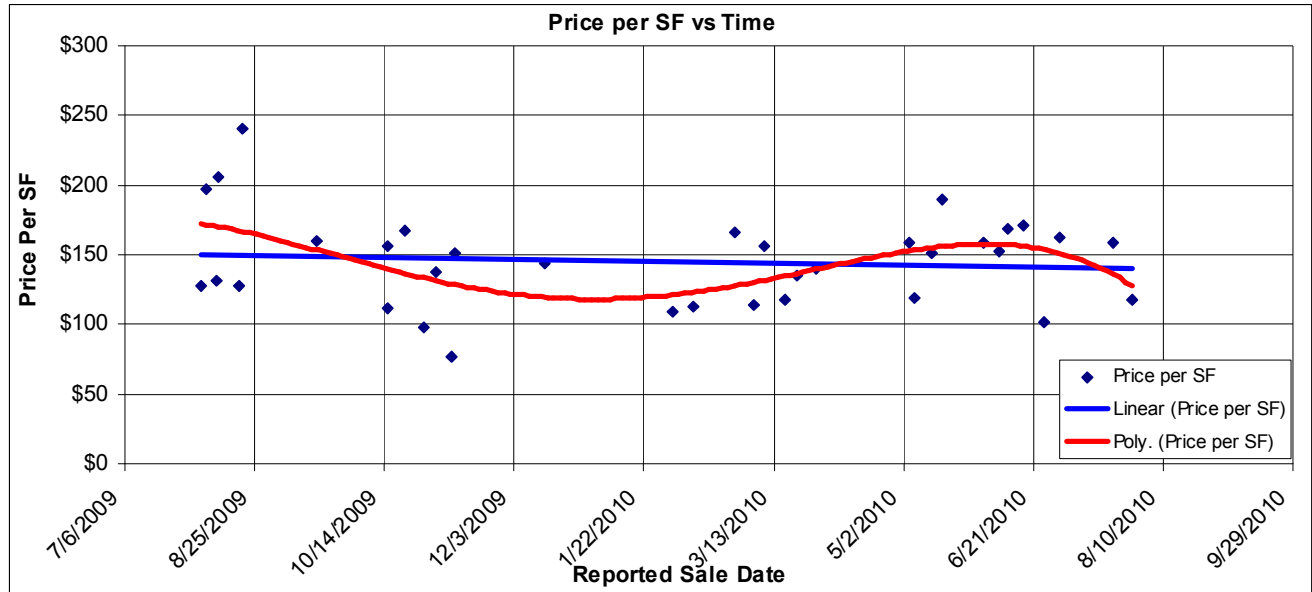
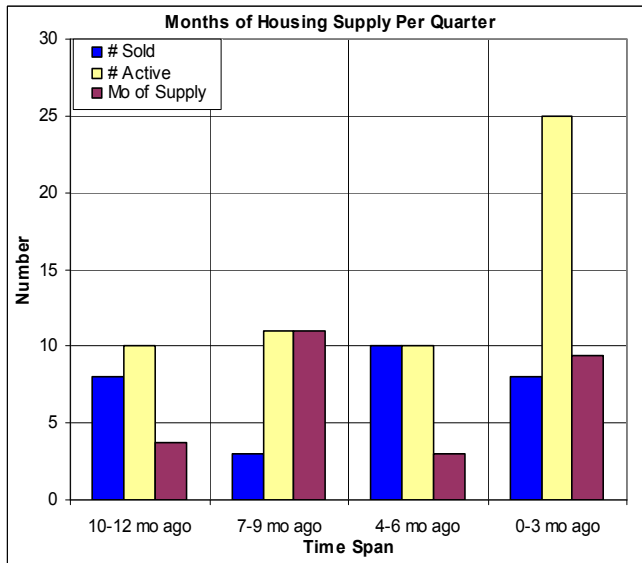
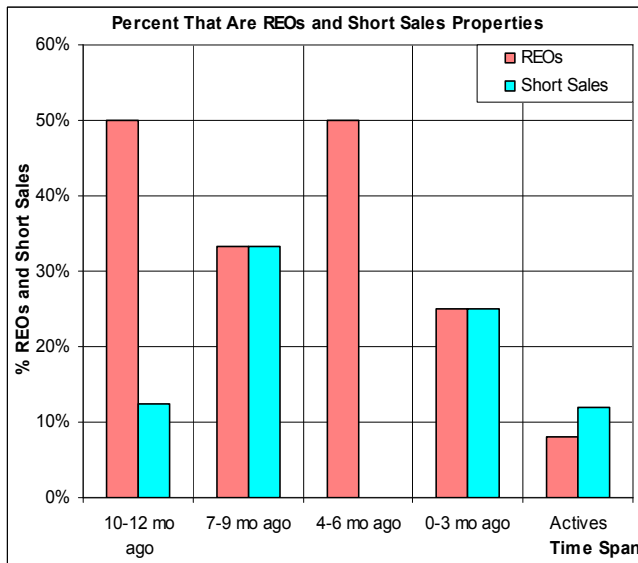


The Past Year in Meadow Vista



This is for an average home in Meadow Vista. It shows homes of 1200 to 3500 SF, built 1950 through 2000 and on 0.15 to 5 acres. It includes REOs and Short Sales. We see that prices have decreased in the past year by about 7%. Below we see that between 25% and 50% of the sales have been REOs (pink bars) with a lower percentage being Short Sales (blue bars). At below right we see that the present housing supply is about 10 months. Two other studies (unreleased) show that large homes on acreage and homes more recently built have declined more rapidly in the past year. 8/26/2010.



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