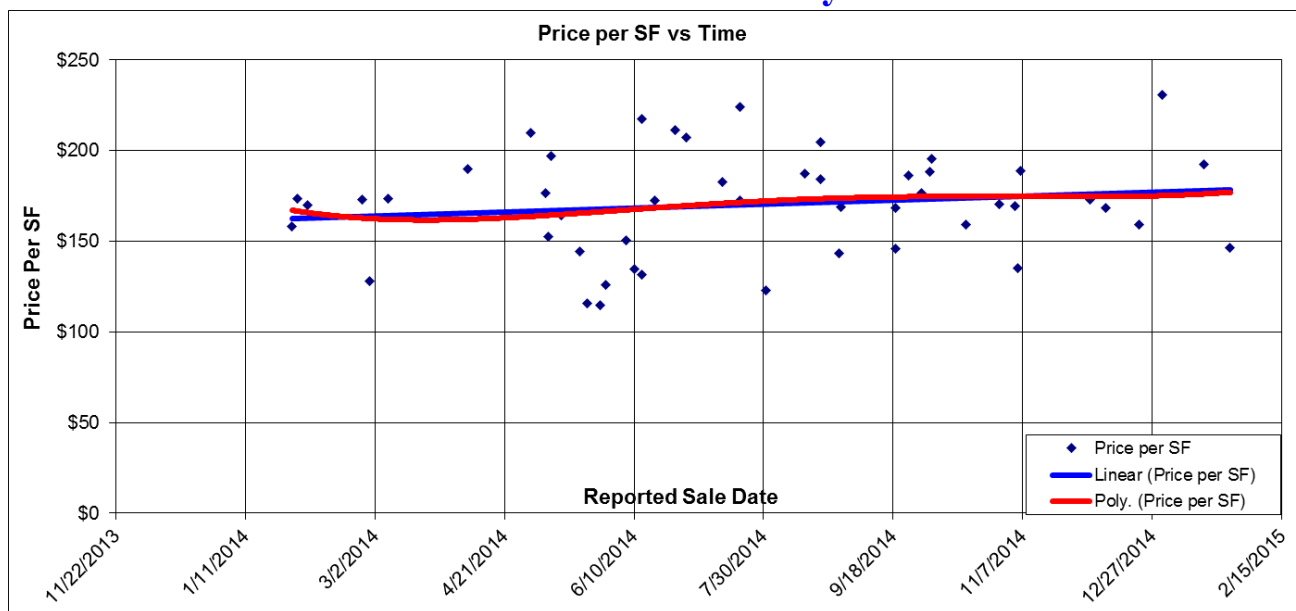
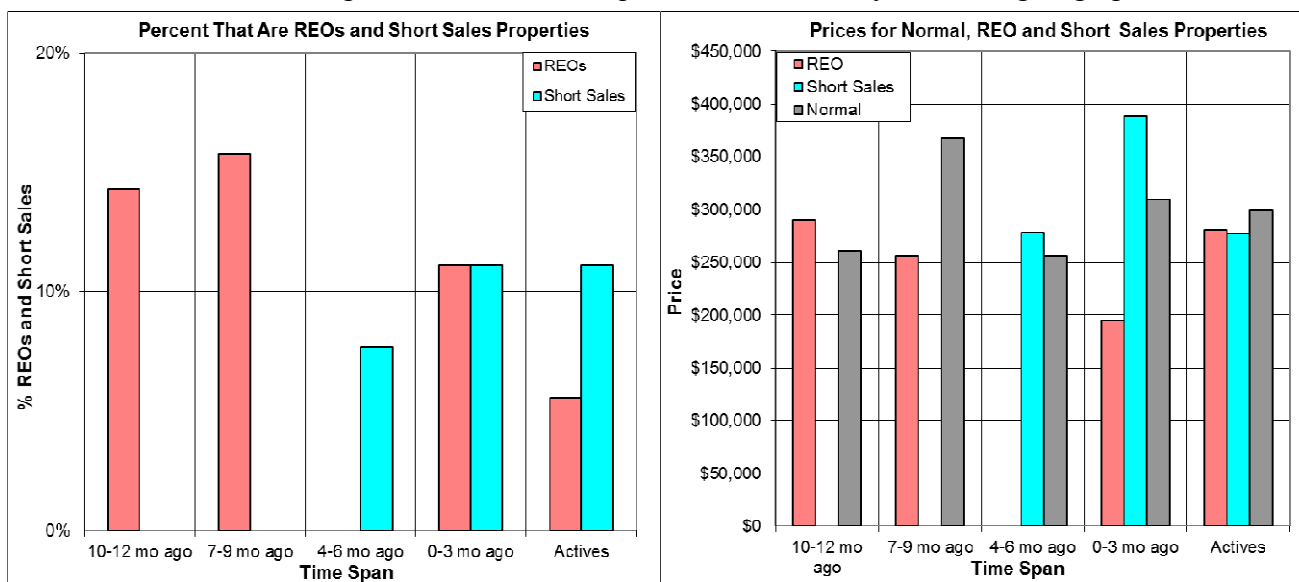


The Past Year in the Todd Valley Subdivision



Here we look at home sales in the Todd Valley subdivision, west of Foresthill. Included are normal sales, short sales and REO (foreclosed sales). We see that when measured as price per SF, the trend increased, partly due to smaller homes being sold. Below left we see the percentage of REOs (pink bars) and Short Sales (blue bars). At below right we see sale prices for REOs, Short Sales and normal sales; normal sale prices increased last quarter, but inventory has been going up.01/29/2015.



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