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***Quarterly Market Update***

*First Quarter 2010*

January 1, 2010-March 31, 2010

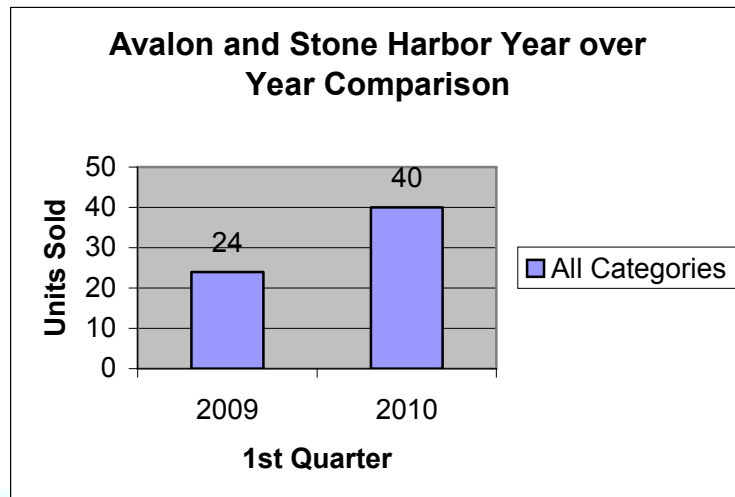
SOLD

FOR SALE

	SALES	AVERAGE PRICE	MEDIAN PRICE	AVG. DAYS ON MARKET	ACTIVE LISTINGS	AVERAGE PRICE
<b>SINGLE FAMILY</b>						
Avalon	17	\$1,456,765	\$1,425,000	164	218	\$2,482,197
Avalon Manor	-	-	-	-	20	\$766,475
Stone Harbor	7	\$1,489,500	\$1,450,000	205	112	\$2,101,873
Stone Harbor Manor	-	-	-	-	14	\$530,557
<b>TOTALS</b>	<b>24</b>	<b>\$1,466,313</b>	<b>\$1,437,500</b>	<b>176</b>	<b>364</b>	<b>\$2,195,841</b>
<b>CONDO/TOWNHOUSE</b>						
Avalon	10	\$762,750	\$685,000	439	103	\$776,241
Stone Harbor	2	\$362,750	\$362,750	263	68	\$691,972
Stone Harbor Manor	-	-	-	-	4	\$773,000
<b>TOTALS</b>	<b>12</b>	<b>\$696,083</b>	<b>\$642,500</b>	<b>410</b>	<b>174</b>	<b>\$696,083</b>
<b>LOTS/LAND</b>						
Avalon	1	\$570,000	\$570,000	29	22	\$1,847,682
Avalon Manor	-	-	-	-	7	\$524,929
Stone Harbor	1	2,600,000	2,600,000	22	5	\$2,548,800
Stone Harbor Manor	-	-	-	-	4	\$568,000
<b>TOTALS</b>	<b>2</b>	<b>\$1,858,000</b>	<b>\$1,585,000</b>	<b>26</b>	<b>38</b>	<b>\$1,561,566</b>
<b>MULTI-FAMILY</b>						
Avalon	-	-	-	-	11	\$1,428,363
Stone Harbor	2	751,750	751,750	587	12	\$1,304,291
<b>TOTALS</b>	<b>2</b>	<b>751,750</b>	<b>751,750</b>	<b>587</b>	<b>23</b>	<b>\$1,363,630</b>
<b>GRAND TOTAL</b>	<b>40</b>	<b>1,205,450</b>	<b>1,087,500</b>	<b>259</b>	<b>624</b>	<b>\$1,664,320</b>

***The Proof is in the Numbers!***

***All Sales are up 68%***





**Avalon Real Estate AGENCY**

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