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**Quarterly Market Update**

*Third Quarter 2010*

July 1, 2010-September 30, 2010

**SOLD**

**FOR SALE**

	<b>SALES</b>	<b>AVERAGE PRICE</b>	<b>MEDIAN PRICE</b>	<b>AVG. DAYS ON MARKET</b>	<b>ACTIVE LISTINGS</b>	<b>AVERAGE PRICE</b>
<b>SINGLE FAMILY</b>						
Avalon	25	\$1,531,260	\$1,300,000	301	224	\$2,294,053
Avalon Manor	0	-	-	-	22	\$726,200
Stone Harbor	9	\$1,506,389	\$1,185,000	188	130	\$2,121,613
Stone Harbor Manor	1	\$200,000	\$200,000	-	13	\$625,000
<b>TOTALS</b>	<b>35</b>	<b>\$1,486,829</b>	<b>\$1,200,000</b>	<b>282</b>	<b>389</b>	<b>\$2,092,002</b>
<b>CONDO/TOWNHOUSE</b>						
Avalon	15	\$565,333	\$585,000	268	112	\$760,629
Avalon	1	\$850,000	\$850,000	170	83	\$657,978
Stone Harbor	1	\$580,000	\$580,000	62	7	\$744,142
Stone Harbor Manor	1	\$582,941	\$585,000	250	202	\$717,879
<b>TOTALS</b>	<b>17</b>					
<b>LOTS/LAND</b>						
Avalon	1	\$5,000,000	\$5,000,000	179	20	\$1,470,900
Avalon Manor	0	-	-	-	6	\$419,000
Stone Harbor	0	-	-	-	5	\$2,285,400
Stone Harbor Manor	0	-	-	-	4	\$555,500
<b>TOTALS</b>	<b>1</b>	<b>\$5,000,000</b>	<b>\$5,000,000</b>	<b>179</b>	<b>35</b>	<b>\$1,302,314</b>
<b>MULTI-FAMILY</b>						
Avalon	1	\$725,000	\$725,000	123	10	\$1,013,599
Avalon	0	-	-	-	19	\$1,249,918
Stone Harbor	1	\$725,000	\$725,000	123	29	\$1,168,429
<b>TOTALS</b>						
<b>GRAND TOTAL</b>	<b>54</b>	<b>\$1,253,222</b>	<b>\$931,250</b>	<b>267</b>	<b>655</b>	<b>\$1,320,156</b>

**VIZZARD GROUP RECENT SALES**

284 25th Street Avalon	\$616,000	7900 Dune Drive Unit 111 Avalon	\$145,000
131 97th Street Stone Harbor	\$1,755,000	211 Beach Avenue Unit 4 Cape May	\$375,000
1189 Avalon Avenue Avalon	Under Contract List Price \$1,450,000	2109 Harbor Avenue Avalon	Under Contract List Price \$699,999

**Jack, Laurie & Vince Vizzard  
Realtor® Associates**



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