

VizzardGroup.com

Quarterly Market Update

Third Quarter 2008

July 1, 2008-September 30, 2008

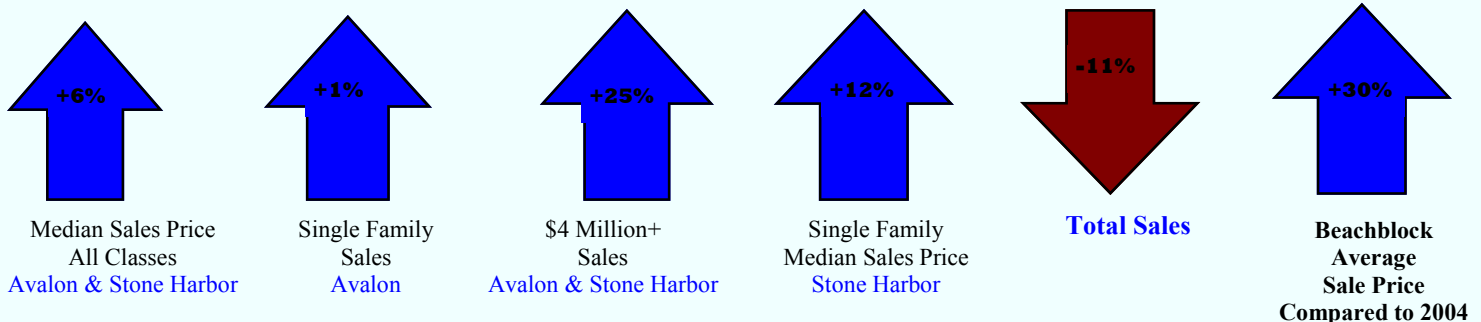
SOLD

FOR SALE

	SALES	AVERAGE PRICE	MEDIAN PRICE	AVG. DAYS ON MARKET	ACTIVE LISTINGS	AVERAGE PRICE
SINGLE FAMILY						
Avalon	19	\$2,401,746	\$2,300,000	350	221	\$2,418,117
Avalon Manor	0				20	\$911,450
Stone Harbor	11	\$1,831,364	\$1,790,000	388	112	\$2,422,708
Stone Harbor Manor	0				6	\$477,833
TOTALS	30	\$2,192,606	\$2,125,000	364	359	\$2,303,184
CONDO/TOWNHOUSE						
Avalon	15	\$896,267	\$800,000	246	162	\$771,222
Stone Harbor	3	\$372,500	\$305,000	192	66	\$764,530
Stone Harbor Manor	0				6	\$738,858
TOTALS	18	\$808,972	\$750,000	237	234	\$768,504
LOTS/LAND						
Avalon	1	\$1,175,000	\$1,175,000	170	21	\$2,222,710
Avalon Manor	0				7	\$653,857
Stone Harbor	0				8	\$2,541,625
Stone Harbor Manor	0				1	\$425,000
TOTALS	1	\$1,175,000	\$1,175,000	170	37	\$1,946,268
MULTI-FAMILY						
Avalon	0	NO	SALES		11	\$1,707,354
Stone Harbor	0				22	\$1,578,068
TOTALS	0				33	\$1,621,151
ALL SOLD LISTINGS	49	\$1,663,565	\$1,500,000	313	664	\$1,705,843

2007/2008 YEAR TO DATE COMPARISON – September 30, 2008

Avalon/Stone Harbor



Call Us to receive your free newsletter via email!

John "Jack" & Laurie Vizzard
Realtor® Associates



30th Street & Dune Drive
Box 10
Avalon, NJ 08202

E-mail: Vizzard@avalonrealty.com
Website: www.vizzardgroup.com
Cell: 609.602.3296
Toll Free: 800.967.7796 x213

Ride Our Wave of Success