

VizzardGroup.com

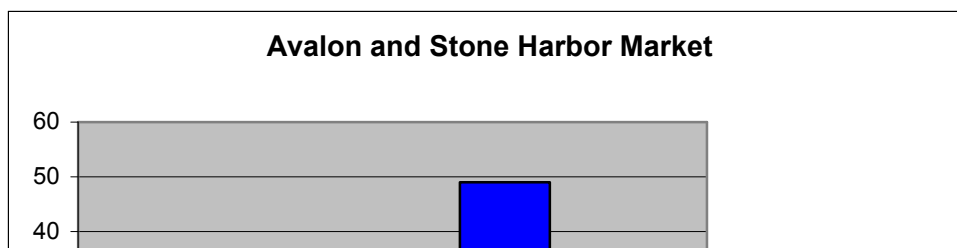
Quarterly Market Update

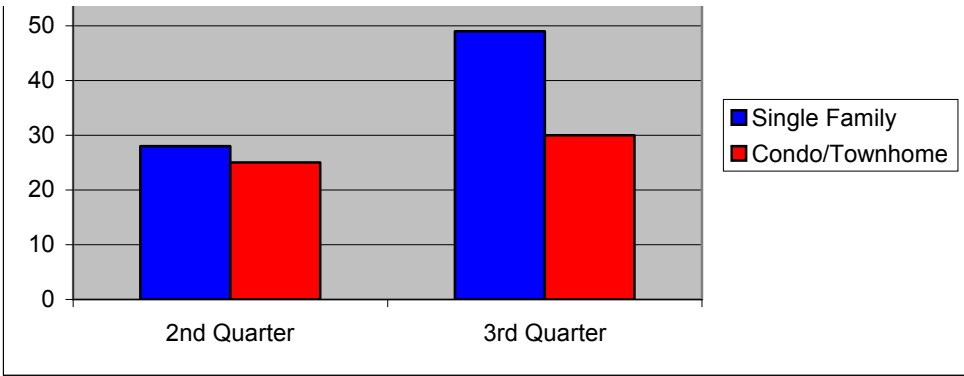
Third Quarter 2009

July 1, 2009-September 30, 2009

	SALES	AVERAGE PRICE	MEDIAN PRICE	AVG. DAYS ON MARKET	ACTIVE LISTINGS	AVERAGE PRICE
SINGLE FAMILY						
Avalon	29	\$1,800,776	\$1,700,000	334	215	\$2,418,117
Avalon Manor	1	999,999	999,999	673	21	\$767,995
Stone Harbor	11	\$1,526,909	\$1,446,000	238	116	\$2,236,732
Stone Harbor Manor	0	-	-	-	11	\$568,255
TOTALS	41	\$1,707,768	\$1,700,000	317	363	\$2,374,332
CONDO/ TOWNHOUSE						
Avalon	21	\$665,690	\$655,000	348	58	\$665,085
Stone Harbor	6	\$534,167	\$517,500	452	39	\$641,582
Stone Harbor Manor	0				1	\$709,000
TOTALS	27	\$636,463	\$655,000	318	234	\$768,504
LOTS/LAND						
Avalon	1	\$675,000	\$675,000	147	22	\$1,779,795
Avalon Manor	0				6	\$604,417
Stone Harbor	0				7	\$2,511,857
Stone Harbor Manor	0				4	\$591,000
TOTALS	1	\$675,000	\$675,000	147	37	\$1,946,268
MULTI-FAMILY						
Avalon	0	-	-	-	9	\$1,629,766
Stone Harbor	2	\$720,000	\$720,000	445	17	\$1,370,029
TOTALS	2	\$720,000	\$720,000	445	26	\$1,459,938
GRAND TOTAL	71	\$1,258,000	\$885,000	330	623	\$1,787,325

Things are Looking Up!





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