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Quarterly Market Update

Fourth Quarter 2010

October 1, 2010-December 31, 2010

SOLD

FOR SALE

	SALES	AVERAGE PRICE	MEDIAN PRICE	AVG. DAYS ON MARKET	ACTIVE LISTINGS	AVERAGE PRICE
SINGLE FAMILY						
Avalon	29	\$1,419,030	\$1,300,000	441	179	\$2,355,552
Avalon Manor	3	\$541,000	\$440,000	127	21	\$718,328
Stone Harbor	14	\$1,795,000	\$1,542,500	233	114	\$2,135,103
Stone Harbor Manor	1	\$400,000	\$400,000	761	11	\$633,854
TOTALS	47	\$1,452,826	\$1,270,000	366	325	\$2,114,162
CONDO/TOWNHOUSE						
Avalon	22	\$694,300	\$629,450	305	106	\$732,856
Avalon	5	\$558,000	\$635,000	207	68	\$652,391
Stone Harbor	5	-	-	-	6	\$766,000
Stone Harbor Manor	0	\$669,059	\$630,000	287	180	\$703,563
TOTALS	27					
LOTS/LAND						
Avalon	1	\$2,100,000	\$2,100,000	310	22	\$2,240,881
Avalon Manor	0	-	-	-	9	\$401,000
Stone Harbor	0	-	-	-	4	\$2,054,737
Stone Harbor Manor	0	-	-	-	4	\$523,500
TOTALS	1	\$2,100,000	\$2,100,000	310	39	\$1,302,314
MULTI-FAMILY						
Avalon	1	\$710,000	\$710,000	196	7	\$877,342
Avalon	0	-	-	-	19	\$1,169,313
Stone Harbor	1	\$710,000	\$710,000	196	26	\$1,090,705
TOTALS						
GRAND TOTAL	75	\$1,160,766	\$850,000	335	554	\$1,551,993

VIZZARD GROUP RECENT SALES



1189 Avalon Avenue
Avalon, NJ
\$1,412,500
12/14/10



2109 Harbor Avenue
Avalon, NJ
\$575,000
12/17/10



3449 First Avenue
Avalon, NJ
\$1,937,500
12/10/10



205 37th Street
Avalon, NJ
\$920,000
12/29/10

Jack, Laurie & Vince Vizzard
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