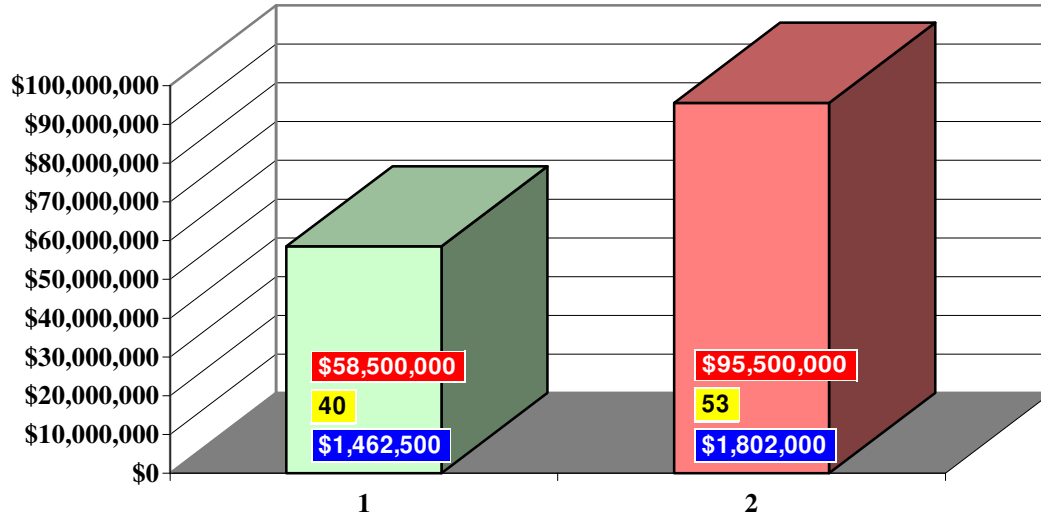
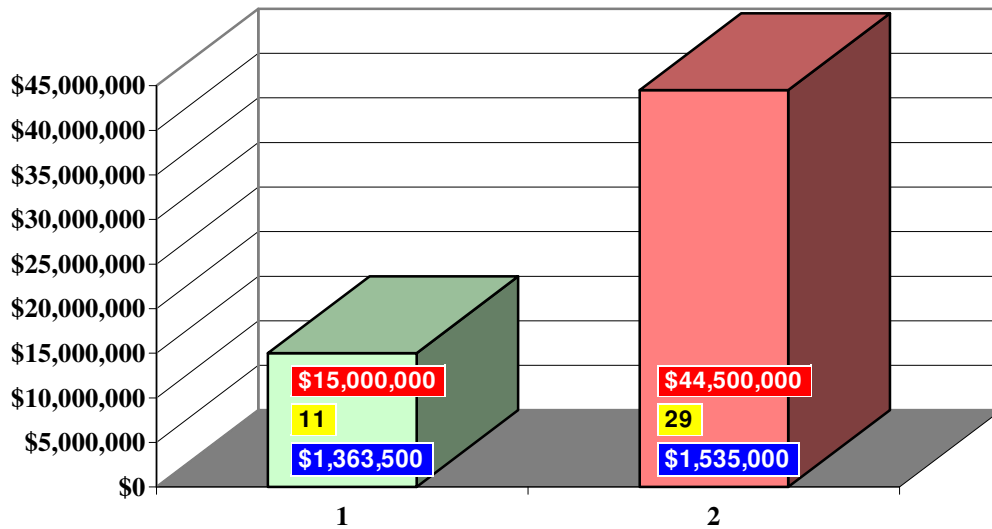


**OVERALL MARKET - 2007
1ST & 2ND QUARTERS**

AVALON



STONE HARBOR



TOTAL SALES VOLUME
 TOTAL NUMBER OF SALES
 AVG SALE PRICE

OVERALL MARKET SEGMENT

(SECOND QUARTER 2007)

SECOND QUARTER - 2007

SECOND QUARTER - 2006

SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	53	29	50	23
Total Sales Volume	\$ 95,500,000	\$ 44,500,000	\$ 95,000,000	\$ 36,000,000
Price Range	\$ 750,000 to \$ 5,100,000	\$ 324,000 to \$ 4,625,000	\$ 199,000 to \$ 9,000,000	\$ 210,000 to \$ 3,800,000
Average Sale Price	\$ 1,802,000	\$ 1,535,000	\$ 1,900,000	\$ 1,565,000
Average % Sale Prices Discounted From Listed Prices	6.5 %	8 %	5.5 %	5.5 %
SALE LISTINGS				
Current	286	164	266	173
New	141	76	93	41
TOTAL	427	240	359	214

YEAR TO DATE - 2007

SALES	AVALON	STONE HARBOR
Number	93	40
Total Sales Volume	\$ 154,000,000	\$ 59,500,000
Price Range	\$ 203,000 to \$ 5,100,000	\$ 324,000 to \$ 4,625,000
Average Sale Price	\$ 1,655,000	\$ 1,487,500
Average % Sale Prices Discounted From Listed Prices	6.5 %	8 %
SALE LISTINGS		
Current (*)	286	164
New (Cumulative)	228	121

(*) Total for current quarter.

This analysis is based upon statistics of the Greater Cape May County Multiple Listing Service and is subject to errors and omissions.

TRENDS 2007 (vs) 2006 (SECOND QUARTER 2007)

SALES

AVALON

- > 6% increase in number of transactions.
- > .5% increase in total sales volume.
- > 5.5% decrease in average sale price.
- > 1% increase in the average % sale prices were discounted from listed prices.
- > Many buyers remain very interested in purchasing a second home at the shore.

STONE HARBOR

- > 26% increase in number of transactions.
- > 23.5% increase in total sales volume.
- > 2% decrease in average sale price.
- > 2.5% increase in the average % sale prices were discounted from listed prices.
- > Many buyers remain very interested in purchasing a second home at the shore.

SALE LISTINGS

AVALON

- > 7.5% increase in current listings.
- > 51.5% increase in new listings.
- > There was a (2.66 to 1) ratio of new listings (141) to sale transactions (53) (vs) (1.86 to 1) - (93 to 50) ratio.

STONE HARBOR

- > 5.5% decrease in current listings.
- > 85% increase in new listings.
- > There was a (2.62 to 1) ratio of new listings (76) to sale transactions (29) (vs) (1.78 to 1) - (41 to 23) ratio.

SUMMARY

There was a 6.5% increase in the Total Sales Volume (\$140,000,000) (vs) (\$131,000,000) and a 12.5% increase in the number of transactions (82 (vs) 73) for the Second Quarter of 2007 (vs) 2006 in the overall marketplace for Seven Mile Beach Island. The figures indicate we remain in a very strong buyers marketplace. However, there are still many buyers desirous of purchasing a property at the shore but they want the best buy available and are not willing to pay market value. The properties being sold are those where the owners are priced realistically and willing to negotiate the current listed sale price.

OCEANFRONT HOMES MARKET SEGMENT

(SECOND QUARTER 2007)

SECOND QUARTER - 2007 SECOND QUARTER - 2006

SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	2	1	4	0
Total Sales Volume	\$ 17,700,000	\$ 4,495,000	\$ 23,000,000	\$ 0
Price Range	\$ 4,450,000 to \$ 13,250,000	\$ 4,495,000	\$ 3,850,000 to \$ 9,000,000	\$ 0
Average Sale Price	\$ 8,850,000	\$ 4,495,000	\$ 5,750,000	\$ 0
Average % Sale Prices Discounted From Listed Prices	4 %	0 %	7 %	0 %
SALE LISTINGS				
Current	3	2	4	4
New	4	1	2	0
TOTAL	7	3	6	4

YEAR TO DATE - 2007

SALES	AVALON	STONE HARBOR
Number	3	1
Total Sales Volume	\$ 20,625,000	\$ 4,495,000
Price Range	\$ 2,295,000 to \$ 13,250,000	\$ 4,495,000
Average Sale Price	\$ 6,875,000	\$ 4,495,000
Average % Sale Prices Discounted From Listed Prices	3.5 %	0 %
SALE LISTINGS		
Current (*)	3	2
New (Cumulative)	6	3

(*) Total for current quarter.

This analysis is based upon statistics of the Greater Cape May County Multiple Listing Service and is subject to errors and omissions.

CONCLUSION:

There are many buyers who want to purchase a property in this market segment. However, we remain in a very strong buyers marketplace and the properties being sold are those that are priced realistically and where the owners are willing to negotiate the sale price.

BEACHBLOCK HOMES MARKET SEGMENT

(SECOND QUARTER 2007)

SECOND QUARTER - 2007 SECOND QUARTER - 2006

SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	8	1	3	3
Total Sales Volume	\$ 18,700,000	\$ 4,625,000	\$ 11,000,000	\$ 8,600,000
Price Range	\$ 1,900,000 to \$ 3,250,000	\$ 4,625,000	\$ 3,200,000 to \$ 3,900,000	\$ 2,375,000 to \$ 3,200,000
Average Sale Price	\$ 2,337,500	\$ 4,625,000	\$ 3,666,500	\$ 2,866,500
Average % Sale Prices Discounted From Listed Prices	5 %	11 %	9 %	7.5 %
SALE LISTINGS				
Current	26	10	26	11
New	10	3	12	1
TOTAL	36	13	38	12

YEAR TO DATE - 2007

SALES	AVALON	STONE HARBOR
Number	11	1
Total Sales Volume	\$ 27,700,000	\$ 4,625,000
Price Range	\$ 1,900,000 to \$ 3,500,000	\$ 4,625,000
Average Sale Price	\$ 2,500,000	\$ 4,625,000
Average % Sale Prices Discounted From Listed Prices	6.5 %	11 %
SALE LISTINGS		
Current (*)	26	10
New (Cumulative)	15	4

(*) Total for current quarter.

This analysis is based upon statistics of the Greater Cape May County Multiple Listing Service and is subject to errors and omissions.

CONCLUSION:

There are many buyers who want to purchase a property in this market segment. However, we remain in a very strong buyers marketplace and the properties being sold are those that are priced realistically and where the owners are willing to negotiate the sale price.

BAYFRONT HOMES MARKET SEGMENT

(SECOND QUARTER 2007)

SECOND QUARTER - 2007 SECOND QUARTER - 2006

SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	6	4	2	1
Total Sales Volume	\$ 15,800,000	\$ 7,600,000	\$ 5,024,000	\$ 2,600,000
Price Range	\$ 1,400,000 to \$ 5,100,000	\$ 995,000 to \$ 2,875,000	\$ 1,755,000 to \$ 3,269,000	\$ 2,600,000
Average Sale Price	\$ 2,633,500	\$ 1,900,000	\$ 2,512,000	\$ 2,600,000
Average % Sale Prices Discounted From Listed Prices	6.5 %	12.5 %	3.5 %	10.5 %
SALE LISTINGS				
Current	24	15	17	9
New	15	5	7	5
TOTAL	39	20	24	14

YEAR TO DATE - 2007

SALES	AVALON	STONE HARBOR
Number	11	9
Total Sales Volume	\$ 28,000,000	\$ 7,600,000
Price Range	\$ 1,175,000 to \$ 5,100,000	\$ 995,000 to \$ 2,875,000
Average Sale Price	\$ 2,500,000	\$ 1,900,000
Average % Sale Prices Discounted From Listed Prices	6 %	12.5 %
SALE LISTINGS		
Current (*)	24	15
New (Cumulative)	22	9

(*) Total for current quarter.

This analysis is based upon statistics of the Greater Cape May County Multiple Listing Service and is subject to errors and omissions.

CONCLUSION:

There remains many buyers who want to purchase a property in this market segment. However, they are showing resistance to the higher sale prices resulting in sales occurring at a slower pace.

INSIDE HOMES MARKET SEGMENT

(SECOND QUARTER 2007)

SECOND QUARTER - 2007 SECOND QUARTER - 2006

SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	17	16	25	8
Total Sales Volume	\$ 26,500,000	\$ 23,500,000	\$ 40,500,000	\$ 14,500,000
Price Range	\$ 750,000 to \$ 3,720,000	\$ 535,000 to \$ 3,550,000	\$ 750,000 to \$ 2,880,000	\$ 460,000 to \$ 3,800,000
Average Sale Price	\$ 1,559,000	\$ 1,468,500	\$ 1,620,000	\$ 1,812,500
Average % Sale Prices Discounted From Listed Prices	6.5 %	7.5 %	5.5 %	4.5 %
SALE LISTINGS				
Current	106	59	112	60
New	46	26	26	14
TOTAL	152	85	138	74

YEAR TO DATE - 2007

SALES	AVALON	STONE HARBOR
Number	27	24
Total Sales Volume	\$ 40,500,000	\$ 35,500,000
Price Range	\$ 750,000 to \$ 3,720,000	\$ 535,000 to \$ 3,550,000
Average Sale Price	\$ 1,500,000	\$ 1,479,000
Average % Sale Prices Discounted From Listed Prices	7 %	7.5 %
SALE LISTINGS		
Current (*)	106	59
New (Cumulative)	73	52

(*) Total for current quarter.

This analysis is based upon statistics of the Greater Cape May County Multiple Listing Service and is subject to errors and omissions.

CONCLUSION:

There are many buyers who want to purchase a property in this market segment. However, we remain in a very strong buyers marketplace and the properties being sold are those that are priced realistically and where the owners are willing to negotiate the sale price.

CONDOMINIUMS/TOWNHOMES MARKET SEGMENT

(SECOND QUARTER 2007)

	SECOND QUARTER - 2007		SECOND QUARTER - 2006	
SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	20	5	10	7
Total Sales Volume	\$ 17,000,000	\$ 2,600,000	\$ 10,000,000	\$ 5,900,000
Price Range	\$ 225,000 to \$ 1,800,000	\$ 324,000 to \$ 720,000	\$ 270,000 to \$ 1,300,000	\$ 545,000 to \$ 2,095,000
Average Sale Price	\$ 850,000	\$ 520,000	\$ 1,000,000	\$ 983,500
Average % Sale Prices Discounted From Listed Prices	7.5 %	4.5 %	4 %	5 %
SALE LISTINGS				
Current	105	49	82	60
New	42	30	33	12
TOTAL	147	79	115	72

YEAR TO DATE - 2007

SALES	AVALON	STONE HARBOR
Number	38	6
Total Sales Volume	\$ 33,000,000	\$ 3,550,000
Price Range	\$ 203,000 to \$ 1,800,000	\$ 324,000 to \$ 950,000
Average Sale Price	\$ 868,500	\$ 591,500
Average % Sale Prices Discounted From Listed Prices	6.5 %	7.5 %
SALE LISTINGS		
Current (*)	105	49
New (Cumulative)	78	41

(*) Total for current quarter.

This analysis is based upon statistics of the Greater Cape May County Multiple Listing Service and is subject to errors and omissions.

CONCLUSION:

There are many buyers who want to purchase a property in this market segment. However, we remain in a very strong buyers marketplace and the properties being sold are those that are priced realistically and where the owners are willing to negotiate the sale price.

MULTI-FAMILY MARKET SEGMENT

(SECOND QUARTER 2007)

SECOND QUARTER - 2007 SECOND QUARTER - 2006

SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	0	1	1	2
Total Sales Volume	\$ 0	\$ 875,000	\$ 1,665,000	\$ 3,074,000
Price Range	\$ 0	\$ 875,000	\$ 1,665,000	\$ 999,000 to \$ 2,075,000
Average Sale Price	\$ 0	\$ 875,000	\$ 1,665,000	\$ 1,537,000
Average % Sale Prices Discounted From Listed Prices	0 %	2.5 %	7.5 %	5.5 %
SALE LISTINGS				
Current	7	16	5	14
New	4	5	3	2
TOTAL	11	21	8	16

YEAR TO DATE - 2007

SALES	AVALON	STONE HARBOR
Number	0	3
Total Sales Volume	\$ 0	\$ 3,075,000
Price Range	\$ 0	\$ 850,000 to \$ 1,350,000
Average Sale Price	\$ 0	\$ 1,025,000
Average % Sale Prices Discounted From Listed Prices	0 %	7 %
SALE LISTINGS		
Current (*)	7	16
New (Cumulative)	7	5

(*) Total for current quarter.

This analysis is based upon statistics of the Greater Cape May County Multiple Listing Service and is subject to errors and omissions.

CONCLUSION:

There continues to be a minimum number of buyers for this market segment. Also, we are in a very strong buyers marketplace. In order to sell a property, owners must be priced realistically and be willing to negotiate the sale price.

LOTS MARKET SEGMENT

(SECOND QUARTER 2007)

	SECOND QUARTER - 2007		SECOND QUARTER - 2006	
SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	0	1	2	1
Total Sales Volume	\$ 0	\$ 995,000	\$ 3,279,000	\$ 999,000
Price Range	\$ 0	\$ 995,000	\$ 1,279,000 to \$ 2,000,000	\$ 999,000
Average Sale Price	\$ 0	\$ 995,000	\$ 1,639,500	\$ 999,000
Average % Sale Prices Discounted From Listed Prices	0 %	20.5 %	7.5 %	9 %
SALE LISTINGS				
Current	15	9	10	12
New	9	6	6	4
TOTAL	24	15	16	16

YEAR TO DATE - 2007

SALES	AVALON	STONE HARBOR
Number	1	1
Total Sales Volume	\$ 3,850,000	\$ 995,000
Price Range	\$ 3,850,000	\$ 995,000
Average Sale Price	\$ 3,850,000	\$ 995,000
Average % Sale Prices Discounted From Listed Prices	3.5 %	20.5 %
SALE LISTINGS		
Current (*)	15	9
New (Cumulative)	12	7

(*) Total for current quarter.

This analysis is based upon statistics of the Greater Cape May County Multiple Listing Service and is subject to errors and omissions.

CONCLUSION:

There are many buyers who want to purchase a property in this market segment. However, we remain in a very strong buyers marketplace and the properties being sold are those that are priced realistically and where the owners are willing to negotiate the sale price.

COMMERCIAL MARKET SEGMENT

(SECOND QUARTER 2007)

SECOND QUARTER - 2007

SECOND QUARTER - 2006

SALES	AVALON	STONE HARBOR	AVALON	STONE HARBOR
Number	0	0	3	1
Total Sales Volume	\$ 0	\$ 0	\$ 800,000	\$ 210,000
Price Range	\$ 0	\$ 0	\$ 199,000 to \$ 390,000	\$ 210,000
Average Sale Price	\$ 0	\$ 0	\$ 266,500	\$ 210,000
Average % Sale Prices Discounted From Listed Prices	0 %	0 %	6.5 %	8.5 %
SALE LISTINGS				
Current	0	4	10	3
New	11	0	4	1
TOTAL	11	4	14	4

YEAR TO DATE - 2007

SALES	AVALON	STONE HARBOR
Number	2	0
Total Sales Volume	\$ 865,000	\$ 0
Price Range	\$ 410,000 to \$ 455,000	\$ 0
Average Sale Price	\$ 432,500	\$ 0
Average % Sale Prices Discounted From Listed Prices	1.5 %	0 %
SALE LISTINGS		
Current (*)	286	164
New (Cumulative)	15	0

(*) Total for current quarter.

This analysis is based upon statistics of the Greater Cape May County Multiple Listing Service and is subject to errors and omissions.

CONCLUSION:

There continues to be a minimum number of buyers for this market segment. Also, we are in a very strong buyers marketplace. In order to sell a property, owners must be priced realistically and be willing to negotiate the sale price.