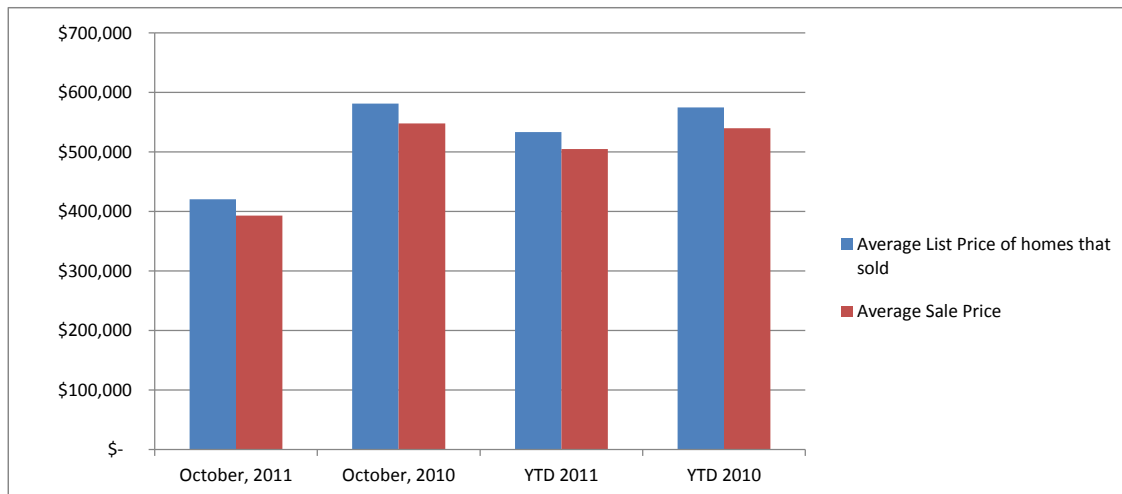




Stamford, CT Home Sales Report,
October, 2011

Total Sales Comparison across all residential property types*	October, 2011	October, 2010	YTD 2011	YTD 2010	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 420,879	\$ 581,440	\$ 533,679	\$ 575,133	-27.6%	-7.2%
Average Sale Price	\$ 393,331	\$ 547,866	\$ 505,213	\$ 539,805	-28.2%	-6.4%
Sales/List Ratio	93.5%	94.2%	94.7%	93.9%	-0.8%	0.9%
Average Days on Market	127	102	113	112	24.5%	0.9%
Number Sold	67	62	855	853	8.1%	0.2%

October - Sold Residential Real Estate Price Comparison



Stamford Residential Real Estate Market in October maintained a 8.1% higher than last year's October number of transactions; from 67 vs. 61 transactions. However the average price continued its trend down about -7% off it's average from last Year To Date. Single Family homes are on track with last year's sales with 459 sales this year and 460 sales last Year To Date.

We are in a very opportunistic time in the real estate market. There are great opportunities for Buyers, Sellers and investors. Call us at the Higgins Group Stamford office for professional advice on any of your real estate needs.

*Higgins Group Stamford- (203) 504-5005
HigginsGroup.com*

Source: Greater Fairfield Consolidated Multiple Listing Service

* Includes Single Family, Multi-Family, Land, Condo & Co-Op. Does not include Commercial or Rental properties.



Stamford CT Home Sales Report,
October 2011

Single Family Homes	October, 2011	October, 2010	YTD 2011	YTD 2010	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 575,379	\$ 700,441	\$ 703,991	\$ 750,851	-17.9%	-6.2%
Average Sale Price	\$ 538,326	\$ 661,136	\$ 666,081	\$ 705,914	-18.6%	-5.6%
Sales/List Ratio	93.6%	94.4%	94.6%	94.0%	-0.9%	0.6%
Average Days on Market	123	111	103	104	10.8%	-1.0%
Number Sold	33	39	459	460	-15.4%	-0.2%

Condominiums	October, 2011	October, 2010	YTD 2011	YTD 2010	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 272,245	\$ 379,629	\$ 335,427	\$ 371,126	-28.3%	-9.6%
Average Sale Price	\$ 255,708	\$ 356,876	\$ 318,605	\$ 348,208	-28.3%	-8.5%
Sales/List Ratio	93.9%	94.0%	95.0%	93.8%	-0.1%	1.2%
Average Days on Market	136	90	127	124	51.1%	2.4%
Number Sold	31	21	347	344	47.6%	0.9%

Multi-Family	October, 2011	October, 2010	YTD 2011	YTD 2010	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 479,667	\$ 379,950	\$ 364,474	\$ 374,170	26.2%	-2.6%
Average Sale Price	\$ 442,167	\$ 344,500	\$ 345,118	\$ 341,061	28.4%	1.2%
Sales/List Ratio	92.2%	90.7%	94.7%	91.2%	1.7%	3.9%
Average Days on Market	79	49	101	109	61.2%	-7.3%
Number Sold	3	2	42	42	50.0%	0.0%

Snapshot of Marketplace - November 1, 2011	Single Family Homes	Condominiums	Multi-Family	Total Sales Comparison across all residential property types*
Total Active Residential Listings	468	369	60	937
Average List Price currently on market	\$ 933,407	\$ 349,845	\$ 492,388	676,862
Average DOM	129	123	149	135
Number of Pending sales	94	91	27	216
Number of Sales YTD	459	347	42	855
Average Closed Price YTD	\$ 538,326	\$ 318,605	\$ 341,061	505,213
Months of Inventory	10.2	10.6	14.3	11.0

Source: Greater Fairfield Consolidated Multiple Listing Service

* Includes Single Family, Multi-Family, Land, Condo & Co-Op. Does not include Commercial or Rental properties.