

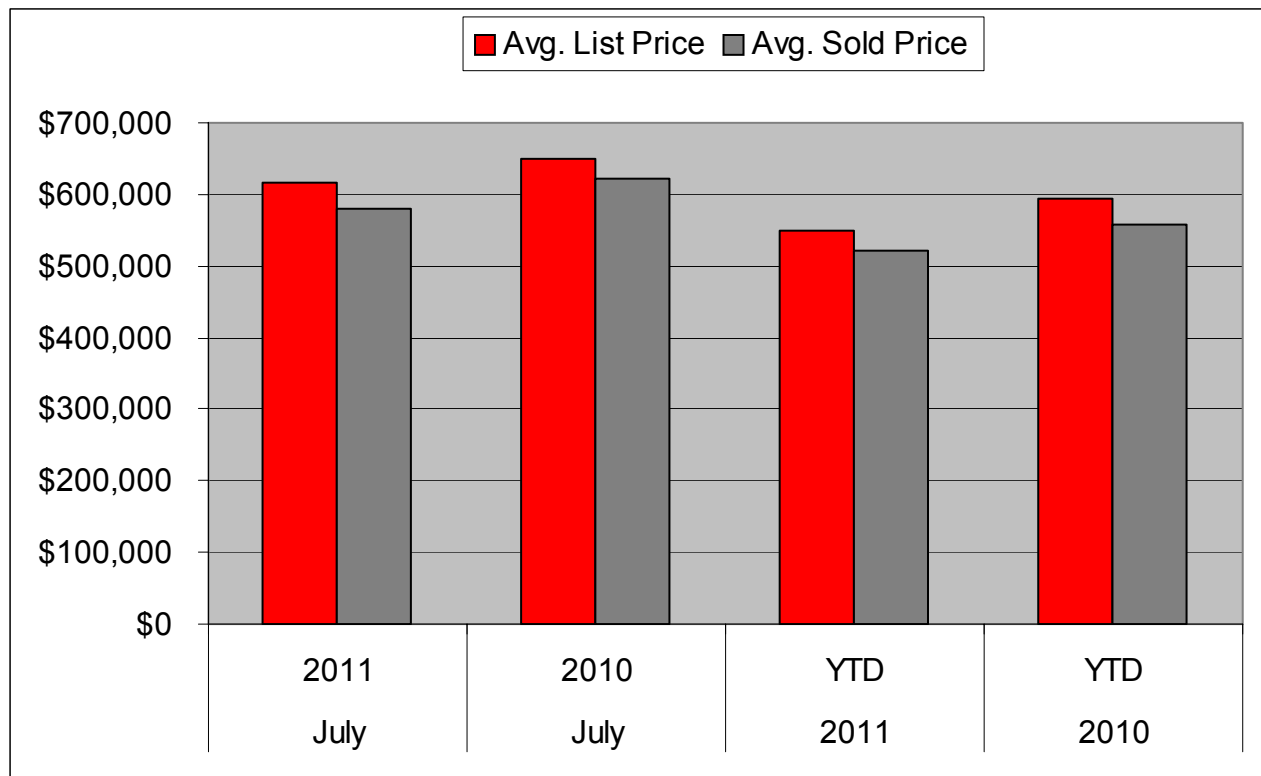


## Stamford, CT Home Sales Report for July 2011

### Sales Comparison

	<b>July 2011</b>	<b>July 2010</b>	<b>2011 YTD</b>	<b>2010 YTD</b>	<b>% Chg TY/LY</b>	<b>% Chg YTD</b>
Avg. List Price	<b>\$615,821</b>	\$649,256	<b>\$550,682</b>	\$595,402	-5%	-8%
Avg. Sold Price	<b>\$579,528</b>	\$622,318	<b>\$520,524</b>	\$558,079	-7%	-7%
% Sale/List Ratio	<b>94%</b>	96%	<b>95%</b>	94%		
Avg. Market Time	<b>115</b>	94	<b>115</b>	116	22%	-1%
# Sold	<b>86</b>	84	<b>537</b>	589	2%	-9%

### Sold Price Comparison





## Stamford, CT Home Sales Report by Street

Street #	Street Name	# Rooms	# Bdrms	#Full Bths	List Price	Sale Price	% sale/ list	Mkt.Time
59	COURTLAND	2	1	1	\$99,000	\$82,500	83%	274
13	WASHINGTON	4	2	1	\$104,900	\$110,000	105%	56
900	HOPE	3	1	1	\$109,900	\$107,000	97%	15
96	MYRTLE	3	1	1	\$125,000	\$108,000	86%	367
300	SEASIDE	3	1	1	\$137,900	\$145,000	105%	21
30	GLENBROOK	2	1	1	\$145,900	\$138,000	95%	73
23	STANDISH	3	2	1	\$149,000	\$150,000	101%	460
697	COVE	3	1	1	\$149,000	\$146,000	98%	128
637	COVE	3	1	1	\$160,000	\$140,000	88%	111
444	BEDFORD	3	1	1	\$175,000	\$171,000	98%	82
67	HOPE	3	1	1	\$189,900	\$175,000	92%	32
73	HOPE	4	2	1	\$197,500	\$178,000	90%	251
1	SOUTHFIELD	5	3	2	\$204,150	\$204,150	100%	45
141	GROVE	4	2	2	\$210,000	\$200,000	95%	170
77	GLENBROOK	2	1	1	\$233,000	\$224,000	96%	82
8	PARAGON	6	4	2	\$253,935	\$195,000	77%	95
1193	HOPE	4	2	1	\$269,000	\$260,000	97%	295
48	VERNON	7	3	1	\$269,900	\$280,000	104%	33
17	HELEN	5	3	1	\$283,700	\$287,000	101%	57
73	RIVERSIDE	4	2	2	\$289,000	\$275,000	95%	67
120	COURTLAND	6	2	1	\$294,900	\$260,000	88%	119
255	STRAWBERRY HILL	4	2	1	\$299,000	\$287,000	96%	236
181	KNICKERBOCKER	6	3	2	\$320,000	\$307,000	96%	46
33	COLONIAL	5	2	1	\$329,500	\$320,000	97%	97
77	WEST	6	3	1	\$336,900	\$295,000	88%	307
18	MIDDLEBURY	6	3	1	\$337,500	\$325,000	96%	128
422	COURTLAND	6	2	2	\$339,900	\$320,000	94%	131
35	W. BROAD	4	2	2	\$340,000	\$335,000	99%	102
54	HOPE	8	3	2	\$348,900	\$340,000	97%	72
59	LIBERTY	6	3	1	\$349,900	\$349,900	100%	126
15	ANDOVER	6	4	1	\$364,000	\$349,500	96%	88
2437	BEDFORD	4	2	2	\$375,000	\$363,000	97%	156
57	PEPPER RIDGE	8	3	2	\$379,000	\$330,000	87%	161
166	HAMILTON	7	3	1	\$389,000	\$374,000	96%	36
81	EAST BARMORE	8	3	2	\$395,500	\$415,800	105%	47
945	LONG RIDGE	7	3	2	\$398,800	\$398,800	100%	34
35	HIGHLAND	4	2	2	\$414,000	\$400,000	97%	129
19	FRANCIS	6	3	1	\$424,900	\$400,000	94%	41
214	SEASIDE	5	2	1	\$435,000	\$420,000	97%	44
1515	SUMMER	4	2	2	\$439,000	\$425,000	97%	91
56	WEST BOUTON	7	4	2	\$449,900	\$420,000	93%	140
179	HIGHVIEW	7	3	3	\$464,500	\$452,500	97%	109
14	COOLIDGE	7	3	1	\$469,000	\$442,500	94%	49
132	4TH	6	3	1	\$475,000	\$465,000	98%	75
33	GLEN	10	5	2	\$479,000	\$465,000	97%	186
1515	SUMMER	4	2	2	\$485,000	\$425,000	88%	197



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Street #	Street Name	# Rooms	# Bdrms	#Full Bths	List Price	Sale Price	% sale/ list	Mkt.Time
2435	BEDFORD	6	2	3	\$509,000	\$500,000	98%	44
2435	BEDFORD	6	2	2	\$519,000	\$500,000	96%	49
77	HAVEMEYER	5	2	2	\$524,900	\$515,500	98%	279
616	HOPE	9	4	3	\$529,000	\$505,000	95%	152
105	5TH	8	3	2	\$535,990	\$521,000	97%	255
172	RIDGE PARK	7	3	2	\$545,000	\$516,500	95%	115
46	JANICE	7	3	2	\$595,000	\$530,000	89%	36
41	LANTERN	7	4	2	\$624,900	\$602,500	96%	55
301	WESTWOOD	9	5	3	\$634,700	\$630,000	99%	35
73	FISHING	9	5	2	\$639,000	\$630,000	99%	57
26	DANCY	8	4	2	\$650,000	\$617,500	95%	55
71	LAWRENCE HILL	8	4	2	\$689,000	\$660,000	96%	104
532	WEST HILL	9	4	2	\$695,000	\$650,000	94%	81
213	HUBBARD	7	3	3	\$698,000	\$689,750	99%	40
153	SANFORD	9	4	3	\$699,500	\$665,000	95%	110
65	OLD LONG RIDGE	9	4	4	\$749,900	\$720,000	96%	102
111	BARNES	6	3	2	\$775,000	\$755,000	97%	43
113	CHESTNUT HILL	9	4	2	\$799,000	\$718,000	90%	78
118	IRON GATE	9	4	3	\$800,000	\$765,000	96%	66
6	BARNES	8	3	2	\$829,000	\$750,000	90%	100
28	EAST RIDGE	10	4	3	\$848,000	\$825,000	97%	56
27	GERIAK	10	4	4	\$875,000	\$877,000	100%	43
121	OLD MILL	6	3	3	\$895,000	\$865,000	97%	61
45	STRAWBERRY HILL	8	4	3	\$899,000	\$850,000	95%	129
15	QUAKER RIDGE	11	5	3	\$945,000	\$925,000	98%	63
481	OLD LONG RIDGE	8	4	4	\$949,000	\$837,500	88%	364
100	WESTOVER	8	4	3	\$980,000	\$943,000	96%	53
2916	LONG RIDGE	12	5	3	\$985,000	\$915,000	93%	269
58	NATHAN HALE	10	5	2	\$989,000	\$900,000	91%	107
77	HAVEMEYER	5	3	3	\$1,079,900	\$1,039,955	96%	23
77	HAVEMEYER	6	3	3	\$1,099,000	\$1,230,552	112%	23
67	STAMFORD	12	5	3	\$1,250,000	\$1,150,000	92%	297
74	SPINNING WHEEL	10	5	5	\$1,279,000	\$1,160,000	91%	269
1757	NEWFIELD	12	6	6	\$1,290,000	\$1,275,000	99%	22
51	KNOBLOCH	13	6	4	\$1,349,000	\$1,325,000	98%	56
30	BARNCROFT	12	5	4	\$1,399,000	\$1,340,000	96%	223
631	LONG RIDGE #14	8	3	3	\$1,475,000	\$1,380,000	94%	18
547	HAVILAND	11	5	5	\$2,295,000	\$2,000,000	87%	47
25	HALF MOON	8	4	5	\$2,400,000	\$2,100,000	88%	117
1404	SHIPPAN	15	9	9	\$2,750,000	\$2,200,000	80%	171