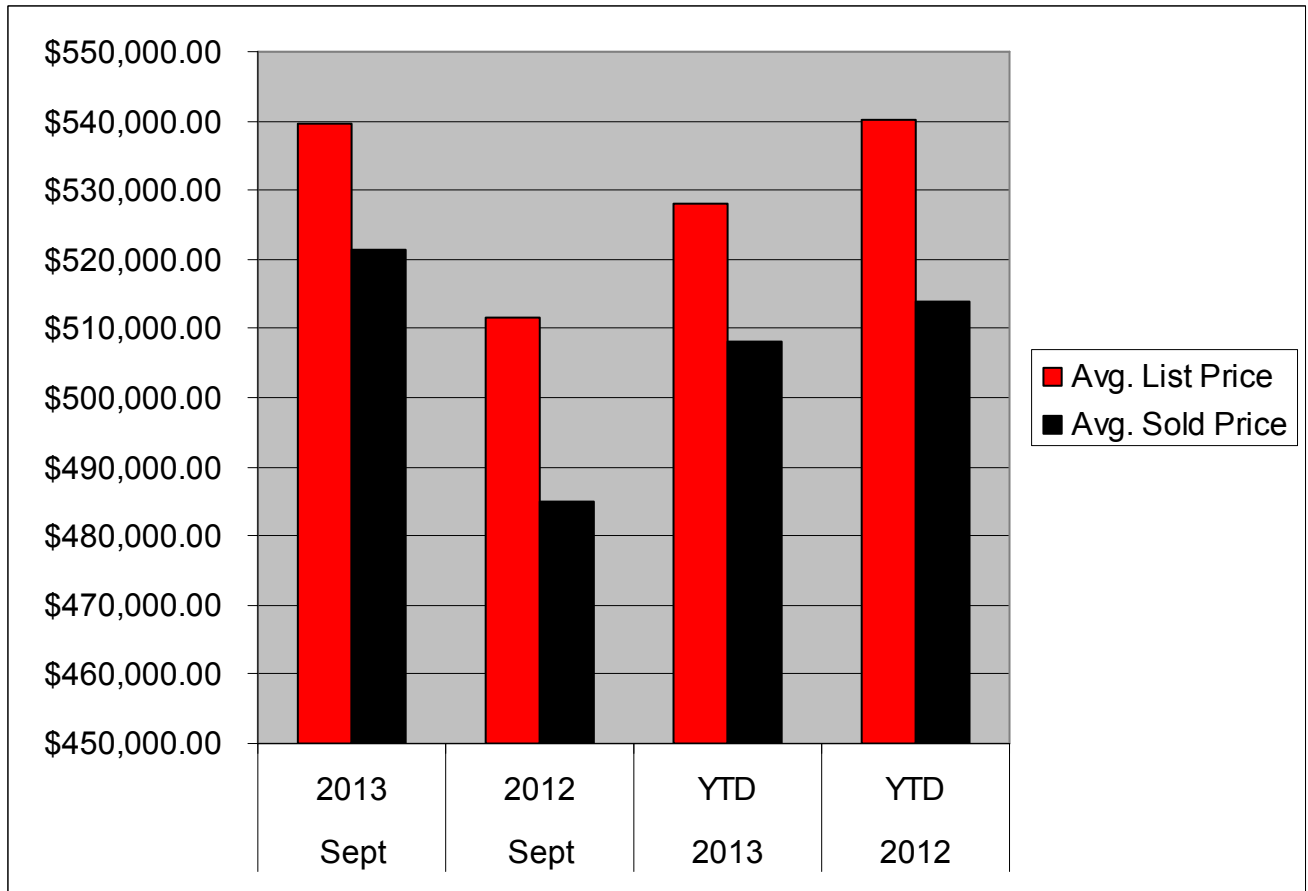




Stamford, CT Home Sales Report September 2013

STAMFORD	Sept	Sept	2013	2012	% Chg	% Chg
	2013	2012	YTD	YTD	TY/LY	YTD
Avg. List Price	\$ 539,601.00	\$ 511,701.00	\$ 528,102.00	\$ 540,261.00	5%	-2%
Avg. Sold Price	\$ 521,321.00	\$ 485,006.00	\$ 508,067.00	\$ 513,884.00	7%	-1%
% Sale/List Ratio	97%	95%	96%	95%		
# Sold	117	97	952	779	21%	22%





Street_No	Street	No_Rooms	No_Bedrooms	Tot_Baths	Listprice	Closeprice	CDOM
398	Courtland	3	1	1	\$ 87,500.00	\$ 83,000.00	126
637	Cove	3	1	1	\$ 139,000.00	\$ 133,000.00	123
58	Liberty	4	2	1	\$ 135,000.00	\$ 135,000.00	183
24	Adams	3	1	1	\$ 155,000.00	\$ 153,000.00	52
91	Strawberry Hill	4	2	1	\$ 170,000.00	\$ 163,500.00	97
112	Sylvan Knoll	5	2	1	\$ 179,000.00	\$ 164,000.00	334
11	Revere	4	2	1	\$ 168,000.00	\$ 168,000.00	63
94	Liberty	4	2	2	\$ 157,000.00	\$ 187,060.00	26
154	Sylvan Knoll	5	2	1	\$ 195,000.00	\$ 188,000.00	199
262	Glenbrook	3	1	1	\$ 203,000.00	\$ 190,500.00	147
212	Wardwell	5	3	2	\$ 220,000.00	\$ 200,000.00	75
64	Ashton	6	3	2	\$ 250,000.00	\$ 200,000.00	45
70	Strawberry Hill	3	1	1	\$ 214,900.00	\$ 205,000.00	89
39	Glenbrook	4	2	1	\$ 200,000.00	\$ 205,000.00	55
136	Summer	4	2	1	\$ 239,000.00	\$ 225,000.00	58
700	Summer	3	1	1	\$ 235,000.00	\$ 228,000.00	10
27	Northhill	4	2	2	\$ 249,000.00	\$ 245,000.00	30
1633	Washington	3	1	2	\$ 260,000.00	\$ 255,000.00	533
1080	Bedford	5	2	1	\$ 250,000.00	\$ 255,000.00	30
25	Forest	3	1	1	\$ 275,000.00	\$ 265,000.00	51
25	Forest	3	1	1	\$ 269,000.00	\$ 270,000.00	96
77	Webb	5	2	2	\$ 299,999.00	\$ 284,000.00	94
127	Greyrock	3	1	1	\$ 295,000.00	\$ 290,000.00	26
32	Sylvan Knoll	7	4	2	\$ 324,500.00	\$ 300,000.00	274
195	Highview	6	3	2	\$ 319,000.00	\$ 300,000.00	203
18	Willard	6	3	1	\$ 349,900.00	\$ 300,000.00	108
17	Paragon	6	3	3	\$ 370,000.00	\$ 310,000.00	36
59	Liberty	5	2	2	\$ 314,900.00	\$ 312,900.00	567
77	Glenbrook	4	2	2	\$ 334,900.00	\$ 321,000.00	119



Marketing Connecticut Real Estate at the Highest Level

38	Windsor	5	3	1	\$ 345,000.00	\$ 327,500.00	104
850	Main	4	2	2	\$ 339,000.00	\$ 330,000.00	67
850	Main	4	2	2	\$ 334,000.00	\$ 330,000.00	45
100	Hope	6	2	3	\$ 339,000.00	\$ 335,000.00	165
850	Main	4	2	2	\$ 339,000.00	\$ 335,000.00	59
850	Main	4	2	2	\$ 339,000.00	\$ 335,000.00	55
850	Main	4	2	2	\$ 344,000.00	\$ 339,000.00	51
17	Waterbury	7	4	2	\$ 349,000.00	\$ 340,000.00	69
291	Hope	4	2	2	\$ 355,000.00	\$ 341,000.00	56
8	Aquila	6	3	1	\$ 350,000.00	\$ 342,500.00	48
84	Culloden	6	3	2	\$ 365,000.00	\$ 345,000.00	361
20	Scott	6	3	1	\$ 365,000.00	\$ 350,000.00	141
59	Liberty	6	3	3	\$ 359,900.00	\$ 357,500.00	728
37	Saint George	5	3	1	\$ 385,000.00	\$ 369,000.00	90
71	Webb	7	3	2	\$ 389,000.00	\$ 370,000.00	94
39	Maple Tree	6	2	2	\$ 389,000.00	\$ 379,000.00	46
850	Main	5	3	2	\$ 399,000.00	\$ 390,000.00	318
2354	High Ridge	8	3	3	\$ 399,000.00	\$ 390,000.00	30
850	Main	5	3	2	\$ 404,999.00	\$ 395,000.00	120
1400	Bedford	4	2	3	\$ 429,000.00	\$ 400,000.00	54
104	North	4	2	2	\$ 389,000.00	\$ 402,000.00	10
2289	Bedford	4	2	2	\$ 415,000.00	\$ 411,000.00	64
118	Grove	5	2	2	\$ 435,000.00	\$ 413,000.00	74
77	Hirsch	7	3	1	\$ 425,000.00	\$ 415,000.00	117
118	Grove	5	2	3	\$ 449,000.00	\$ 430,000.00	66
320	Strawberry Hill	6	2	3	\$ 479,900.00	\$ 450,000.00	645
85	Camp	7	2	3	\$ 459,000.00	\$ 450,000.00	42
1515	Summer	4	2	2	\$ 475,000.00	\$ 457,000.00	70
162	Colonial	7	2	3	\$ 475,000.00	\$ 460,000.00	46
65	Chatfield	7	3	2	\$ 479,000.00	\$ 466,000.00	59
85	Camp	7	2	3	\$ 489,000.00	\$ 480,000.00	93



Marketing Connecticut Real Estate at the Highest Level

36	Iron Gate	6	3	2	\$ 525,000.00	\$ 485,000.00	49
22	Sussex	7	3	2	\$ 499,000.00	\$ 488,000.00	34
41	Meadowpark	7	3	3	\$ 515,000.00	\$ 490,000.00	85
2435	Bedford	7	2	4	\$ 519,000.00	\$ 505,000.00	56
134	Knapp	9	3	3	\$ 520,000.00	\$ 516,000.00	128
29	Douglas	8	4	4	\$ 529,000.00	\$ 519,000.00	195
32	Hobbie	8	4	5	\$ 529,000.00	\$ 525,000.00	123
29	Alton	6	3	2	\$ 535,000.00	\$ 525,000.00	96
112	Weed Hill	7	3	3	\$ 539,000.00	\$ 525,000.00	56
21	River Hill	10	4	2	\$ 549,000.00	\$ 525,000.00	53
138	Hill	6	2	2	\$ 525,000.00	\$ 525,000.00	30
189	Toms	7	3	3	\$ 525,000.00	\$ 526,000.00	28
4	Howes	8	4	4	\$ 550,000.00	\$ 532,000.00	66
123	Harbor	4	2	3	\$ 568,000.00	\$ 543,000.00	380
29	Douglas	8	4	4	\$ 539,000.00	\$ 544,000.00	149
94	Saddle Hill	7	3	3	\$ 599,000.00	\$ 550,000.00	81
47	Haviland	8	4	3	\$ 569,900.00	\$ 559,450.00	170
72	Fishing	10	4	3	\$ 599,000.00	\$ 565,000.00	42
477	Den	6	3	3	\$ 579,000.00	\$ 565,000.00	49
24	Hampton	8	4	3	\$ 585,000.00	\$ 565,900.00	109
304	Erskine	7	4	5	\$ 699,000.00	\$ 575,000.00	374
760	Rock Rimmon	7	2	2	\$ 589,000.00	\$ 580,000.00	59
104	Gaymoor	10	5	3	\$ 589,000.00	\$ 580,000.00	8
78	Diamond-crest	6	3	2	\$ 589,000.00	\$ 587,000.00	55
65	Seaside	9	4	4	\$ 604,000.00	\$ 590,000.00	117
11	Alton	8	3	3	\$ 619,000.00	\$ 598,000.00	58
56	Hubbard	8	4	3	\$ 599,999.00	\$ 599,999.00	27
66	Alma Rock	7	4	3	\$ 595,000.00	\$ 605,000.00	53
149	Skyview	8	4	3	\$ 629,000.00	\$ 610,000.00	372
148	Webbs Hill	8	4	4	\$ 650,000.00	\$ 623,000.00	79
98	Hemlock	8	4	3	\$ 650,000.00	\$ 635,000.00	171
1258	Stillwater	6	3	3	\$ 660,000.00	\$ 640,000.00	142
46	Briar Brae	10	4	3	\$ 697,000.00	\$ 657,250.00	95
47	Ledge Brook	8	3	4	\$ 675,000.00	\$ 662,000.00	156



Marketing Connecticut Real Estate at the Highest Level

197	Cedar Wood	10	5	4	\$ 750,000.00	\$ 680,000.00	124
83	Alton	10	4	5	\$ 799,000.00	\$ 680,000.00	67
21	Mohawk	9	4	3	\$ 699,000.00	\$ 682,000.00	194
16	Arnold	7	4	3	\$ 747,000.00	\$ 730,000.00	34
98	Southfield	6	2	3	\$ 799,000.00	\$ 750,000.00	49
71	Acre View	9	4	3	\$ 769,000.00	\$ 755,000.00	90
23	Blue Rock	9	5	3	\$ 799,000.00	\$ 765,000.00	92
1171	Riverbank	10	4	3	\$ 775,000.00	\$ 770,000.00	56
203	Club	7	4	3	\$ 799,000.00	\$ 790,000.00	109
85	Halliwell	10	5	4	\$ 849,000.00	\$ 825,000.00	141
1	Broad	5	2	3	\$ 869,000.00	\$ 845,000.00	600
2	Doral Farm	8	3	3	\$ 879,000.00	\$ 870,000.00	60
112	Westover	10	4	5	\$ 899,000.00	\$ 895,000.00	40
1044	Westover	10	4	5	\$1,075,000.00	\$1,025,000.00	56
1157	Westover	12	4	4	\$1,188,000.00	\$1,100,000.00	164
77	Havemeyer Lane	7	3	4	\$1,130,000.00	\$1,156,455.00	16
631	Long Ridge	10	3	5	\$1,345,000.00	\$1,300,000.00	337
146	Ridgecrest	11	5	5	\$1,350,000.00	\$1,300,000.00	60
631	Long Ridge	8	3	4	\$1,335,000.00	\$1,310,000.00	90
219	Saddle Hill	14	5	6	\$1,425,000.00	\$1,355,000.00	101
33	Woodbine	10	5	5	\$1,449,000.00	\$1,412,500.00	157
542	Haviland	10	5	7	\$1,750,000.00	\$1,692,500.00	138
15	Sunset	13	5	7	\$1,765,000.00	\$1,715,000.00	71