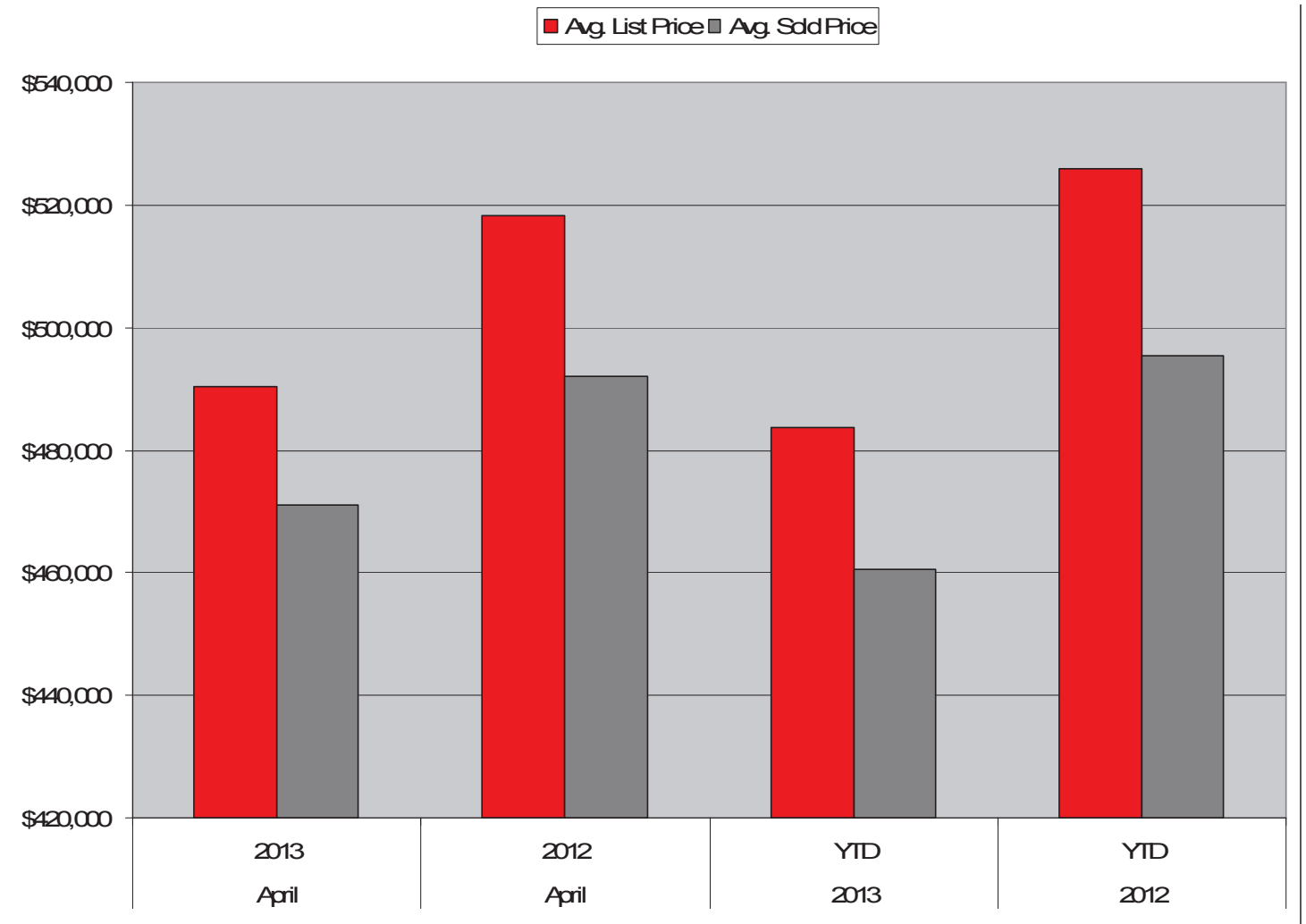




Stamford, CT Home Sales Report April 2013

Stamford	April	April	2013	2012	% Chg	% Chg
	2013	2012	YTD	YTD	TY/LY	YTD
Avg. List Price	\$490,286	\$518,326	\$483,636	\$525,981	-5%	-8%
Avg. Sold Price	\$471,139	\$491,971	\$460,652	\$495,330	-4%	-7%
% Sale/List Ratio	96%	95%	95%	94%		
# Sold	91	76	305	261	20%	17%
Sold Median	\$448,000	\$396,000.00	\$395,000	\$385,000.00	13%	3%





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Street #	Street Name	# Rooms	# Bdrms	#Full Bths	List Price	Sale Price	% sale/list
54	North	2	0	1	\$59,000.00	\$56,000.00	95%
54	West North	4	2	1	\$110,000.00	\$85,000.00	77%
20	North	3	1	1	\$119,000.00	\$100,000.00	84%
18	Court	5	2	1	\$155,000.00	\$134,000.00	86%
149	Myrtle	4	2	1	\$144,900.00	\$135,000.00	93%
91	Strawberry Hill	3	1	1	\$145,000.00	\$137,500.00	95%
15	Victory	2	1	1	\$149,000.00	\$140,000.00	94%
91	Strawberry Hill	4	2	1	\$146,000.00	\$146,000.00	100%
287	Hamilton	3	1	1	\$159,900.00	\$150,000.00	94%
2	Washington	5	3	2	\$173,000.00	\$173,000.00	100%
168	Highview	4	2	2	\$205,000.00	\$183,000.00	89%
51	Schuyler	3	1	1	\$199,999.00	\$183,000.00	92%
151	Courtland	3	1	1	\$205,000.00	\$190,000.00	93%
44	Strawberry Hill	3	1	1	\$199,000.00	\$199,000.00	100%
1	Strawberry Hill	4	1	2	\$205,000.00	\$204,300.00	100%
106	Courtland Hill	7	3	2	\$285,000.00	\$243,500.00	85%
65	Glenbrook	4	2	2	\$245,000.00	\$247,000.00	101%
60	Lawn	4	2	2	\$269,000.00	\$250,500.00	93%
26	Weed Hill	6	2	3	\$279,000.00	\$265,000.00	95%
47	Woodway	6	2	3	\$299,000.00	\$275,000.00	92%
3	Kenilworth	5	3	2	\$310,000.00	\$278,000.00	90%
64	Scofield	5	3	2	\$299,000.00	\$279,000.00	93%
2289	Bedford	4	1	2	\$300,000.00	\$280,000.00	93%
13	Nelson	6	3	1	\$329,000.00	\$282,000.00	86%
69	Highland	3	1	2	\$265,000.00	\$290,000.00	109%
40	Cambridge	6	3	1	\$319,000.00	\$300,000.00	94%
97	Oaklawn	6	3	2	\$318,000.00	\$306,500.00	96%
141	Grove	5	2	3	\$310,000.00	\$311,000.00	100%
2289	Bedford	4	1	2	\$324,000.00	\$312,500.00	96%
48	Sachem	5	2	1	\$335,000.00	\$320,000.00	96%
180	Glenbrook	4	2	3	\$325,000.00	\$320,000.00	98%
850	Main	4	2	2	\$329,999.00	\$327,000.00	99%
850	Main	4	2	2	\$344,999.00	\$339,000.00	98%
850	Main	4	2	2	\$344,000.00	\$339,000.00	99%
19	Woodway	6	2	3	\$362,000.00	\$345,000.00	95%
182	Hamilton	6	3	1	\$365,000.00	\$365,000.00	100%
35	Broad	4	2	2	\$365,000.00	\$365,000.00	100%
61	Seaview	5	2	2	\$389,000.00	\$367,500.00	94%
92	North	8	4	2	\$369,000.00	\$369,000.00	100%
64	Middlebury	6	3	2	\$419,000.00	\$385,000.00	92%
118	Grove	5	2	3	\$419,000.00	\$412,000.00	98%
2289	Bedford	5	1	2	\$435,000.00	\$420,000.00	97%
221	Soundview	6	3	2	\$449,000.00	\$435,000.00	97%
50	Elm Tree	6	3	3	\$449,000.00	\$435,000.00	97%
20	Morris	6	3	3	\$449,000.00	\$440,000.00	98%
2539	Bedford	5	2	3	\$449,500.00	\$448,000.00	100%



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Street #	Street Name	# Rooms	# Bdrms	#Full Bths	List Price	Sale Price	% sale/list
57	Culloden	7	4	3	\$465,000.00	\$450,000.00	97%
638	Hope	8	3	4	\$489,000.00	\$470,000.00	96%
71	Barnes	7	2	3	\$550,000.00	\$475,000.00	86%
214	Seaside	7	3	4	\$499,000.00	\$499,900.00	100%
47	Lawton	8	3	2	\$505,000.00	\$500,000.00	99%
8	Hearthstone	7	3	3	\$535,000.00	\$518,000.00	97%
95	White Birch	7	3	2	\$525,000.00	\$521,000.00	99%
12	Eastover	6	3	3	\$515,100.00	\$525,000.00	102%
125	Hubbard	11	4	4	\$689,000.00	\$525,000.00	76%
94	Southfield	4	2	3	\$549,000.00	\$539,500.00	98%
60	Drum Hill	10	5	4	\$598,000.00	\$557,500.00	93%
44	Four Brooks	9	4	3	\$569,000.00	\$560,000.00	98%
37	Westview	7	4	3	\$579,000.00	\$560,000.00	97%
10	Colony	7	3	2	\$579,000.00	\$560,000.00	97%
97	Big Oak	8	4	3	\$599,000.00	\$565,000.00	94%
71	Willard	6	3	2	\$579,000.00	\$572,000.00	99%
65	Seaside	9	4	4	\$597,000.00	\$585,000.00	98%
115	Barnes	9	3	4	\$650,000.00	\$600,000.00	92%
142	Wellington	8	3	3	\$639,000.00	\$605,000.00	95%
186	Cascade	7	3	4	\$625,000.00	\$610,000.00	98%
46	Westwood	7	4	3	\$596,000.00	\$610,000.00	102%
77	Dulan	9	4	3	\$635,000.00	\$612,000.00	96%
106	Akbar	7	3	3	\$665,000.00	\$620,000.00	93%
1441	Shippan	7	3	4	\$678,000.00	\$625,000.00	92%
63	High Rock	8	4	3	\$650,000.00	\$635,000.00	98%
70	Hubbard	9	3	3	\$650,000.00	\$640,000.00	98%
1954	High Ridge	7	4	3	\$619,000.00	\$640,000.00	103%
14	1st	6	3	4	\$685,000.00	\$660,000.00	96%
33	High Rock	7	3	4	\$719,000.00	\$675,000.00	94%
35	Mayapple	10	4	4	\$779,000.00	\$702,000.00	90%
15	Fieldstone	9	4	4	\$719,000.00	\$710,000.00	99%
857	Westover	8	4	4	\$749,000.00	\$730,000.00	97%
55	Rockledge	7	3	3	\$775,000.00	\$750,000.00	97%
1	Halliwell	9	4	4	\$789,000.00	\$755,000.00	96%
67	Overbrook	9	5	6	\$798,800.00	\$757,000.00	95%
24	Harcroft	10	4	3	\$789,000.00	\$775,000.00	98%
282	Blackberry	12	5	4	\$799,000.00	\$787,500.00	99%
235	Sycamore	7	3	4	\$829,000.00	\$800,000.00	97%
12	Alfred	8	3	3	\$849,900.00	\$827,500.00	97%
305	Hycliff	8	3	3	\$839,000.00	\$850,000.00	101%
58	Heritage	11	5	4	\$874,999.00	\$850,000.00	97%
135	Edward	11	4	4	\$929,000.00	\$892,500.00	96%
62	Hobson	10	6	5	\$975,000.00	\$940,000.00	96%
77	Havemeyer	7	3	5	\$1,190,000.00	\$1,110,000.00	93%
70	Starin	10	4	5	\$1,575,000.00	\$1,555,000.00	99%