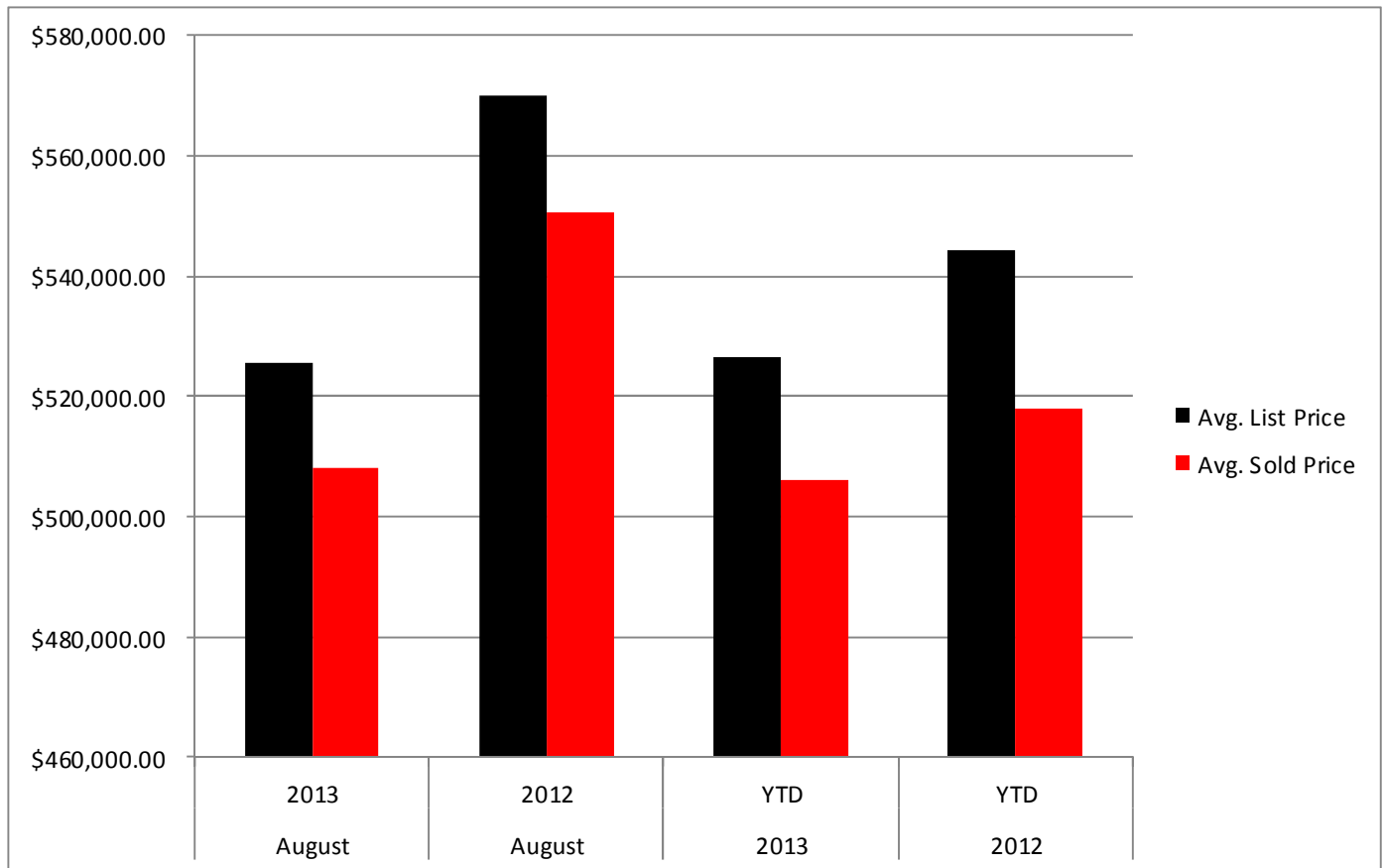




Stamford, CT Home Sales Report August 2013

STAMFORD	August	August	2013	2012	% Chg	% Chg
	2013	2012	YTD	YTD	TY/LY	YTD
Avg. List Price	\$ 525,555.26	\$ 570,177.91	\$ 526,491.27	\$ 544,322.76	-8%	-3%
Avg. Sold Price	\$ 507,936.04	\$ 550,593.50	\$ 506,209.50	\$ 517,991.43	-8%	-2%
% Sale/List Ratio	97%	97%	96%	95%		
# Sold	125	114	835	682	10%	22%
Sold Median	\$ 427,300.00	\$ 510,000.00	\$ 439,000.00	\$ 418,750.00	-16%	5%





1	Southfield	3	1	1	\$	79,000.00	\$	79,000.00	228
8	Magee	5	3	1	\$	149,900.00	\$	110,000.00	63
16	Revere	4	2	1	\$	120,000.00	\$	120,000.00	52
30	Glenbrook	2	0	1	\$	149,500.00	\$	128,000.00	103
231	Seaton	4	2	1	\$	114,000.00	\$	138,000.00	66
50	North	3	1	1	\$	159,000.00	\$	140,000.00	56
7	Piave	4	2	2	\$	140,100.00	\$	142,000.00	85
27	Northhill	3	1	1	\$	130,000.00	\$	145,000.00	57
22	Glenbrook	2	1	1	\$	155,000.00	\$	150,000.00	90
104	Strawberry Hill	5	2	1	\$	159,990.00	\$	150,000.00	467
166	Sylvan Knoll	5	2	1	\$	179,000.00	\$	165,000.00	203
16	Houston	4	2	2	\$	149,900.00	\$	172,000.00	56
136	Summer	3	1	1	\$	179,000.00	\$	179,000.00	48
60	Dale	8	4	2	\$	191,800.00	\$	191,800.00	11
10	Tuttle	4	2	1	\$	195,000.00	\$	195,000.00	60
58	Catoona	5	2	1	\$	269,900.00	\$	215,000.00	87
29	Peveril	6	2	1	\$	229,000.00	\$	225,000.00	177
262	Glenbrook	4	2	1	\$	234,900.00	\$	229,000.00	17
300	Broad	3	1	1	\$	240,000.00	\$	230,000.00	103
21	Cove View	7	3	3	\$	275,000.00	\$	235,000.00	156
1500	Bedford	3	1	2	\$	249,000.00	\$	235,000.00	36
37	Riverside	4	2	2	\$	255,000.00	\$	237,500.00	195
60	Carroll	5	3	2	\$	329,000.00	\$	250,000.00	491
75	Courtland	4	2	2	\$	235,000.00	\$	250,000.00	96
2	Castle	6	3	2	\$	265,000.00	\$	250,000.00	17
70	Strawberry Hill	5	3	2	\$	245,000.00	\$	255,000.00	56
27	Lindstrom	3	1	1	\$	279,900.00	\$	262,500.00	64
455	Hope	5	2	2	\$	275,000.00	\$	275,000.00	39
2118	Long Ridge	5	2	1	\$	380,000.00	\$	280,000.00	166
180	Colonial	4	2	1	\$	294,500.00	\$	282,000.00	39
26	Buena Vista	7	3	2	\$	291,400.00	\$	290,000.00	588
105	Columbus	6	3	4	\$	285,000.00	\$	291,000.00	84
51	Hillcrest	5	2	2	\$	299,000.00	\$	292,000.00	73
56	Hickory	5	3	1	\$	309,900.00	\$	297,000.00	95
40	Claremont	6	3	1	\$	300,000.00	\$	299,500.00	121
52	East	6	2	2	\$	309,000.00	\$	300,000.00	377
63	Maple Tree	7	3	2	\$	309,900.00	\$	300,000.00	92
263	Bridge	5	2	2	\$	319,900.00	\$	310,000.00	78
49	Glenbrook	4	2	2	\$	325,000.00	\$	315,000.00	92
2437	Bedford	3	1	2	\$	330,000.00	\$	321,500.00	40
44	Strawberry Hill	4	2	2	\$	325,000.00	\$	325,000.00	95
53	Seaside	5	2	2	\$	340,000.00	\$	329,000.00	83
19	Colonial	5	2	2	\$	349,000.00	\$	330,000.00	114



					\$	\$	
850	Main	4	2	2	344,000.00	332,000.00	140
					\$	\$	
850	Main	4	2	2	339,000.00	332,000.00	44
					\$	\$	
850	Main	4	2	2	344,000.00	339,000.00	29
					\$	\$	
19	Colonial	5	2	2	345,000.00	340,000.00	62
					\$	\$	
65	Bon Air	7	3	2	399,900.00	345,000.00	53
					\$	\$	
55	Midland	6	3	1	357,000.00	357,000.00	74
					\$	\$	
89	Harbor	5	2	2	379,000.00	373,000.00	126
					\$	\$	
39	Maple Tree	6	2	2	396,000.00	375,000.00	170
					\$	\$	
1	Strawberry Hill	5	3	3	399,000.00	375,000.00	35
					\$	\$	
297	Glenbrook	6	3	2	379,000.00	389,800.00	23
					\$	\$	
61	Edgewood	6	2	2	399,000.00	395,000.00	6
					\$	\$	
329	Haig	6	3	2	429,000.00	400,000.00	151
					\$	\$	
2289	Bedford	4	2	2	425,000.00	400,000.00	54
					\$	\$	
39	Penzance	7	3	1	424,900.00	403,500.00	117
					\$	\$	
85	Camp	7	2	2	409,000.00	405,000.00	38
					\$	\$	
9	Fara	7	3	1	409,000.00	409,000.00	35
					\$	\$	
850	Main	5	3	2	419,000.00	414,000.00	52
					\$	\$	
2289	Bedford	5	2	2	429,000.00	422,000.00	74
					\$	\$	
35	Sleepy Hollow	6	3	2	449,000.00	427,000.00	65
					\$	\$	
54	McClean	6	3	2	449,000.00	427,300.00	24
					\$	\$	
105	Harbor	5	2	3	460,000.00	437,500.00	55
					\$	\$	
88	Haig	7	3	2	435,000.00	440,000.00	48



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Marketing Connecticut Real Estate at the Highest Level

76	Bellmere	7	4	2	\$	429,000.00	\$	440,000.00	36
80	Clearview	5	3	2	\$	449,000.00	\$	445,000.00	50
143	Alton	6	3	2	\$	449,000.00	\$	448,000.00	67
46	Mayflower	7	3	3	\$	459,000.00	\$	450,000.00	24
74	Rachelle	6	3	2	\$	465,000.00	\$	463,700.00	50
15	Brooklawn	7	3	2	\$	459,000.00	\$	472,000.00	43
121	Snow Crystal	7	3	2	\$	499,999.00	\$	480,000.00	108
596	Glenbrook	6	3	3	\$	498,500.00	\$	480,000.00	111
2	Elaine	7	3	2	\$	509,000.00	\$	485,000.00	178
584	Hope	4	3	4	\$	505,000.00	\$	490,000.00	32
180	Turn Of River	7	2	3	\$	519,900.00	\$	510,000.00	858
65	Amherst	7	3	2	\$	499,900.00	\$	510,000.00	39
3	Brantwood	7	3	2	\$	525,000.00	\$	520,000.00	75
180	Turn Of River	7	2	3	\$	544,900.00	\$	535,000.00	139
73	Weed Hill	10	4	3	\$	549,000.00	\$	535,000.00	146
107	Dannell	9	4	3	\$	575,000.00	\$	542,500.00	45
49-18	Top Gallant	6	3	2	\$	569,900.00	\$	545,000.00	78
94	Southfield	6	2	3	\$	590,000.00	\$	553,750.00	67
121	Overbrook	11	4	4	\$	524,999.00	\$	575,000.00	249
196	Idlewood	9	3	2	\$	579,000.00	\$	579,000.00	17
1	Broad	3	1	2	\$	587,272.00	\$	580,000.00	153
1042	Cove	8	4	3	\$	599,999.00	\$	585,000.00	296
71	Merriman	8	4	3	\$	649,900.00	\$	610,000.00	37
36	Branch	9	4	4	\$	614,900.00	\$	610,000.00	70
50	Saint Charles	6	3	4	\$	599,000.00	\$	610,000.00	20
358	Loveland	7	3	3	\$	629,900.00	\$	612,000.00	64
40	Putter	7	3	2	\$	639,000.00	\$	620,000.00	61
17	Cousins	10	4	3	\$	648,500.00	\$	625,000.00	73
23	Apple Tree	9	3	3	\$	647,850.00	\$	635,000.00	56
100	Indian Hill	9	5	3	\$	599,900.00	\$	640,000.00	52
87	Coachlamp	7	3	3	\$	649,000.00	\$	645,000.00	93
257	Silver Hill	7	4	3	\$	659,000.00	\$	659,000.00	49
153	Sanford	9	4	4	\$	679,000.00	\$	660,000.00	93
191	Hubbard	7	3	2	\$	689,000.00	\$	670,000.00	60
124	Surrey	10	6	3	\$	719,900.00	\$	680,000.00	70
102	Soundview	7	4	3	\$	720,000.00	\$	702,500.00	41
123	Wild Duck	8	3	3	\$	729,000.00	\$	705,000.00	177



Marketing Connecticut Real Estate at the Highest Level

					\$	\$	
45	Bank	8	4	3	745,000.00	711,750.00	80
					\$	\$	
21	Branch	11	5	4	749,999.00	725,000.00	90
					\$	\$	
62	Fieldstone	8	4	3	769,000.00	735,000.00	33
					\$	\$	
87	Larkspur	11	4	4	750,000.00	750,000.00	47
					\$	\$	
34	Heather	11	6	4	799,000.00	775,000.00	295
					\$	\$	
85	Harpichord	9	4	3	799,000.00	785,000.00	110
					\$	\$	
68	Mill Valley	12	4	4	855,000.00	822,500.00	72
					\$	\$	
309	Cedar Wood	10	4	4	849,000.00	825,000.00	109
					\$	\$	
429	Eden	9	4	6	659,900.00	850,000.00	21
					\$	\$	
151	Westover	9	4	3	895,000.00	895,000.00	15
					\$	\$	
27	Gerik	10	4	5	929,000.00	925,000.00	41
					\$	\$	
1038	Westover	10	4	4	\$ 1,050,000.00	\$ 1,010,000.00	188
					\$	\$	
95	Greenleaf	10	5	4	\$ 1,089,000.00	\$ 1,020,000.00	187
					\$	\$	
71	Lynam	12	5	4	\$ 1,068,000.00	\$ 1,070,000.00	43
					\$	\$	
14	Windermere	13	5	6	\$ 1,159,000.00	\$ 1,100,000.00	94
					\$	\$	
46	Brookdale	10	5	6	\$ 1,200,000.00	\$ 1,106,000.00	112
					\$	\$	
61	Nathan Hale	10	5	5	\$ 1,199,000.00	\$ 1,121,655.00	162
					\$	\$	
112	Foxwood	10	5	6	\$ 1,295,000.00	\$ 1,135,000.00	98
					\$	\$	
102	Long Close	7	4	4	\$ 1,395,000.00	\$ 1,275,000.00	146
					\$	\$	
250	Foxwood	10	5	5	\$ 1,425,000.00	\$ 1,333,750.00	134
					\$	\$	
631	Long Ridge	9	3	4	\$ 1,485,000.00	\$ 1,460,000.00	30
					\$	\$	
140	Woodbine	10	5	6	\$ 1,750,000.00	\$ 1,650,000.00	458
					\$	\$	
23	Pond	13	5	7	\$ 2,299,000.00	\$ 2,050,000.00	75