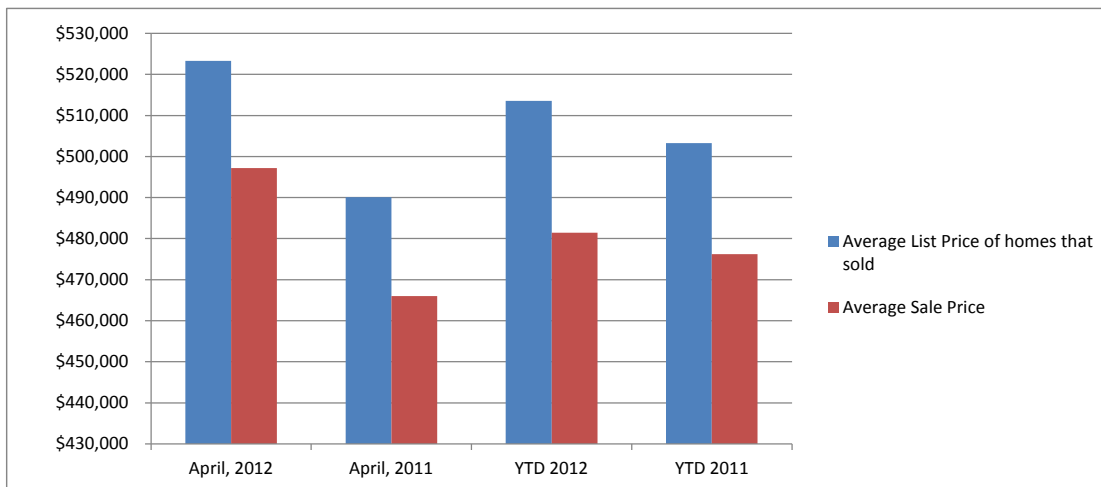




Stamford, CT Home Sales Report,
April, 2012

Total Sales Comparison across all residential property types*	April, 2012	April, 2011	YTD 2012	YTD 2011	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 523,255	\$ 490,064	\$ 513,530	\$ 503,283	6.8%	2.0%
Average Sale Price	\$ 497,173	\$ 466,010	\$ 481,473	\$ 476,194	6.7%	1.1%
Sales/List Ratio	95.0%	95.1%	93.8%	94.6%	-0.1%	-0.9%
Average Days on Market	127	112	133	119	13.4%	11.8%
Number Sold	77	66	281	249	16.7%	12.9%

**April - Sold Residential Real Estate
Price Comparison**



Stamford Residential Real Estate Market has continued to rise in April with YTD Single-Family home transactions up 54% from this time last year. The average price of Condominiums is up this month with a 18% increase to an average price of \$378,000 over last year April's \$318,000.

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,

April 2012

Single Family Homes	April, 2012	April, 2011	YTD 2012	YTD 2011	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 643,938	\$ 723,627	\$ 676,223	\$ 709,185	-11.0%	-4.6%
Average Sale Price	\$ 607,500	\$ 691,981	\$ 633,610	\$ 672,167	-12.2%	-5.7%
Sales/List Ratio	94.3%	95.6%	93.7%	94.8%	-1.3%	-1.1%
Average Days on Market	115	107	126	113	7.5%	11.5%
Number Sold	40	26	139	117	53.8%	18.8%

Condominiums / Co-Ops	April, 2012	April, 2011	YTD 2012	YTD 2011	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 393,679	\$ 338,598	\$ 356,330	\$ 318,406	16.3%	11.9%
Average Sale Price	\$ 378,510	\$ 318,358	\$ 339,130	\$ 300,244	18.9%	13.0%
Sales/List Ratio	96.1%	94.0%	95.2%	94.3%	2.3%	0.9%
Average Days on Market	139	124	134	132	12.1%	1.5%
Number Sold	33	34	119	113	-2.9%	5.3%

Multi-Family	April, 2012	April, 2011	YTD 2012	YTD 2011	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 383,500	\$ 375,600	\$ 358,806	\$ 344,876	2.1%	4.0%
Average Sale Price	\$ 372,875	\$ 354,200	\$ 325,194	\$ 326,639	5.3%	-0.4%
Sales/List Ratio	97.2%	94.3%	90.6%	94.7%	3.1%	-4.3%
Average Days on Market	148	66	137	86	124.2%	59.3%
Number Sold	4	5	18	16	-20.0%	12.5%

Snapshot of Marketplace - April 1, 2012	Single Family Homes	Condominiums / Co-Ops	Multi-Family	Total Sales Comparison across all residential property types*
Total Active Residential Listings	489	326	50	906
Average List Price currently on market	\$ 873,379	\$ 365,866	\$ 502,380	664,767
Average DOM	94	110	168	113
Number of Pending sales	178	125	30	338
Number of Sales YTD	139	119	18	281
Average Closed Price YTD	\$ 607,500	\$ 339,130	\$ 326,639	481,473
Months of Inventory	14.1	11.0	11.1	12.9

Source: Greater Fairfield Consolidated Multiple Listing Service

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