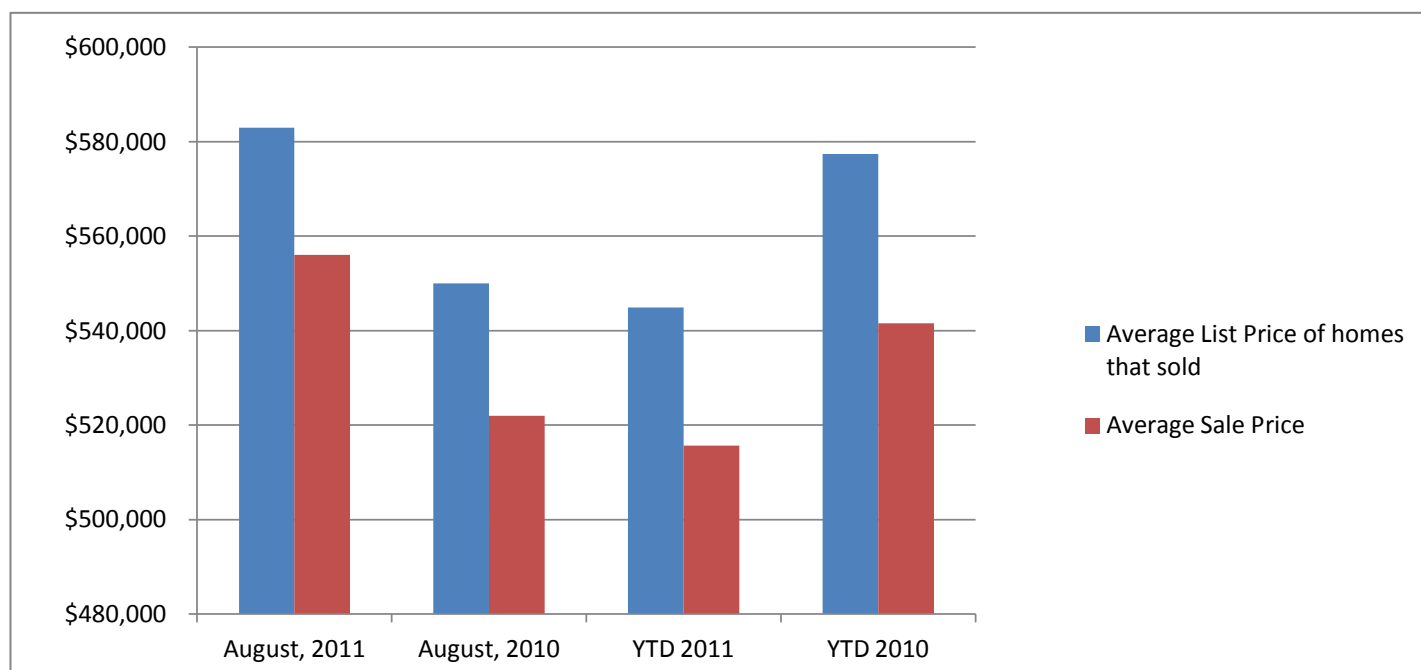




Stamford, CT Home Sales Report,
August, 2011

Total Sales Comparison across all residential property types*	August, 2011	August, 2010	YTD 2011	YTD 2010	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 583,000	\$ 550,000	\$ 544,900	\$ 577,400	6.0%	-5.6%
Average Sale Price	\$ 556,000	\$ 522,000	\$ 515,700	\$ 541,600	6.5%	-4.8%
Sales/List Ratio	95.4%	94.9%	94.6%	93.8%	0.5%	0.9%
Average Days on Market	101	100	113	114	1.0%	-0.9%
Number Sold	107	86	678	711	24.4%	-4.6%

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



Stamford Residential Real Estate Market showed signs of slowing its decline in number of sales and average sold price. Over the past three months YTD number of transactions have gone from -12% in June to -4.6% in August. This was pulled in a large part by the Single Family Home's 58% increase in number of sales transactions from this August vs. last year's August.

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,
August 2011

Single Family Homes	August, 2011	August, 2010	YTD 2011	YTD 2010	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 714,200	\$ 720,000	\$ 722,466	\$ 760,000	-0.8%	-4.9%
Average Sale Price	\$ 679,800	\$ 696,200	\$ 683,000	\$ 715,000	-2.4%	-4.5%
Sales/List Ratio	95.2%	96.7%	94.5%	94.1%	-1.6%	0.5%
Average Days on Market	94	100	103	104	-6.0%	-1.0%
Number Sold	68	43	364	376	58.1%	-3.2%

Condominiums	August, 2011	August, 2010	YTD 2011	YTD 2010	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 352,353	\$ 370,000	\$ 339,808	\$ 373,797	-4.8%	-9.1%
Average Sale Price	\$ 339,384	\$ 340,000	\$ 323,000	\$ 349,997	-0.2%	-7.7%
Sales/List Ratio	96.3%	91.9%	95.1%	93.6%	4.8%	1.5%
Average Days on Market	103	94	125	126	9.6%	-0.8%
Number Sold	34	39	276	295	-12.8%	-6.4%

Multi-Family	August, 2011	August, 2010	YTD 2011	YTD 2010	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 333,475	\$ 478,625	\$ 343,785	\$ 374,229	-30.3%	-8.1%
Average Sale Price	\$ 336,500	\$ 419,375	\$ 327,765	\$ 340,028	-19.8%	-3.6%
Sales/List Ratio	100.9%	87.6%	95.3%	90.9%	15.2%	4.9%
Average Days on Market	82	159	105	113	-48.4%	-7.1%
Number Sold	4	4	32	36	0.0%	-11.1%

Snapshot of Marketplace - Aug. 1, 2011	Single Family Homes	Condominiums	Multi-Family	Total Sales Comparison across all residential property types*
Total Active Residential Listings	438	376	59	918
Average List Price currently on market	\$ 973,493	\$ 338,778	\$ 503,176	693,850
Average DOM	133	118	143	136
Number of Pending sales	106	96	25	238
Number of Sales YTD	364	276	32	678
Average Closed Price YTD	\$ 679,800	\$ 323,000	\$ 340,028	515,700
Months of Inventory	7.2	8.2	11.1	8

Source: Greater Fairfield Consolidated Multiple Listing Service

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