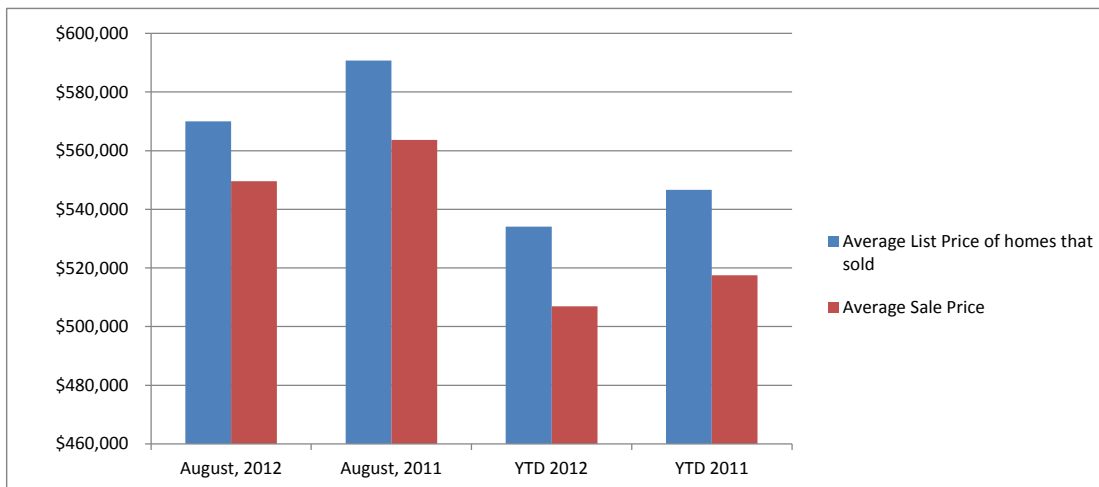




Stamford, CT Home Sales Report,
August, 2012

Total Sales Comparison across all residential property types*	August, 2012	August, 2011	YTD 2012	YTD 2011	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 569,934	\$ 590,691	\$ 534,098	\$ 546,672	-3.5%	-2.3%
Average Sale Price	\$ 549,585	\$ 563,666	\$ 506,943	\$ 517,494	-2.5%	-2.0%
Sales/List Ratio	96.4%	95.4%	94.9%	94.7%	1.1%	0.3%
Average Days on Market	104	100	116	112	4.0%	3.6%
Number Sold	117	109	728	679	7.3%	7.2%

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



Stamford Residential Real Estate Market for Single Family Homes in August was down -7% in average price, vs. last year's August. However, the number of sales this August was up 11% over last year with 117 sales. A good sign that adds to the already strong number of sales for Single Family homes Year-to-date of 402, which is 10% above last year at this time. Condominium sales are relatively flat this month with a 3% increase in sales and a 1% increase in transactions year-to-date. The condominium average prices have stayed flat as well with only a .4% increase to \$341,433 year-to-date.

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 2012

Single Family Homes	August, 2012	August, 2011	YTD 2012	YTD 2011	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 671,635	\$ 722,091	\$ 686,741	\$ 724,457	-7.0%	-5.2%
Average Sale Price	\$ 649,625	\$ 688,279	\$ 652,735	\$ 685,064	-5.6%	-4.7%
Sales/List Ratio	96.7%	95.3%	95.0%	94.6%	1.5%	0.5%
Average Days on Market	91	92	107	102	-1.1%	4.9%
Number Sold	78	70	402	365	11.4%	10.1%

Condominiums / Co-Ops	August, 2012	August, 2011	YTD 2012	YTD 2011	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 358,508	\$ 352,353	\$ 341,433	\$ 340,159	1.7%	0.4%
Average Sale Price	\$ 343,769	\$ 339,384	\$ 326,041	\$ 323,296	1.3%	0.8%
Sales/List Ratio	95.9%	96.3%	95.5%	95.0%	-0.4%	0.5%
Average Days on Market	121	105	119	126	15.2%	-5.6%
Number Sold	35	34	278	275	2.9%	1.1%

Multi-Family	August, 2012	August, 2011	YTD 2012	YTD 2011	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 449,333	\$ 333,475	\$ 364,642	\$ 350,792	34.7%	3.9%
Average Sale Price	\$ 406,281	\$ 336,500	\$ 338,427	\$ 334,045	20.7%	1.3%
Sales/List Ratio	90.4%	100.9%	92.8%	95.2%	-10.4%	-2.5%
Average Days on Market	244	78	147	93	212.8%	58.1%
Number Sold	3	4	39	33	-25.0%	18.2%

Snapshot of Marketplace - September 1, 2012	Single Family Homes	Condominiums / Co-Ops	Multi-Family	Total Sales Comparison across all residential property types*
Total Active Residential Listings	388	243	38	700
Average List Price currently on market	\$ 950,524	\$ 374,013	\$ 562,562	708,857
Average DOM	130	110	153	134
Number of Pending sales	83	95	25	206
Number of Sales YTD	402	278	39	728
Average Closed Price YTD	\$ 652,735	\$ 326,041	\$ 338,427	506,943
Months of Inventory	7.7	7.0	7.8	7.7

Source: Greater Fairfield Consolidated Multiple Listing Service

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