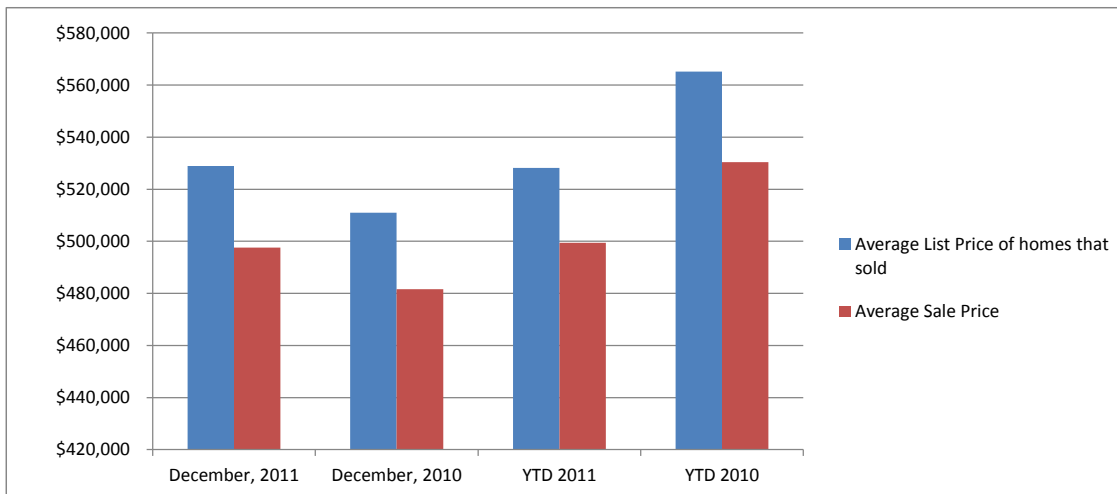




Stamford, CT Home Sales Report,
December, 2011

Total Sales Comparison across all residential property types*	December, 2011	December, 2010	YTD 2011	YTD 2010	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 528,908	\$ 511,041	\$ 528,124	\$ 565,232	3.5%	-6.6%
Average Sale Price	\$ 497,621	\$ 481,623	\$ 499,465	\$ 530,345	3.3%	-5.8%
Sales/List Ratio	94.1%	94.2%	94.6%	93.8%	-0.2%	0.8%
Average Days on Market	123	103	114	112	19.4%	1.8%
Number Sold	77	99	981	1006	-22.2%	-2.5%

December - Sold Residential Real Estate Price Comparison



Stamford Residential Real Estate Market dropped in average price of -6.6% for the year vs. last year and dropped in number of sales by -2.5%. The average price of Condominiums was the largest drop in the Stamford Market; down -10% for the year. The most positive signs, aside from the Single Family home sales down only -1.5%, the Single Family Home market in Stamford has the fewest months of inventory than Greenwich or Norwalk; 7.4 months.

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,
December 2011

Single Family Homes	December, 2011	December, 2010	YTD 2011	YTD 2010	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 712,872	\$ 669,916	\$ 697,340	\$ 739,519	6.4%	-5.7%
Average Sale Price	\$ 660,905	\$ 632,776	\$ 659,122	\$ 695,654	4.4%	-5.3%
Sales/List Ratio	92.7%	94.5%	94.5%	94.1%	-1.8%	0.5%
Average Days on Market	130	91	106	105	42.9%	1.0%
Number Sold	43	49	527	535	-12.2%	-1.5%

Condominiums / Co-Ops	December, 2011	December, 2010	YTD 2011	YTD 2010	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 308,930	\$ 350,913	\$ 328,708	\$ 365,126	-12.0%	-10.0%
Average Sale Price	\$ 290,872	\$ 331,963	\$ 311,978	\$ 342,811	-12.4%	-9.0%
Sales/List Ratio	94.2%	94.6%	94.9%	93.9%	-0.5%	1.1%
Average Days on Market	100	120	124	122	-16.7%	1.6%
Number Sold	28	40	394	408	-30.0%	-3.4%

Multi-Family	December, 2011	December, 2010	YTD 2011	YTD 2010	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 308,733	\$ 373,070	\$ 352,362	\$ 374,450	-17.2%	-5.9%
Average Sale Price	\$ 292,250	\$ 336,050	\$ 333,817	\$ 341,547	-13.0%	-2.3%
Sales/List Ratio	94.7%	90.1%	94.7%	91.2%	5.1%	3.9%
Average Days on Market	181	94	108	110	92.6%	-1.8%
Number Sold	6	10	52	55	-40.0%	-5.5%

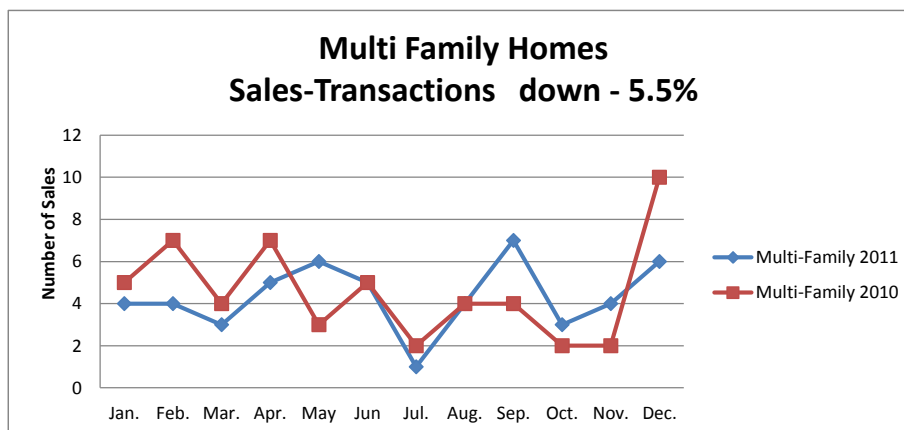
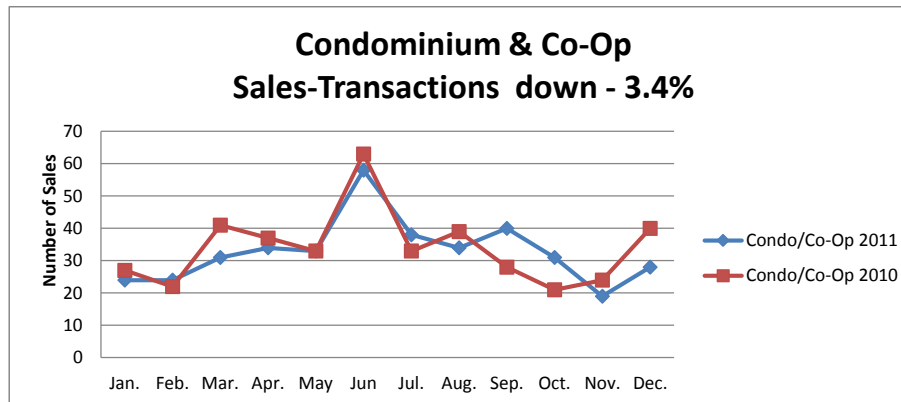
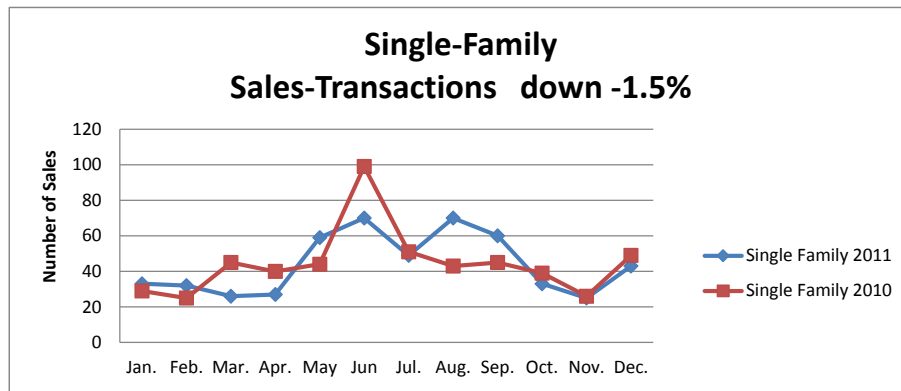
Snapshot of Marketplace January 1, 2012	Single Family Homes	Condominiums / Co-Ops	Multi-Family	Total Sales Comparison across all residential property types*
Total Active Residential Listings	324	272	45	676
Average List Price currently on market	\$ 955,226	\$ 350,643	\$ 462,360	676,857
Average DOM	163	133	174	148
Number of Pending sales	83	88	25	203
Number of Sales YTD	527	394	52	981
Average Closed Price YTD	\$ 660,905	\$ 311,978	\$ 341,547	499,465
Months of Inventory	7.4	8.3	10.4	8.3

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
Year End_2011 Sales Comparison



Source: Greater Fairfield Consolidated Multiple Listing Service

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