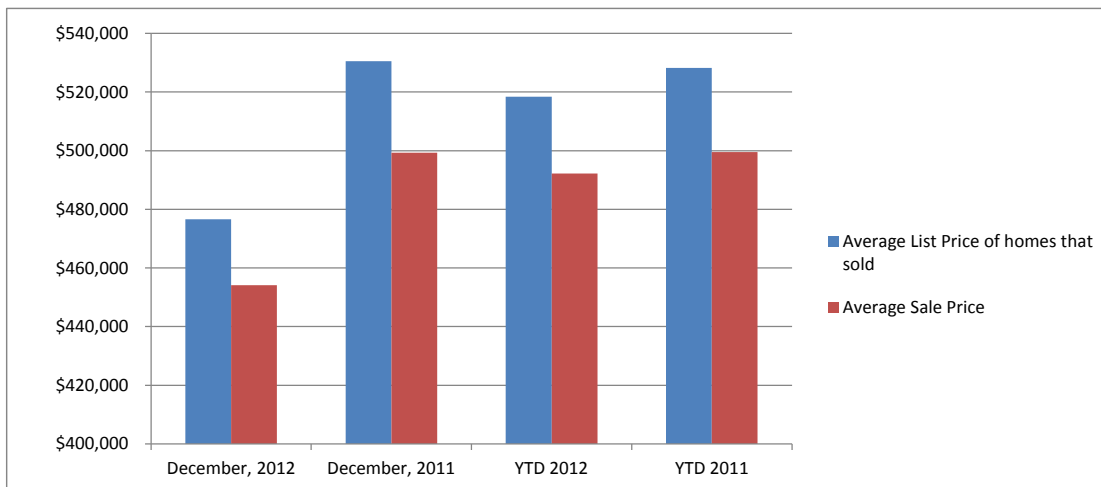




Stamford, CT Home Sales Report,
December, 2012

Total Sales Comparison across all residential property types*	December, 2012	December, 2011	YTD 2012	YTD 2011	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 476,607	\$ 530,550	\$ 518,391	\$ 528,176	-10.2%	-1.9%
Average Sale Price	\$ 454,077	\$ 499,318	\$ 492,148	\$ 499,492	-9.1%	-1.5%
Sales/List Ratio	95.3%	94.1%	94.9%	94.6%	1.2%	0.4%
Average Days on Market	106	122	111	113	-13.1%	-1.8%
Number Sold	109	78	1110	983	39.7%	12.9%

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



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 2012

Single Family Homes	December, 2012	December, 2011	YTD 2012	YTD 2011	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 599,326	\$ 701,829	\$ 669,329	\$ 697,436	-14.6%	-4.0%
Average Sale Price	\$ 572,326	\$ 660,202	\$ 636,329	\$ 659,178	-13.3%	-3.5%
Sales/List Ratio	95.5%	94.1%	95.1%	94.5%	1.5%	0.6%
Average Days on Market	98	130	103	106	-24.6%	-2.8%
Number Sold	98	44	596	526	122.7%	13.3%

Condominiums / Co-Ops	December, 2012	December, 2011	YTD 2012	YTD 2011	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 357,678	\$ 308,930	\$ 336,819	\$ 329,978	15.8%	2.1%
Average Sale Price	\$ 347,179	\$ 290,872	\$ 322,034	\$ 313,201	19.4%	2.8%
Sales/List Ratio	97.1%	94.2%	95.6%	94.9%	3.1%	0.7%
Average Days on Market	111	103	117	124	7.8%	-5.6%
Number Sold	50	28	444	395	78.6%	12.4%

Multi-Family	December, 2012	December, 2011	YTD 2012	YTD 2011	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 428,400	\$ 308,733	\$ 384,786	\$ 356,423	38.8%	8.0%
Average Sale Price	\$ 333,000	\$ 292,250	\$ 347,940	\$ 337,379	13.9%	3.1%
Sales/List Ratio	77.7%	94.7%	90.4%	94.7%	-17.9%	-4.5%
Average Days on Market	129	157	134	97	-17.8%	38.1%
Number Sold	5	6	56	54	-16.7%	3.7%

Snapshot of Marketplace - January 1, 2013	Single Family Homes	Condominiums / Co-Ops	Multi-Family	Total Sales Comparison across all residential property types*
Total Active Residential Listings	234	146	17	428
Average List Price currently on market	\$ 973,575	\$ 379,879	\$ 447,215	745,641
Average DOM	144	130	116	145
Number of Pending sales	98	115	20	236
Number of Sales YTD	596	444	56	1,110
Average Closed Price YTD	\$ 636,329	\$ 322,034	\$ 347,940	492,148
Months of Inventory	4.7	3.9	3.6	4.6

Source: Greater Fairfield Consolidated Multiple Listing Service

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