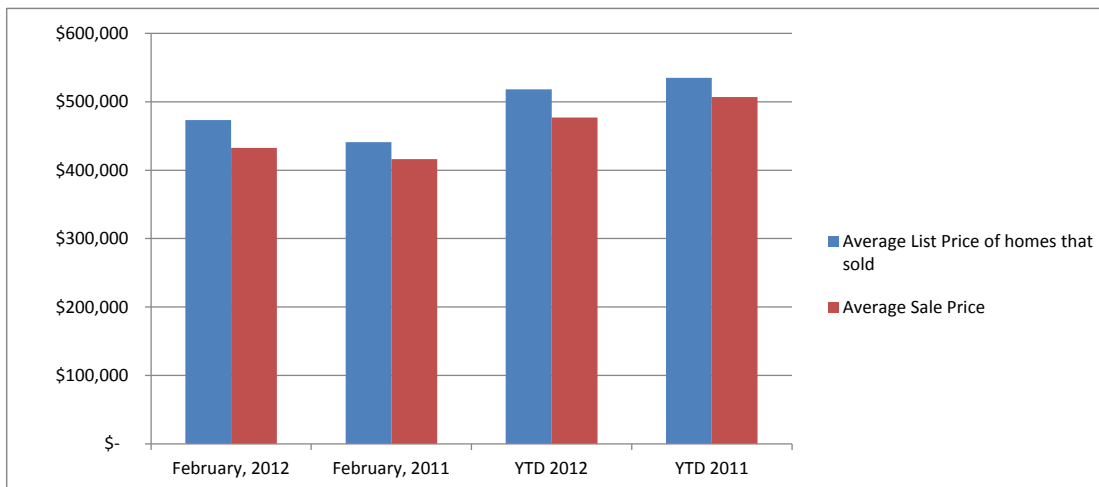




Stamford, CT Home Sales Report,
February, 2012

Total Sales Comparison across all residential property types*	February, 2012	February, 2011	YTD 2012	YTD 2011	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 473,280	\$ 440,832	\$ 518,150	\$ 534,940	7.4%	-3.1%
Average Sale Price	\$ 432,390	\$ 416,184	\$ 476,970	\$ 506,784	3.9%	-5.9%
Sales/List Ratio	91.4%	94.4%	92.1%	94.7%	-3.2%	-2.8%
Average Days on Market	132	116	146	115	13.8%	27.0%
Number Sold	57	60	121	121	-5.0%	0.0%

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



Stamford Residential Real Estate Market showed some cautious signs of improvement with a 7.4% increase in average price in February of this year vs. last February's average price of \$432,000. This increase was driven heavily by strong Single-Family home sales which \$712,607 and 22% higher than last February's average price of \$564,000.

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,

February 2012

Single Family Homes	February, 2012	February, 2011	YTD 2012	YTD 2011	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 712,607	\$ 564,697	\$ 761,474	\$ 723,820	26.2%	5.2%
Average Sale Price	\$ 650,793	\$ 533,020	\$ 704,594	\$ 684,325	22.1%	3.0%
Sales/List Ratio	91.3%	94.4%	92.5%	94.5%	-3.2%	-2.1%
Average Days on Market	114	114	142	114	0.0%	24.6%
Number Sold	23	32	57	65	-28.1%	-12.3%

Condominiums / Co-Ops	February, 2012	February, 2011	YTD 2012	YTD 2011	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 316,337	\$ 288,609	\$ 293,028	\$ 310,592	9.6%	-5.7%
Average Sale Price	\$ 297,704	\$ 270,329	\$ 273,620	\$ 294,804	10.1%	-7.2%
Sales/List Ratio	94.1%	93.7%	93.4%	94.9%	0.5%	-1.6%
Average Days on Market	120	124	140	124	-3.2%	12.9%
Number Sold	27	24	50	48	12.5%	4.2%

Multi-Family	February, 2012	February, 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 - March 1, 2012	Single Family Homes	Condominiums / Co-Ops	Multi-Family	Total Sales Comparison across all residential property types*
Total Active Residential Listings	394.5	298	45.5	766
Average List Price currently on market	\$ 908,867	\$ 370,587	\$ 507,260	\$ 680,305
Average DOM	135.5	120.5	164.5	129
Number of Pending sales	96.5	111.5	25	265
Number of Sales YTD	57	50	18	121
Average Closed Price YTD	\$ 650,793	\$ 273,620	\$ 326,639	\$ 476,970
Months of Inventory	13.8	11.9	5.1	12.7

Source: Greater Fairfield Consolidated Multiple Listing Service

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