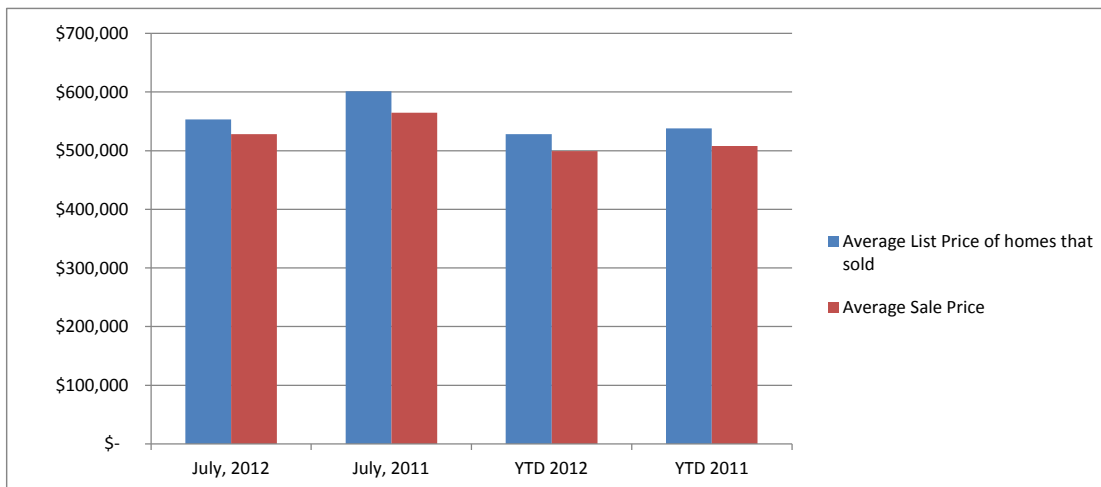




Stamford, CT Home Sales Report,
July, 2012

Total Sales Comparison across all residential property types*	July, 2012	July, 2011	YTD 2012	YTD 2011	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 553,080	\$ 601,270	\$ 527,911	\$ 538,190	-8.0%	-1.9%
Average Sale Price	\$ 528,298	\$ 564,916	\$ 499,363	\$ 508,190	-6.5%	-1.7%
Sales/List Ratio	95.5%	94.0%	94.6%	94.4%	1.7%	0.2%
Average Days on Market	102	114	118	114	-10.5%	3.5%
Number Sold	92	90	607	569	2.2%	6.7%

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



Stamford Residential Real Estate Market Year To Date has continued on a relatively flat average sales price of only -1.9% decrease this year vs. last year at an average price of residential property of \$538,190. There were 323 Single-Family home transactions YTD at an average sales price of \$654,504. The number of transactions in Multifamily homes in Stamford continues to rocket and Year To Date is up 29%; 36 transactions this year, vs. 28 transactions from last year at this time.

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,

July 2012

Single Family Homes	July, 2012	July, 2011	YTD 2012	YTD 2011	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 769,187	\$ 789,653	\$ 691,465	\$ 725,018	-2.6%	-4.6%
Average Sale Price	\$ 734,480	\$ 735,558	\$ 654,504	\$ 684,301	-0.1%	-4.4%
Sales/List Ratio	95.5%	93.1%	94.7%	94.4%	2.5%	0.3%
Average Days on Market	100	106	111	104	-5.7%	6.7%
Number Sold	46	49	323	295	-6.1%	9.5%

Condominiums / Co-Ops	July, 2012	July, 2011	YTD 2012	YTD 2011	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 329,171	\$ 388,620	\$ 337,544	\$ 338,415	-15.3%	-0.3%
Average Sale Price	\$ 316,609	\$ 375,449	\$ 322,048	\$ 321,027	-15.7%	0.3%
Sales/List Ratio	96.2%	96.6%	95.4%	94.9%	-0.4%	0.6%
Average Days on Market	93	126	118	129	-26.2%	-8.5%
Number Sold	40	38	240	241	5.3%	-0.4%

Multi-Family	July, 2012	July, 2011	YTD 2012	YTD 2011	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 361,780	\$ 374,000	\$ 357,584	\$ 345,258	-3.3%	3.6%
Average Sale Price	\$ 332,600	\$ 283,000	\$ 332,772	\$ 326,517	17.5%	1.9%
Sales/List Ratio	91.9%	75.7%	93.1%	94.6%	21.5%	-1.6%
Average Days on Market	186	47	139	96	295.7%	44.8%
Number Sold	5	1	36	28	400.0%	28.6%

Snapshot of Marketplace - August 1, 2012	Single Family Homes	Condominiums / Co-Ops	Multi-Family	Total Sales Comparison across all residential property types*
Total Active Residential Listings	409	266	40	744
Average List Price currently on market	\$ 969,873	\$ 359,917	\$ 542,359	710,841
Average DOM	116	115	148	128
Number of Pending sales	157	119	28	309
Number of Sales YTD	323	240	36	607
Average Closed Price YTD	\$ 654,504	\$ 322,048	\$ 332,772	499,363
Months of Inventory	8.9	7.8	7.8	8.6

Source: Greater Fairfield Consolidated Multiple Listing Service

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