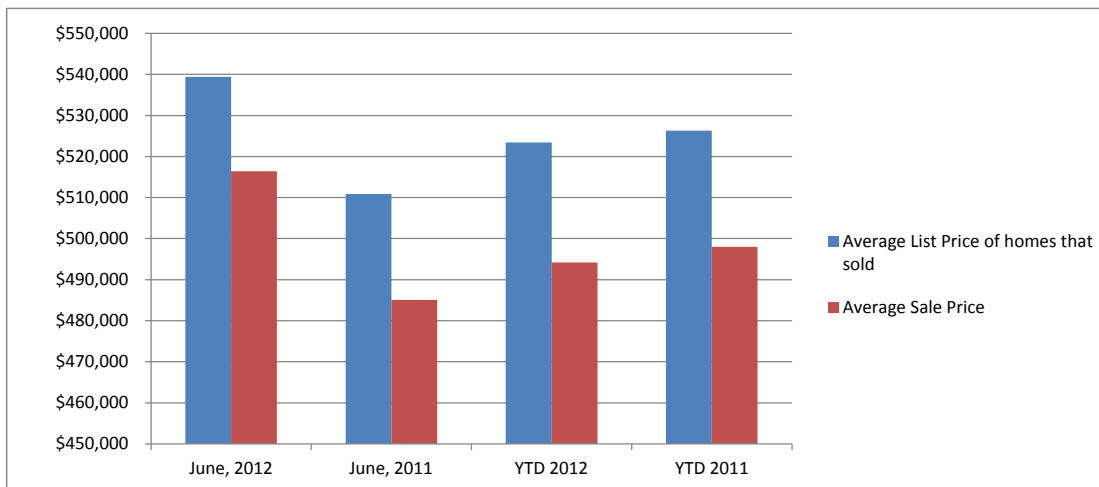




**Stamford, CT Home Sales Report,**  
June, 2012

Total Sales Comparison across all residential property types*	June, 2012	June, 2011	YTD 2012	YTD 2011	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 539,388	\$ 510,900	\$ 523,415	\$ 526,338	5.6%	-0.6%
Average Sale Price	\$ 516,388	\$ 485,051	\$ 494,194	\$ 498,040	6.5%	-0.8%
Sales/List Ratio	95.7%	94.9%	94.4%	94.6%	0.8%	-0.2%
Average Days on Market	109	113	121	114	-3.5%	6.1%
Number Sold	135	133	515	479	1.5%	7.5%

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



Stamford Residential Real Estate Market SFH Inventory is reducing slightly from it's April high of 489 SFH's listed to its current 436. Very positive signs in the Multi-Family sector, where there is a 7.7 month inventory, among the fewest of any other sector in any of the surrounding towns. Single-Family home transactions were 277 sales, up from last year of 246 by this time YTD. While the average price of SFH in Stamford has stayed relatively flat from last month at \$678k and down -4.7% from last YTD.

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,**

June 2012

Single Family Homes	June, 2012	June, 2011	YTD 2012	YTD 2011	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 679,458	\$ 661,628	\$ 678,558	\$ 712,144	2.7%	-4.7%
Average Sale Price	\$ 651,832	\$ 628,286	\$ 641,223	\$ 674,091	3.7%	-4.9%
Sales/List Ratio	95.9%	95.0%	94.5%	94.7%	1.0%	-0.2%
Average Days on Market	105	101	113	104	4.0%	8.7%
Number Sold	80	70	277	246	14.3%	12.6%

Condominiums / Co-Ops	June, 2012	June, 2011	YTD 2012	YTD 2011	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 324,065	\$ 344,952	\$ 339,219	\$ 329,017	-6.1%	3.1%
Average Sale Price	\$ 309,965	\$ 326,435	\$ 323,136	\$ 310,840	-5.0%	4.0%
Sales/List Ratio	95.6%	94.6%	95.3%	94.5%	1.1%	0.8%
Average Days on Market	113	132	123	129	-14.4%	-4.7%
Number Sold	48	58	200	203	-17.2%	-1.5%

Multi-Family	June, 2012	June, 2011	YTD 2012	YTD 2011	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 332,130	\$ 325,700	\$ 356,907	\$ 344,193	2.0%	3.7%
Average Sale Price	\$ 343,400	\$ 319,700	\$ 332,800	\$ 328,129	7.4%	1.4%
Sales/List Ratio	103.4%	98.2%	93.2%	95.3%	5.3%	-2.2%
Average Days on Market	87	72	131	97	20.8%	35.1%
Number Sold	5	5	31	27	0.0%	14.8%

Snapshot of Marketplace - July 1, 2012	Single Family Homes	Condominiums / Co-Ops	Multi-Family	Total Sales Comparison across all residential property types*
Total Active Residential Listings	436	290	40	800
Average List Price currently on market	\$ 953,862	\$ 360,878	\$ 537,919	705,008
Average DOM	108	111	152	121
Number of Pending sales	161	120	29	301
Number of Sales YTD	277	200	31	515
Average Closed Price YTD	\$ 641,223	\$ 323,136	\$ 332,800	494,194
Months of Inventory	9.4	8.7	7.7	9.3

Source: Greater Fairfield Consolidated Multiple Listing Service

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