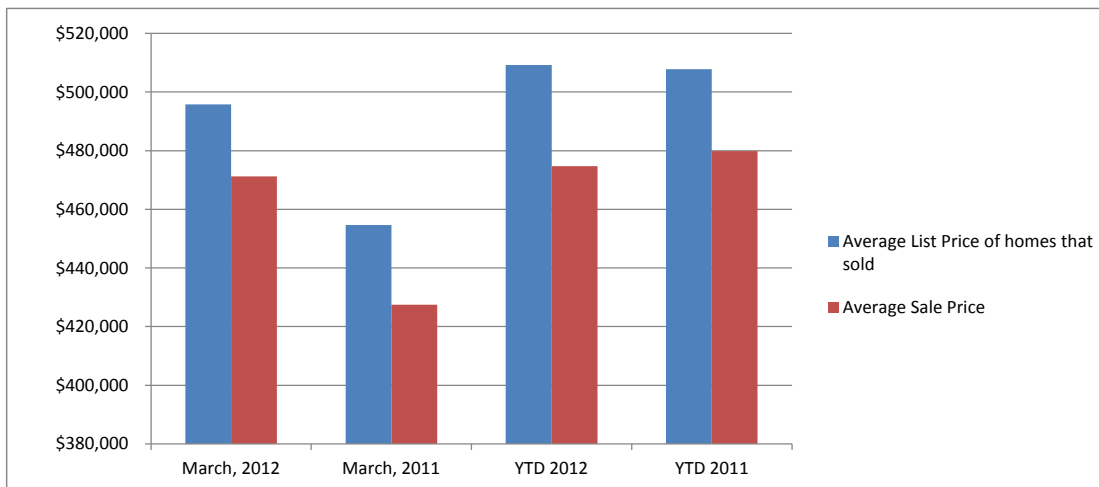




Stamford, CT Home Sales Report,
March, 2012

Total Sales Comparison across all residential property types*	March, 2012	March, 2011	YTD 2012	YTD 2011	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 495,731	\$ 454,614	\$ 509,160	\$ 507,726	9.0%	0.3%
Average Sale Price	\$ 471,236	\$ 427,406	\$ 474,671	\$ 479,867	10.3%	-1.1%
Sales/List Ratio	95.1%	94.0%	93.2%	94.5%	1.1%	-1.4%
Average Days on Market	115	134	133	121	-14.2%	9.9%
Number Sold	81	62	202	183	30.6%	10.4%

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



Stamford Residential Real Estate Market posted a stellar March with 81 transactions this month. driven by a strong 42 transactions coming from Single-Family homes for the month vs. last year's March. Unlike neighbors Greenwich and Norwalk, Stamford is showing positive signs in the condominium market with average price up 31%.

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,

March 2012

Single Family Homes	March, 2012	March, 2011	YTD 2012	YTD 2011	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 591,274	\$ 658,157	\$ 689,268	\$ 705,059	-10.2%	-2.2%
Average Sale Price	\$ 562,143	\$ 621,957	\$ 644,160	\$ 666,506	-9.6%	-3.4%
Sales/List Ratio	95.1%	94.5%	93.5%	94.5%	0.6%	-1.1%
Average Days on Market	114	114	130	114	0.0%	14.0%
Number Sold	42	26	99	91	61.5%	8.8%

Condominiums / Co-Ops	March, 2012	March, 2011	YTD 2012	YTD 2011	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 396,314	\$ 308,358	\$ 335,558	\$ 309,715	28.5%	8.3%
Average Sale Price	\$ 379,573	\$ 288,800	\$ 317,248	\$ 292,448	31.4%	8.5%
Sales/List Ratio	95.8%	93.7%	94.5%	94.4%	2.3%	0.1%
Average Days on Market	114	152	129	135	-25.0%	-4.4%
Number Sold	35	31	85	79	12.9%	7.6%

Multi-Family	March, 2012	March, 2011	YTD 2012	YTD 2011	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 390,233	\$ 289,667	\$ 351,750	\$ 330,911	34.7%	6.3%
Average Sale Price	\$ 348,833	\$ 256,833	\$ 311,571	\$ 314,111	35.8%	-0.8%
Sales/List Ratio	89.4%	88.7%	88.6%	94.9%	0.8%	-6.7%
Average Days on Market	54	156	134	95	-65.4%	41.1%
Number Sold	3	3	14	11	0.0%	27.3%

Snapshot of Marketplace - April 1, 2012	Single Family Homes	Condominiums / Co-Ops	Multi-Family	Total Sales Comparison across all residential property types*
Total Active Residential Listings	406	268	44	755
Average List Price currently on market	\$ 917,065	\$ 385,095	\$ 525,502	\$ 703,380
Average DOM	104	115	153	122
Number of Pending sales	151	127	29	313
Number of Sales YTD	99	85	14	202
Average Closed Price YTD	\$ 562,143	\$ 317,248	\$ 314,111	\$ 474,671
Months of Inventory	12.3	9.5	9.4	11.2

Source: Greater Fairfield Consolidated Multiple Listing Service

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