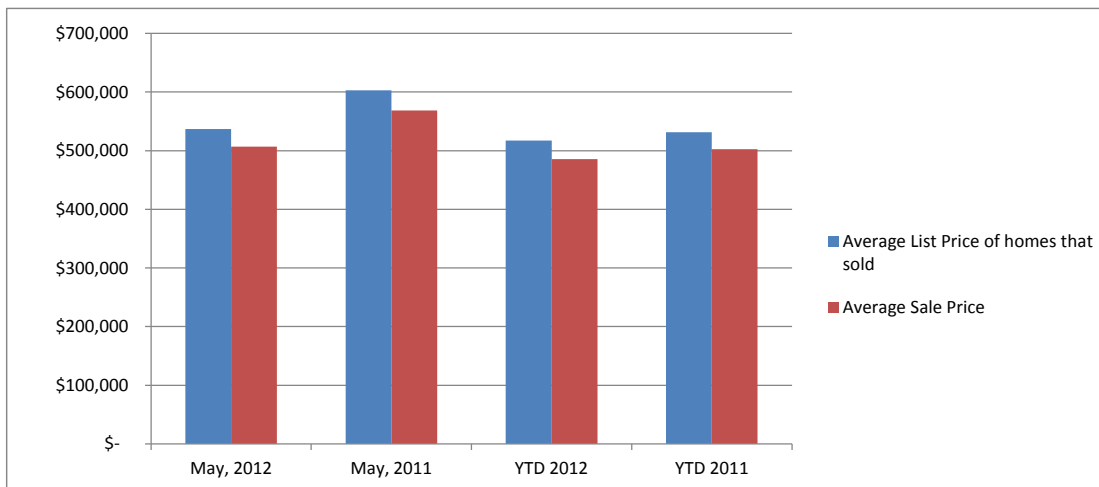




**Stamford, CT Home Sales Report,**  
May, 2012

Total Sales Comparison across all residential property types*	May, 2012	May, 2011	YTD 2012	YTD 2011	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 536,691	\$ 603,040	\$ 517,021	\$ 531,456	-11.0%	-2.7%
Average Sale Price	\$ 506,794	\$ 568,594	\$ 485,645	\$ 502,290	-10.9%	-3.3%
Sales/List Ratio	94.4%	94.3%	93.9%	94.5%	0.2%	-0.6%
Average Days on Market	115	106	128	115	8.5%	11.3%
Number Sold	96	98	380	347	-2.0%	9.5%

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



Stamford Residential Real Estate Market Year To Date has posted more sales at this time than in the last two years. Single-Family home transactions were 198 sales, up from last year of 176 and 2010 YTD of 183 sales. While the average price of SFH in Stamford is \$648k, down from 2010 at \$724k and 2011 of \$732k.

The average price of Condominiums this Year To Date is up 7% over 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,**

May 2012

Single Family Homes	May, 2012	May, 2011	YTD 2012	YTD 2011	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 686,278	\$ 777,944	\$ 676,712	\$ 732,235	-11.8%	-7.6%
Average Sale Price	\$ 648,110	\$ 732,252	\$ 635,516	\$ 692,309	-11.5%	-8.2%
Sales/List Ratio	94.4%	94.1%	93.9%	94.5%	0.3%	-0.7%
Average Days on Market	112	91	121	105	23.1%	15.2%
Number Sold	58	59	198	176	-1.7%	12.5%

Condominiums / Co-Ops	May, 2012	May, 2011	YTD 2012	YTD 2011	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 292,443	\$ 334,925	\$ 341,925	\$ 322,139	-12.7%	6.1%
Average Sale Price	\$ 277,183	\$ 317,716	\$ 325,172	\$ 304,193	-12.8%	6.9%
Sales/List Ratio	94.8%	94.9%	95.1%	94.4%	-0.1%	0.7%
Average Days on Market	108	119	128	129	-9.2%	-0.8%
Number Sold	30	33	151	146	-9.1%	3.4%

Multi-Family	May, 2012	May, 2011	YTD 2012	YTD 2011	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 368,121	\$ 357,783	\$ 361,672	\$ 348,396	2.9%	3.8%
Average Sale Price	\$ 343,288	\$ 339,125	\$ 330,762	\$ 330,044	1.2%	0.2%
Sales/List Ratio	93.3%	94.8%	91.5%	94.7%	-1.6%	-3.5%
Average Days on Market	167	177	146	111	-5.6%	31.5%
Number Sold	8	6	26	22	33.3%	18.2%

Snapshot of Marketplace - June 1, 2012	Single Family Homes	Condominiums / Co-Ops	Multi-Family	Total Sales Comparison across all residential property types*
Total Active Residential Listings	462	313	41	855
Average List Price currently on market	\$ 937,850	\$ 361,839	\$ 533,478	699,174
Average DOM	99	107	156	113
Number of Pending sales				
Number of Sales YTD	198	151	26	380
Average Closed Price YTD	\$ 648,110	\$ 325,172	\$ 330,044	485,645
Months of Inventory	11.7	10.4	7.9	11.3

Source: Greater Fairfield Consolidated Multiple Listing Service

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