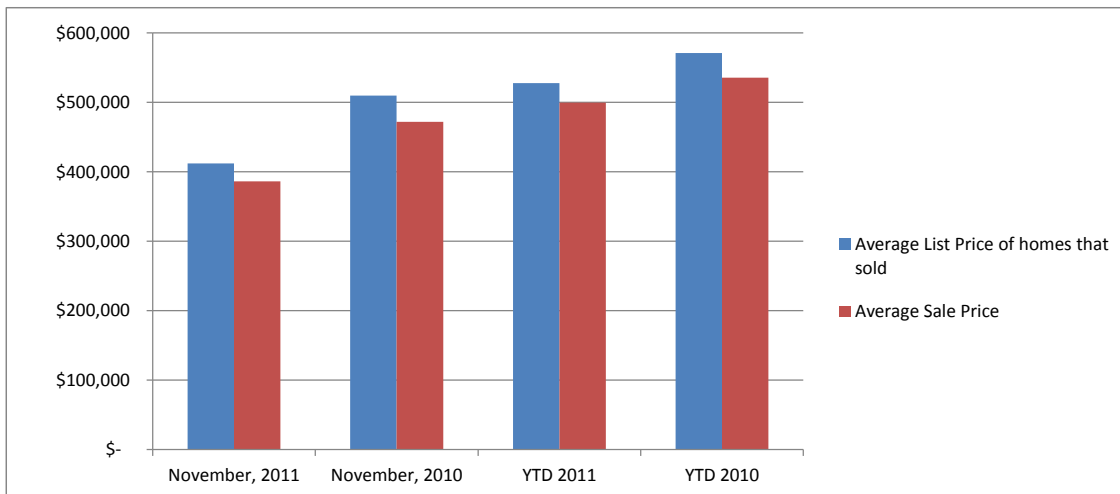




**Stamford, CT Home Sales Report,
November, 2011**

Total Sales Comparison across all residential property types*	November, 2011	November, 2010	YTD 2011	YTD 2010	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 411,942	\$ 509,845	\$ 528,000	\$ 571,313	-19.2%	-7.6%
Average Sale Price	\$ 386,178	\$ 472,232	\$ 499,622	\$ 535,852	-18.2%	-6.8%
Sales/List Ratio	93.7%	92.6%	94.6%	93.8%	1.2%	0.9%
Average Days on Market	109	126	113	113	-13.5%	0.0%
Number Sold	48	53	904	906	-9.4%	-0.2%

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



Stamford Residential Real Estate Market in November dropped in average price of -19% and dropped in number of sales by -9.4% pulling the Year to Date average to worse than last year's. The average price continued its trend down about -7% off it's average from last Year To Date. Stamford Condominium market continues to slide, now off nearly -10% in average price from last year.

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,
November 2011

Single Family Homes	November, 2011	November, 2010	YTD 2011	YTD 2010	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 565,720	\$ 670,200	\$ 696,849	\$ 746,537	-15.6%	-6.7%
Average Sale Price	\$ 528,720	\$ 632,635	\$ 658,964	\$ 701,994	-16.4%	-6.1%
Sales/List Ratio	93.5%	94.4%	94.6%	94.0%	-1.0%	0.6%
Average Days on Market	124	145	104	106	-14.5%	-1.9%
Number Sold	25	26	484	486	-3.8%	-0.4%

Condominiums	November, 2011	November, 2010	YTD 2011	YTD 2010	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 235,142	\$ 302,821	\$ 330,221	\$ 366,671	-22.3%	-9.9%
Average Sale Price	\$ 222,055	\$ 283,533	\$ 313,593	\$ 343,990	-21.7%	-8.8%
Sales/List Ratio	94.4%	93.6%	95.0%	93.8%	0.9%	1.2%
Average Days on Market	97	90	125	122	7.8%	2.5%
Number Sold	19	24	366	368	-20.8%	-0.5%

Multi-Family	November, 2011	November, 2010	YTD 2011	YTD 2010	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 290,625	\$ 364,450	\$ 358,053	\$ 373,728	-20.3%	-4.2%
Average Sale Price	\$ 277,500	\$ 350,000	\$ 339,238	\$ 341,468	-20.7%	-0.7%
Sales/List Ratio	95.5%	96.0%	94.7%	91.4%	-0.6%	3.7%
Average Days on Market	76	218	99	114	-65.1%	-13.2%
Number Sold	4	2	46	44	100.0%	4.5%

Snapshot of Marketplace - December 1, 2011	Single Family Homes	Condominiums	Multi-Family	Total Sales Comparison across all residential property types*
Total Active Residential Listings	383	315	52	789
Average List Price currently on market	\$ 940,700	\$ 357,609	\$ 481,488	678,662
Average DOM	138	142	160	150
Number of Pending sales	34	34	2	216
Number of Sales YTD	484	366	46	904
Average Closed Price YTD	\$ 528,720	\$ 313,593	\$ 341,468	499,622
Months of Inventory	8.7	9.5	12.4	9.6

Source: Greater Fairfield Consolidated Multiple Listing Service

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