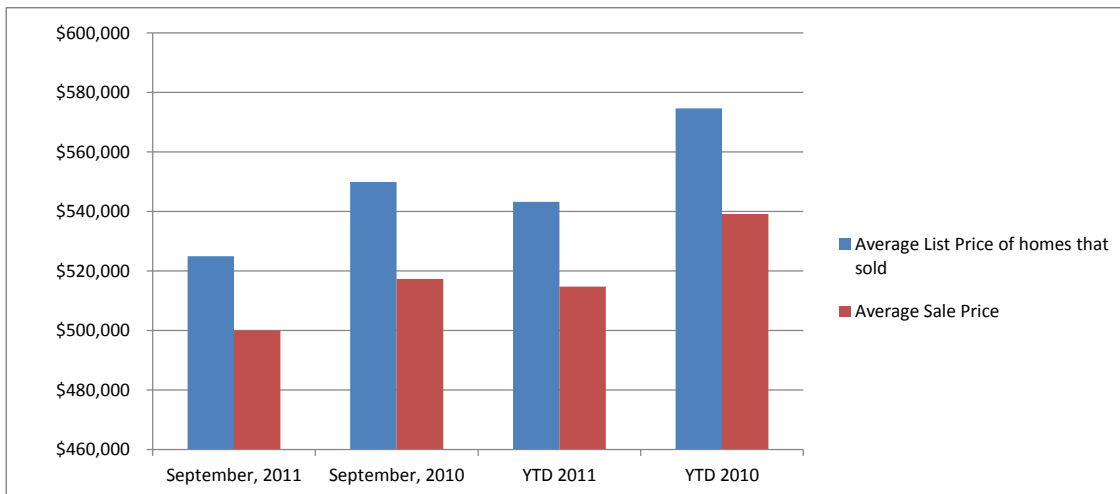




**Stamford, CT Home Sales Report,
September, 2011**

Total Sales Comparison across all residential property types*	September, 2011	September, 2010	YTD 2011	YTD 2010	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 525,019	\$ 549,909	\$ 543,269	\$ 574,638	-4.5%	-5.5%
Average Sale Price	\$ 500,052	\$ 517,311	\$ 514,726	\$ 539,173	-3.3%	-4.5%
Sales/List Ratio	95.2%	94.1%	94.7%	93.8%	1.2%	1.0%
Average Days on Market	108	108	112	113	0.0%	-0.9%
Number Sold	108	80	788	791	35.0%	-0.4%

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



Stamford Residential Real Estate Market in September posted stellar sales with 108 transactions. However the average price continued its trend of about 5% off it's average from last Year To Date and Month of September. While Condominiums continue to be a challenge to finance where certain Associations maintain weak Financials and Budgets, there was a 43% increase in transactions in September and a 5% increase in average price.

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,
September 2011

Single Family Homes	September, 2011	September, 2010	YTD 2011	YTD 2010	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 653,142	\$ 717,129	\$ 713,953	\$ 755,521	-8.9%	-5.5%
Average Sale Price	\$ 623,468	\$ 672,451	\$ 675,977	\$ 710,062	-7.3%	-4.8%
Sales/List Ratio	95.5%	93.8%	94.7%	94.0%	1.8%	0.7%
Average Days on Market	91	96	101	103	-5.2%	-1.9%
Number Sold	60	45	426	421	33.3%	1.2%

Condominiums	September, 2011	September, 2010	YTD 2011	YTD 2010	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 354,165	\$ 336,606	\$ 341,626	\$ 370,573	5.2%	-7.8%
Average Sale Price	\$ 336,939	\$ 323,071	\$ 324,776	\$ 347,644	4.3%	-6.6%
Sales/List Ratio	95.1%	96.0%	95.1%	93.8%	-0.9%	1.3%
Average Days on Market	132	126	126	126	4.8%	0.0%
Number Sold	40	28	316	323	42.9%	-2.2%

Multi-Family	September, 2011	September, 2010	YTD 2011	YTD 2010	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 409,686	\$ 370,749	\$ 355,613	\$ 373,881	10.5%	-4.9%
Average Sale Price	\$ 382,857	\$ 348,645	\$ 337,653	\$ 340,890	9.8%	-0.9%
Sales/List Ratio	93.5%	94.0%	94.9%	91.2%	-0.6%	4.1%
Average Days on Market	93	109	103	112	-14.7%	-8.0%
Number Sold	7	4	39	40	75.0%	-2.5%

Snapshot of Marketplace - October 1, 2011	Single Family Homes	Condominiums	Multi-Family	Total Sales Comparison across all residential property types*
Total Active Residential Listings	438	376	59	918
Average List Price currently on market	\$ 973,493	\$ 338,778	\$ 503,176	693,850
Average DOM	133	118	143	136
Number of Pending sales	106	96	25	238
Number of Sales YTD	426	316	39	788
Average Closed Price YTD	\$ 623,468	\$ 324,776	\$ 340,890	514,726
Months of Inventory	9.3	10.7	13.6	10

Source: Greater Fairfield Consolidated Multiple Listing Service

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