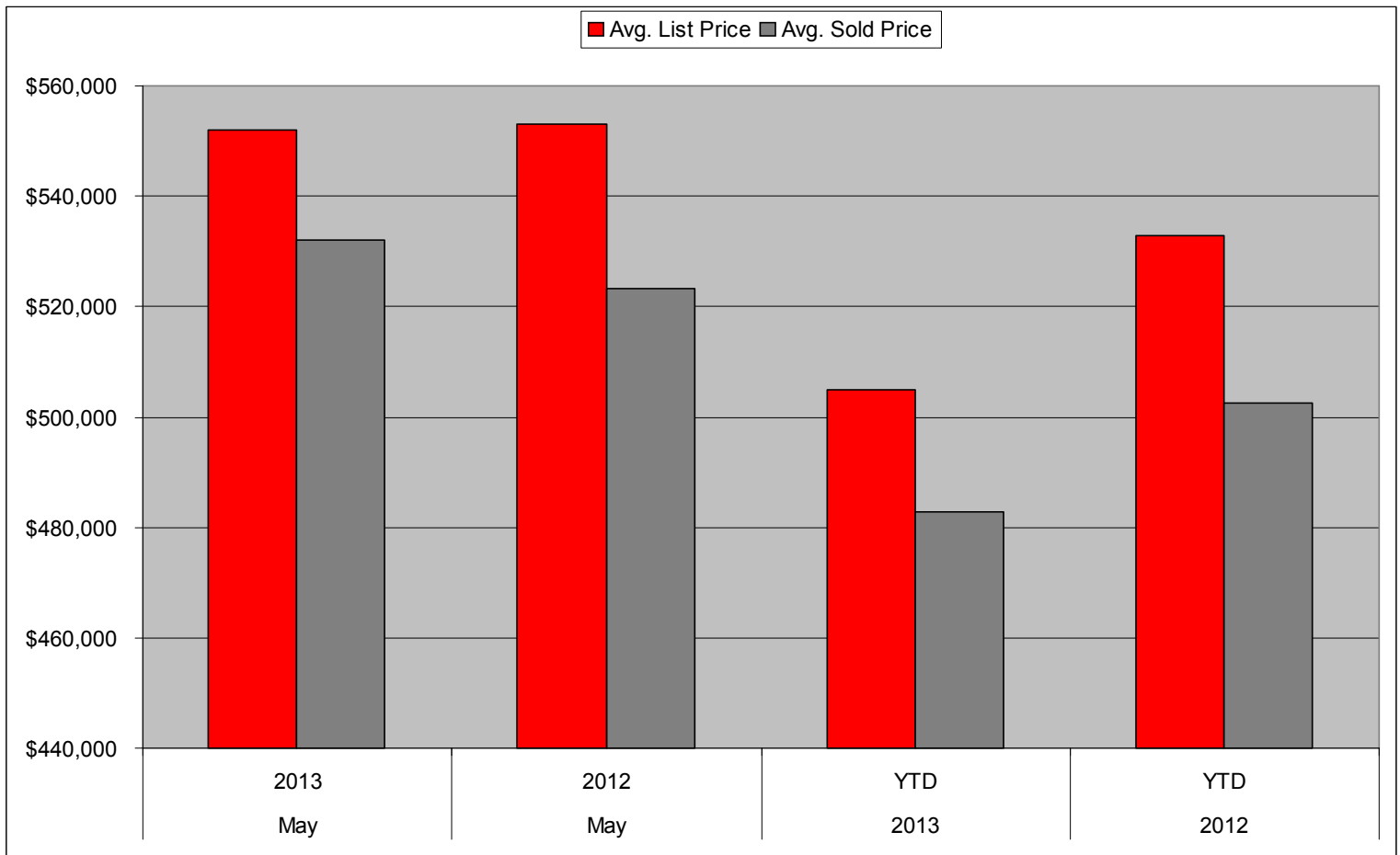




## Stamford, CT Home Sales Report May 2013

	May	May	2013	2012	% Chg	% Chg
	2013	2012	YTD	YTD	TY/LY	YTD
Avg. List Price	\$552,089	\$553,206	\$504,960	\$532,904	0%	-5%
Avg. Sold Price	\$532,134	\$523,189	\$482,920	\$502,414	2%	-4%
% Sale/List Ratio	96%	95%	96%	94%		
# Sold	138	89	443	350	55%	27%
Sold Median	\$445,000	\$432,000.00	\$412,000	\$398,500.00	3%	3%





Street #	Street Name	# Rooms	# Bdrms	# Bths	List Price	Sale Price	% sale/list
80	Strawberry Hill	4	1	1	\$ 95,000.00	\$ 85,000.00	89%
22	Glenbrook	3	1	1	\$ 110,000.00	\$ 100,000.00	91%
180	Sylvan Knoll	3	1	1	\$ 119,900.00	\$ 111,000.00	93%
20	North	4	2	1	\$ 130,000.00	\$ 120,000.00	92%
30	Glenbrook	2	1	1	\$ 145,000.00	\$ 132,500.00	91%
444	Bedford	2	1	1	\$ 139,000.00	\$ 137,000.00	99%
211	Seaton	4	2	1	\$ 145,000.00	\$ 140,000.00	97%
127	Sylvan Knoll	5	2	1	\$ 149,000.00	\$ 145,000.00	97%
98	Strawberry Hill	5	3	1	\$ 159,900.00	\$ 150,000.00	94%
697	Cove	3	1	1	\$ 144,500.00	\$ 150,000.00	104%
87	Glenbrook	3	1	1	\$ 159,900.00	\$ 160,000.00	100%
108	Sylvan Knoll	4	2	1	\$ 179,000.00	\$ 165,000.00	92%
271	Bridge	3	1	1	\$ 180,000.00	\$ 168,000.00	93%
140	Summer	4	2	1	\$ 164,900.00	\$ 168,000.00	102%
2475	Summer	4	2	1	\$ 195,000.00	\$ 169,000.00	87%
44	Strawberry Hill	3	1	1	\$ 179,900.00	\$ 170,000.00	94%
135	Mulberry	5	2	1	\$ 250,000.00	\$ 190,000.00	76%
970	Hope	3	1	1	\$ 219,500.00	\$ 198,750.00	91%
7	FOURTH	4	2	1	\$ 219,000.00	\$ 203,000.00	93%
126	Summer	3	1	1	\$ 215,000.00	\$ 205,000.00	95%
141	Grove	3	1	1	\$ 219,500.00	\$ 209,000.00	95%
1633	Washington	4	2	2	\$ 225,000.00	\$ 213,000.00	95%
154	Cold Spring	5	2	1	\$ 219,000.00	\$ 215,000.00	98%
76	Maple Tree	3	1	1	\$ 229,000.00	\$ 220,000.00	96%
80	Lawn	4	2	2	\$ 189,900.00	\$ 222,000.00	117%
65	Glenbrook	4	2	2	\$ 234,500.00	\$ 222,500.00	95%
127	Greyrock	3	1	1	\$ 250,000.00	\$ 232,500.00	93%
127	Greyrock	3	1	1	\$ 235,000.00	\$ 235,000.00	100%
35	Seaside	4	2	2	\$ 255,000.00	\$ 239,000.00	94%
35	Seaside	4	2	2	\$ 269,500.00	\$ 252,500.00	94%
1	Strawberry Hill	3	1	2	\$ 254,900.00	\$ 262,000.00	103%
300	Broad	4	2	2	\$ 279,000.00	\$ 262,000.00	94%
17	Dora	6	2	2	\$ 270,000.00	\$ 268,500.00	99%
300	Broad	4	2	2	\$ 285,000.00	\$ 270,000.00	95%
668	Glenbrook	3	1	2	\$ 275,000.00	\$ 270,000.00	98%
47	Anderson	7	3	2	\$ 299,000.00	\$ 277,500.00	93%
85	Courtland	4	2	3	\$ 280,000.00	\$ 277,500.00	99%
1400	Bedford	4	2	3	\$ 299,000.00	\$ 280,000.00	94%
168	Belltown	5	2	2	\$ 289,000.00	\$ 280,000.00	97%
380	Hope	5	2	1	\$ 285,000.00	\$ 285,000.00	100%
102	Pine Hill	5	2	3	\$ 299,000.00	\$ 295,000.00	99%
850	Main	3	1	1	\$ 299,999.00	\$ 295,000.00	98%
168	Belltown	5	2	2	\$ 319,500.00	\$ 310,000.00	97%



Street #	Street Name	# Rooms	# Bdrms	# Bths	List Price	Sale Price	% sale/list
2289	Bedford	4	1	2	\$ 333,000.00	\$ 312,000.00	94%
60	Judy	6	2	1	\$ 325,000.00	\$ 312,000.00	96%
1611	Washington	4	2	3	\$ 329,000.00	\$ 315,000.00	96%
54	Hope	5	3	3	\$ 339,000.00	\$ 320,000.00	94%
143	Hoyt	4	2	2	\$ 339,000.00	\$ 322,500.00	95%
79	Courtland	4	2	2	\$ 344,444.00	\$ 325,000.00	94%
168	Belltown	5	2	2	\$ 339,900.00	\$ 327,500.00	96%
850	Main	4	2	2	\$ 334,999.00	\$ 334,000.00	100%
850	Main	4	2	2	\$ 339,000.00	\$ 334,000.00	99%
19	Mayflower	7	5	2	\$ 337,000.00	\$ 335,000.00	99%
850	Main	4	2	2	\$ 339,999.00	\$ 335,000.00	99%
59	Liberty	5	3	3	\$ 349,900.00	\$ 340,000.00	97%
59	Liberty	5	3	3	\$ 369,900.00	\$ 357,500.00	97%
343	Soundview	7	3	1	\$ 334,900.00	\$ 362,000.00	108%
39	Maple Tree	6	2	2	\$ 375,000.00	\$ 370,000.00	99%
41	Rockridge	7	3	3	\$ 406,300.00	\$ 387,000.00	95%
85	Camp	7	2	2	\$ 399,900.00	\$ 387,000.00	97%
52	Windsor	7	3	2	\$ 379,000.00	\$ 389,000.00	103%
35	Broad	5	3	2	\$ 435,000.00	\$ 399,000.00	92%
2350	Washington	6	2	3	\$ 389,900.00	\$ 405,000.00	104%
28	Willowbrook	6	3	1	\$ 439,900.00	\$ 406,500.00	92%
14	Vanech	8	4	3	\$ 429,000.00	\$ 415,000.00	97%
10	Aquila	7	3	2	\$ 435,700.00	\$ 424,000.00	97%
77	Soundview	6	3	3	\$ 485,000.00	\$ 425,000.00	88%
69	Long Hill	5	3	2	\$ 450,000.00	\$ 434,000.00	96%
162	Colonial	5	2	3	\$ 469,900.00	\$ 440,000.00	94%
35	Field	7	4	3	\$ 459,000.00	\$ 450,000.00	98%
46	Shadow Ridge	7	4	2	\$ 449,000.00	\$ 450,000.00	100%
25	Adams	6	3	2	\$ 460,000.00	\$ 450,000.00	98%
247	Glenbrook	8	3	3	\$ 459,000.00	\$ 457,000.00	100%
31	Mitchell	6	3	2	\$ 469,000.00	\$ 460,000.00	98%
73	Autumn	5	3	2	\$ 479,000.00	\$ 475,000.00	99%
140	4th	6	3	2	\$ 485,000.00	\$ 475,200.00	98%
208	Bouton	5	3	2	\$ 485,000.00	\$ 475,200.00	98%
110	Dannell	6	2	3	\$ 479,000.00	\$ 479,000.00	100%
106	Downs	7	3	2	\$ 525,000.00	\$ 490,000.00	93%
81	Hirsch	5	3	3	\$ 525,000.00	\$ 492,500.00	94%
2036	High Ridge	8	4	3	\$ 519,000.00	\$ 495,000.00	95%
498	Sawmill	6	3	3	\$ 495,000.00	\$ 496,000.00	100%
20	Evergreen	7	3	2	\$ 519,900.00	\$ 500,000.00	96%
77	Havemeyer	4	2	2	\$ 547,897.00	\$ 510,000.00	93%
48	Alma Rock	7	4	3	\$ 539,000.00	\$ 513,500.00	95%
47	Happy Hill	9	4	3	\$ 529,000.00	\$ 519,000.00	98%



Marketing Connecticut Real Estate at the Highest Level

Street #	Street Name	# Rooms	# Bdrms	# Bths	List Price	Sale Price	% sale/list
93	Wood Ridge	8	4	3	\$ 530,000.00	\$ 522,700.00	99%
34	Edward	7	4	2	\$ 524,900.00	\$ 532,500.00	101%
624	Hope	8	3	4	\$ 549,000.00	\$ 540,000.00	98%
189	Hemlock	7	3	2	\$ 619,000.00	\$ 540,000.00	87%
184	Woodbury	7	4	2	\$ 565,000.00	\$ 542,000.00	96%
77	Havemeyer	4	2	2	\$ 554,447.00	\$ 550,000.00	99%
17	Nichols	6	3	3	\$ 575,000.00	\$ 550,000.00	96%
42	Pepper Ridge	7	4	3	\$ 599,000.00	\$ 550,000.00	92%
63	Meadowpark	7	3	2	\$ 579,999.00	\$ 560,000.00	97%
40	Duke	8	3	3	\$ 589,000.00	\$ 565,000.00	96%
1165	Riverbank	10	4	3	\$ 575,000.00	\$ 567,500.00	99%
230	Mayapple	8	3	3	\$ 599,000.00	\$ 578,425.00	97%
168	Colonial	7	3	4	\$ 599,000.00	\$ 589,000.00	98%
275	Guinea	6	3	3	\$ 625,000.00	\$ 590,000.00	94%
103	Highview	7	3	3	\$ 615,000.00	\$ 590,000.00	96%
103	Highview	7	3	3	\$ 615,000.00	\$ 590,000.00	96%
207	Chestnut Hill	8	4	4	\$ 589,000.00	\$ 590,000.00	100%
1116	Newfield	10	4	2	\$ 619,000.00	\$ 596,500.00	96%
136	Mulberry	9	4	3	\$ 635,000.00	\$ 632,000.00	100%
22	Rambler	7	3	3	\$ 639,900.00	\$ 642,000.00	100%
212	Cascade	10	5	4	\$ 696,000.00	\$ 650,000.00	93%
169	Mountain Wood	8	3	3	\$ 650,000.00	\$ 655,000.00	101%
58	Joan	8	4	3	\$ 665,000.00	\$ 655,000.00	98%
39	Boulder Brook	10	4	3	\$ 748,000.00	\$ 675,000.00	90%
95	Breezy Hill	9	4	4	\$ 709,000.00	\$ 690,000.00	97%
16	Beach View	7	4	3	\$ 739,000.00	\$ 700,000.00	95%
131	Highline	10	5	4	\$ 749,000.00	\$ 720,000.00	96%
30	Barnes	7	3	3	\$ 749,900.00	\$ 730,000.00	97%
208	Shelter Rock	12	4	4	\$ 739,999.00	\$ 730,000.00	99%
687	Den	8	4	4	\$ 700,000.00	\$ 730,000.00	104%
1104	Newfield	11	4	3	\$ 775,000.00	\$ 754,000.00	97%
100	Den	10	4	4	\$ 775,000.00	\$ 781,000.00	101%
67	Barnes	7	3	3	\$ 829,000.00	\$ 800,000.00	97%
53	Harvest Hill	11	5	5	\$ 849,000.00	\$ 815,000.00	96%
285	Wire Mill	10	4	3	\$ 900,000.00	\$ 842,000.00	94%
77	Havemeyer	5	3	3	\$ 866,292.00	\$ 894,634.00	103%
77	Havemeyer	5	3	3	\$ 901,292.00	\$ 922,149.00	102%
181	Turn Of River	8	3	3	\$ 1,000,000.00	\$ 970,000.00	97%
254	Westover	8	4	3	\$ 995,000.00	\$ 972,500.00	98%
1857	Newfield	9	5	4	\$ 1,195,000.00	\$ 1,025,000.00	86%
248	Thornwood	12	5	4	\$ 1,150,000.00	\$ 1,125,000.00	98%
850	Riverbank	9	5	5	\$ 1,299,000.00	\$ 1,150,000.00	89%
237	Foxwood	10	4	3	\$ 1,399,999.00	\$ 1,300,000.00	93%
77	Havemeyer	5	3	4	\$ 1,199,900.00	\$ 1,333,811.00	111%
74	Doolittle	12	5	6	\$ 1,475,000.00	\$ 1,435,000.00	97%
191	Erskine	9	4	6	\$ 1,449,000.00	\$ 1,449,000.00	100%
128	Fairview	10	5	4	\$ 1,540,000.00	\$ 1,482,000.00	96%
226	Dogwood	12	5	8	\$ 1,795,000.00	\$ 1,600,000.00	89%
139	Dolphin Cove Quay	6	3	2	\$ 1,699,000.00	\$ 1,640,000.00	97%
10	Summit Ridge	18	5	8	\$ 1,995,000.00	\$ 1,800,000.00	90%
243	Dolphin Cove Quay	7	2	3	\$ 2,375,000.00	\$ 2,430,243.00	102%
200	Dolphin Cove Quay	8	4	4	\$ 3,150,000.00	\$ 2,900,000.00	92%