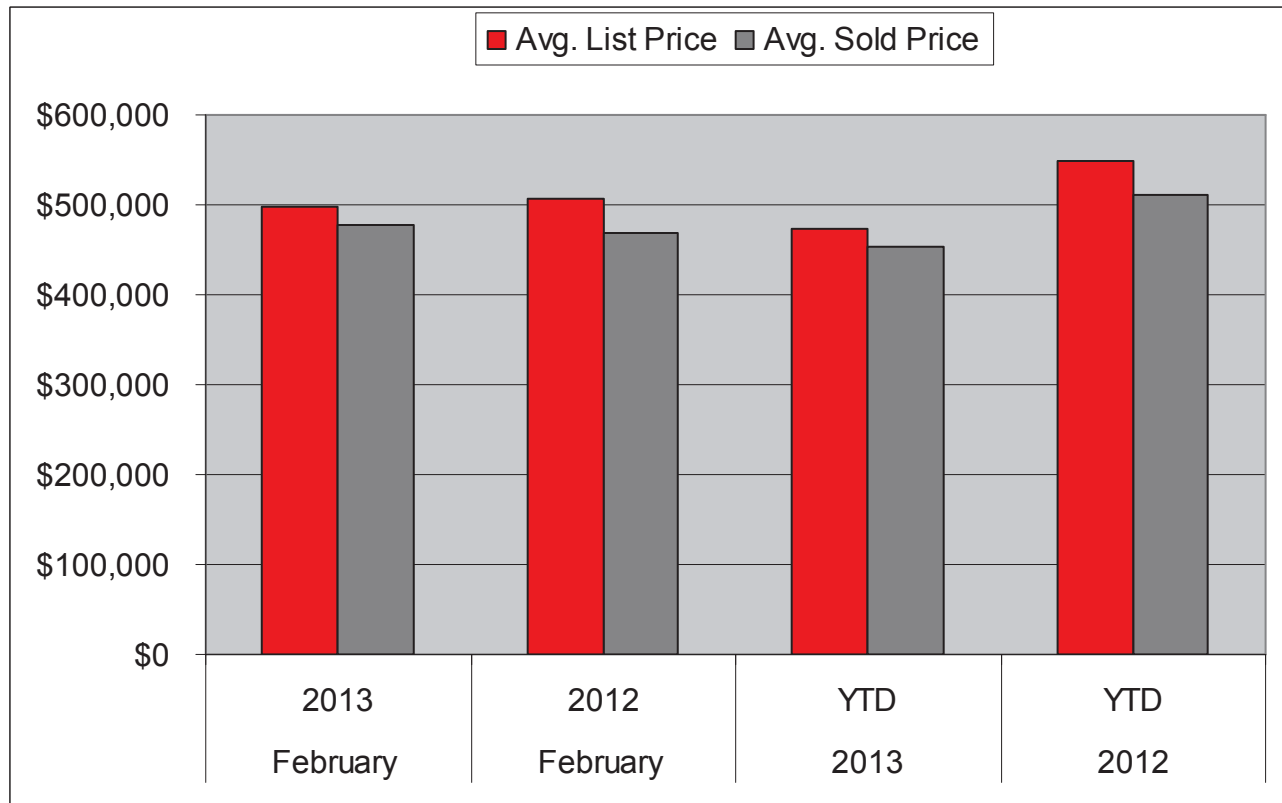




Stamford, CT Home Sales Report February 2013

	February 2013	February 2012	2013 YTD	2012 YTD	% Chg TY/LY	% Chg YTD
Avg. List Price	\$497,789	\$507,628	\$472,266	\$549,805	-2%	-14%
Avg. Sold Price	\$477,420	\$467,891	\$452,659	\$510,089	2%	-11%
% Sale/List Ratio	96%	92%	96%	93%		
# Sold	59	48	132	105	23%	26%
Sold Median	\$429,900	\$345,000.00	\$395,000	\$355,000.00	25%	11%



Street_No	Street	No_Rooms	No_Bedrooms	Tot_Baths	List Price	Close Price	ST%
22	Glenbrook	2	0	1	\$ 115,000.00	\$ 110,000.00	96%
50	North	3	1	1	\$ 119,000.00	\$ 110,000.00	92%
54	NORTH	4	2	1	\$ 118,888.00	\$ 112,000.00	94%
26	Gregory	5	3	2	\$ 129,900.00	\$ 121,000.00	93%
700	Summer	2	1	1	\$ 165,000.00	\$ 140,000.00	85%
91	Strawberry Hill	4	2	1	\$ 165,000.00	\$ 162,000.00	98%
1	Strawberry Hill	3	1	2	\$ 185,000.00	\$ 176,000.00	95%
70	Avery	4	2	2	\$ 174,900.00	\$ 180,000.00	103%
1	Strawberry Hill	4	1	2	\$ 199,900.00	\$ 189,000.00	95%
44	Strawberry Hill	4	1	1	\$ 218,500.00	\$ 194,000.00	89%
17	Van Buskirk	6	4	1	\$ 225,000.00	\$ 215,000.00	96%
71	Pine Hill	4	1	1	\$ 245,000.00	\$ 240,000.00	98%
1080	Bedford	5	2	1	\$ 279,900.00	\$ 260,000.00	93%
36	Highview	5	2	2	\$ 285,000.00	\$ 270,000.00	95%
850	Main	3	1	1	\$ 289,000.00	\$ 275,000.00	95%
48	Dora	6	3	2	\$ 285,000.00	\$ 277,500.00	97%
1230	Hope	4	2	2	\$ 299,000.00	\$ 285,000.00	95%
52	Morgan	6	3	2	\$ 289,900.00	\$ 285,000.00	98%
295	Bridge	5	2	2	\$ 319,999.00	\$ 301,000.00	94%
101	Grove	5	2	3	\$ 305,000.00	\$ 306,000.00	100%
94	Bouton	7	3	1	\$ 347,000.00	\$ 333,000.00	96%
74	Bouton	6	3	2	\$ 339,000.00	\$ 341,000.00	101%
39	Beach View	5	2	2	\$ 425,000.00	\$ 342,500.00	81%
193	Minivale	6	4	2	\$ 395,000.00	\$ 350,000.00	89%
19	Bouton	7	4	4	\$ 365,000.00	\$ 365,000.00	100%
850	Main	5	2	2	\$ 399,999.00	\$ 390,000.00	98%
850	Main	5	2	2	\$ 399,999.00	\$ 390,000.00	98%
50	Lenox	7	4	2	\$ 355,300.00	\$ 395,000.00	111%
94	Gaymoor	7	5	2	\$ 448,000.00	\$ 410,000.00	92%
122	Gaymoor	6	3	2	\$ 429,900.00	\$ 429,900.00	100%
806	Hope	7	3	3	\$ 449,000.00	\$ 434,000.00	97%
21	Pine Hill	7	3	2	\$ 459,000.00	\$ 450,000.00	98%
98	Dora	8	4	3	\$ 469,000.00	\$ 465,000.00	99%
447	High Ridge	7	3	2	\$ 499,000.00	\$ 478,000.00	96%
11	Meredith	7	3	3	\$ 500,000.00	\$ 485,000.00	97%
88	Mianus	8	3	1	\$ 499,000.00	\$ 494,000.00	99%
161	Gaymoor	7	3	2	\$ 499,000.00	\$ 495,000.00	99%
6	Stanwick	8	4	3	\$ 529,000.00	\$ 502,550.00	95%
214	Seaside	7	3	4	\$ 499,000.00	\$ 505,000.00	101%
11	Gilford	7	3	3	\$ 535,000.00	\$ 512,500.00	96%
439	Pepper Ridge	7	4	3	\$ 519,900.00	\$ 521,000.00	100%
17	Ingleside	10	4	3	\$ 599,900.00	\$ 527,500.00	88%
14	Smoke Hill	7	3	3	\$ 549,950.00	\$ 530,000.00	96%
5	Columbus	8	3	3	\$ 605,000.00	\$ 587,000.00	97%
18	Farm Hill	6	3	2	\$ 599,000.00	\$ 599,000.00	100%
18	Farm Hill	6	3	2	\$ 599,000.00	\$ 599,000.00	100%
25	Jeanne	7	4	3	\$ 679,000.00	\$ 625,000.00	92%
74	West Kenilworth	8	2	4	\$ 729,000.00	\$ 630,000.00	86%
30	Doral Farm	8	2	2	\$ 695,000.00	\$ 647,500.00	93%
77	Havemeyer	5	2	2	\$ 673,450.00	\$ 658,450.00	98%
63	Zora	10	4	3	\$ 694,000.00	\$ 665,000.00	96%
120	Dundee	9	5	3	\$ 789,000.00	\$ 762,500.00	97%
77	Havemeyer	5	3	3	\$ 915,289.00	\$ 855,900.00	94%
120	Emery	8	4	5	\$ 949,000.00	\$ 900,000.00	95%
37	Carrington	9	4	4	\$ 999,000.00	\$ 985,000.00	99%
43	Fox Glen	11	4	5	\$ 1,049,000.00	\$ 1,029,000.00	98%
209	Ocean Drive East	11	5	5	\$ 1,195,000.00	\$ 1,140,000.00	95%
326	Erskine	10	4	4	\$ 1,280,000.00	\$ 1,280,000.00	100%
18	Ravenglass	15	6	7	\$ 1,995,000.00	\$ 1,850,000.00	93%