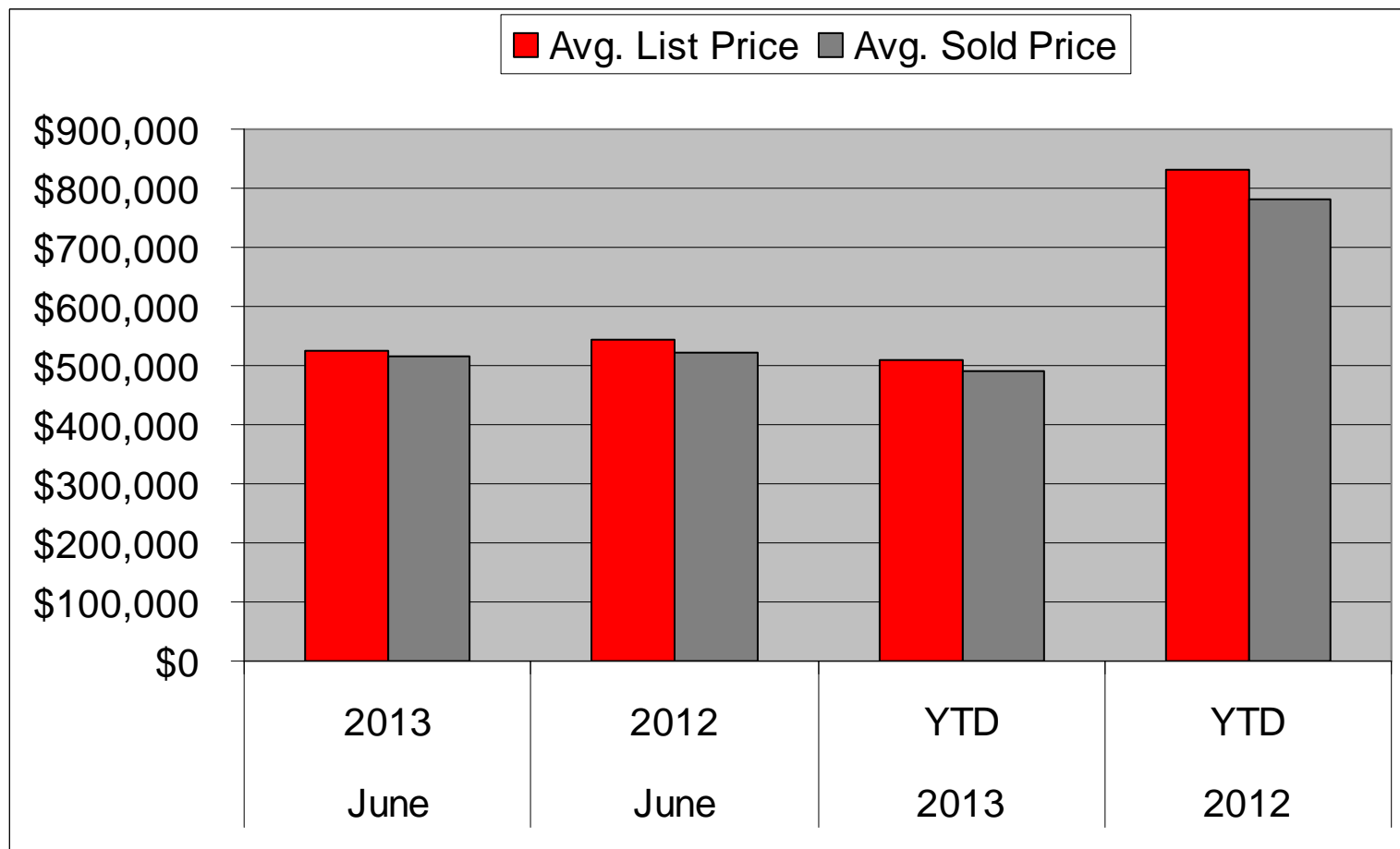


Stamford, CT Home Sales Report June 2013

Single Family	June 2013	June 2012	2013 YTD	2012 YTD	% Chg TY/LY	% Chg YTD
	Avg. List Price	\$526,505	\$543,308	\$509,053	\$830,799	-3%
Avg. Sold Price	\$515,143	\$520,859	\$489,494	\$782,719	-1%	-37%
% Sale/List Ratio	98%	96%	96%	94%		
Avg. Market Time	135	176	155	205	-23%	-24%
# Sold	133	129	578	104	3%	456%
Median	485000	406800	432250	751000	19%	-42%





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		bedrms	#Full Bths	List Price	Sale Price	% sale/list
445	Hope	3	0	1 \$ 105,000.00	\$ 100,000.00	95%
1092	Main	4	2	1 \$ 105,000.00	\$ 113,000.00	108%
20	North	4	2	1 \$ 115,000.00	\$ 125,000.00	109%
46	Taylor	4	2	1 \$ 129,900.00	\$ 132,000.00	102%
444	Bedford	3	0	1 \$ 144,900.00	\$ 144,450.00	100%
70	Strawberry Hill	1	0	1 \$ 155,000.00	\$ 146,000.00	94%
444	Bedford	3	1	1 \$ 159,900.00	\$ 150,000.00	94%
2475	Summer	3	1	1 \$ 144,900.00	\$ 158,000.00	109%
60	Strawberry Hill	4	2	2 \$ 174,990.00	\$ 160,000.00	91%
288	Sylvan Knoll	5	2	1 \$ 164,900.00	\$ 160,000.00	97%
120	Columbus	4	2	1 \$ 173,500.00	\$ 168,000.00	97%
91	Strawberry Hill	4	2	1 \$ 189,000.00	\$ 185,000.00	98%
59	Courtland	2	1	2 \$ 185,000.00	\$ 185,000.00	100%
71	Strawberry Hill	4	2	1 \$ 199,900.00	\$ 187,500.00	94%
1197	Hope	4	2	2 \$ 215,000.00	\$ 200,000.00	93%
44	Strawberry Hill	3	1	1 \$ 199,000.00	\$ 200,000.00	101%
65	Glenbrook	4	2	2 \$ 215,000.00	\$ 200,500.00	93%
300	Broad	3	1	1 \$ 206,000.00	\$ 203,000.00	99%
132	Woodside Green	3	1	1 \$ 225,000.00	\$ 212,000.00	94%
6	Waverly	6	3	1 \$ 229,900.00	\$ 225,000.00	98%
241	Hamilton	3	1	1 \$ 244,900.00	\$ 227,500.00	93%
127	Greyrock	3	1	1 \$ 245,000.00	\$ 235,000.00	96%
65	Glenbrook	3	1	2 \$ 247,500.00	\$ 240,000.00	97%
169	Lawn	8	4	2 \$ 280,000.00	\$ 252,500.00	90%
58	George	6	3	2 \$ 260,000.00	\$ 255,000.00	98%
20	Mohegan	5	2	1 \$ 315,000.00	\$ 265,000.00	84%
1193	Hope	4	2	2 \$ 275,000.00	\$ 266,000.00	97%
60	Lawn	5	2	2 \$ 286,000.00	\$ 270,500.00	95%
44	Strawberry Hill	5	3	2 \$ 289,000.00	\$ 275,000.00	95%
26	Weed Hill	6	3	3 \$ 279,000.00	\$ 279,000.00	100%
31	Puritan	6	3	1 \$ 274,900.00	\$ 290,000.00	105%
466	Fairfield	5	2	2 \$ 315,000.00	\$ 300,000.00	95%
57	Caldwell	6	3	2 \$ 319,000.00	\$ 305,000.00	96%
19	Lindale	5	2	2 \$ 315,000.00	\$ 315,000.00	100%
139	Houston	6	3	2 \$ 335,000.00	\$ 320,000.00	96%
223	Cold Spring	6	3	2 \$ 334,900.00	\$ 325,000.00	97%
377	Glenbrook	4	2	2 \$ 339,000.00	\$ 330,000.00	97%
112	Lawn	8	5	4 \$ 324,900.00	\$ 330,000.00	102%
16	East	7	4	2 \$ 359,000.00	\$ 334,000.00	93%
59	Woodway	6	2	3 \$ 344,000.00	\$ 344,000.00	100%
255	Strawberry Hill	4	3	2 \$ 375,000.00	\$ 345,000.00	92%
59	Liberty	5	3	3 \$ 369,900.00	\$ 357,500.00	97%
1437	High Ridge	5	1	1 \$ 350,000.00	\$ 360,000.00	103%
13	Paragon	6	3	2 \$ 384,900.00	\$ 370,000.00	96%
120	Culloden	7	4	2 \$ 385,000.00	\$ 378,000.00	98%
65	Highland	4	2	3 \$ 391,000.00	\$ 391,000.00	100%
850	Main	5	3	2 \$ 399,999.00	\$ 395,000.00	99%
101	Grove	5	2	3 \$ 395,000.00	\$ 395,000.00	100%
25	Albin	7	3	2 \$ 419,000.00	\$ 405,000.00	97%
34	Andover	6	3	2 \$ 429,000.00	\$ 410,000.00	96%
250	Knickerbocker	6	3	2 \$ 439,000.00	\$ 427,000.00	97%



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			Rooms	#Full Bths	List Price	Sale Price	% sale/list
97	Mill Spring	8	4	4	\$ 385,000.00	\$ 430,000.00	112%
1340	High Ridge	7	3	2	\$ 450,000.00	\$ 430,000.00	96%
141	Sun Dance	6	3	2	\$ 429,000.00	\$ 431,000.00	100%
85	Camp	7	2	3	\$ 444,000.00	\$ 432,000.00	97%
132	Hope	6	2	3	\$ 459,000.00	\$ 432,500.00	94%
21	Stanton	8	4	3	\$ 439,000.00	\$ 439,000.00	100%
16	Avery	9	4	3	\$ 449,000.00	\$ 440,000.00	98%
30	Hillside	8	3	2	\$ 449,900.00	\$ 449,450.00	100%
111	Sanford	7	3	3	\$ 499,000.00	\$ 450,000.00	90%
32	Sussex	5	3	2	\$ 459,000.00	\$ 451,000.00	98%
304	Hamilton	7	4	2	\$ 479,000.00	\$ 454,000.00	95%
115	Belltown	7	3	2	\$ 459,000.00	\$ 455,000.00	99%
61	Dann	7	4	2	\$ 449,000.00	\$ 460,000.00	102%
6	Bon Air	7	3	2	\$ 475,000.00	\$ 465,000.00	98%
124	Dora	6	3	2	\$ 465,000.00	\$ 465,000.00	100%
89	Mulberry	6	3	3	\$ 489,900.00	\$ 485,000.00	99%
320	Strawberry Hill	6	2	3	\$ 509,000.00	\$ 500,000.00	98%
64	Tupper	7	5	2	\$ 529,900.00	\$ 500,000.00	94%
48	Sterling	6	3	2	\$ 525,000.00	\$ 505,000.00	96%
32	Highland	6	3	3	\$ 495,000.00	\$ 508,000.00	103%
118	Idlewood	7	3	2	\$ 539,000.00	\$ 515,000.00	96%
33	Greenleaf	7	3	4	\$ 599,000.00	\$ 522,500.00	87%
35	Andover	8	4	3	\$ 529,000.00	\$ 529,000.00	100%
630	Hope UNIT #2	8	3	4	\$ 529,000.00	\$ 530,000.00	100%
1419	Riverbank	9	3	3	\$ 575,000.00	\$ 540,000.00	94%
107	Red Fox	8	3	3	\$ 569,900.00	\$ 541,000.00	95%
225	Little Hill	9	5	4	\$ 499,000.00	\$ 541,500.00	109%
185	Toms	9	5	3	\$ 544,900.00	\$ 544,900.00	100%
489	Lakeside	7	4	3	\$ 549,500.00	\$ 549,500.00	100%
180	Turn Of River	6	2	3	\$ 559,000.00	\$ 550,000.00	98%
118	Skyview	8	3	3	\$ 579,000.00	\$ 552,000.00	95%
123	Harbor	4	2	3	\$ 569,000.00	\$ 556,750.00	98%
141	Vine	7	3	3	\$ 569,000.00	\$ 560,000.00	98%
24	Cody	8	3	2	\$ 560,000.00	\$ 560,000.00	100%
37	Weed	7	3	4	\$ 589,237.00	\$ 575,000.00	98%
130	Forest	6	3	3	\$ 575,000.00	\$ 577,060.00	100%
39	Maple Tree	7	2	4	\$ 615,000.00	\$ 580,000.00	94%
95	Intervale	7	3	3	\$ 589,500.00	\$ 582,000.00	99%
103	Highview	7	3	3	\$ 615,000.00	\$ 589,500.00	96%
32	Muriel	7	3	3	\$ 599,900.00	\$ 590,000.00	98%
157	Woodridge	9	4	3	\$ 609,000.00	\$ 592,500.00	97%
46	Mitchell	7	3	3	\$ 625,000.00	\$ 595,000.00	95%
710	Hope	6	3	4	\$ 625,000.00	\$ 603,000.00	96%
307	Broad	7	4	3	\$ 619,000.00	\$ 604,500.00	98%
45	Mountain Wood	8	4	3	\$ 634,900.00	\$ 624,900.00	98%
300	Haviland	10	4	3	\$ 649,000.00	\$ 628,000.00	97%
68	Alexandra	8	4	3	\$ 659,000.00	\$ 628,500.00	95%
247	Sun Dance	9	4	3	\$ 635,000.00	\$ 633,000.00	100%
81	Willard	7	4	3	\$ 650,000.00	\$ 635,000.00	98%
90	Coachlamp	9	3	3	\$ 649,000.00	\$ 646,000.00	100%
232	Red Fox	9	4	3	\$ 649,900.00	\$ 649,900.00	100%



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Street #	Street Name	# Rooms	# Bdrms	#Full Bths	List Price	Sale Price	% sale/list
38	Old Mill	9	4	3	\$ 660,000.00	\$ 650,000.00	98%
45	Falmouth	10	5	3	\$ 695,000.00	\$ 655,000.00	94%
16	Black Twig	8	4	3	\$ 699,000.00	\$ 675,000.00	97%
19	Vanech	11	4	3	\$ 699,000.00	\$ 695,000.00	99%
181	Red Fox	12	4	4	\$ 719,000.00	\$ 699,000.00	97%
674	Hunting Ridge	8	4	6	\$ 739,000.00	\$ 720,000.00	97%
79	Mather	5	4	3	\$ 739,000.00	\$ 722,750.00	98%
306	Erskine	6	3	3	\$ 725,000.00	\$ 725,000.00	100%
61	Woodmere	9	4	3	\$ 725,000.00	\$ 725,000.00	100%
75	Skymeadow	9	4	3	\$ 745,000.00	\$ 727,500.00	98%
37	Highline	9	4	3	\$ 735,000.00	\$ 730,000.00	99%
189	Old Long Ridge	8	4	3	\$ 810,000.00	\$ 737,500.00	91%
62	Akbar	10	4	3	\$ 745,000.00	\$ 745,000.00	100%
1376	Hope	9	4	3	\$ 775,000.00	\$ 754,500.00	97%
45	Mayapple	11	5	4	\$ 799,500.00	\$ 765,000.00	96%
77	Havemeyer	6	3	3	\$ 765,900.00	\$ 782,596.00	102%
77	Havemeyer	6	3	3	\$ 750,000.00	\$ 783,177.00	104%
42	Very Merry	11	5	5	\$ 959,000.00	\$ 850,000.00	89%
20	Bend Of River	10	5	3	\$ 850,000.00	\$ 850,000.00	100%
30	Van Rensselaer	8	4	4	\$ 875,000.00	\$ 850,000.00	97%
324	Rock Rimmon	8	4	5	\$ 899,000.00	\$ 875,000.00	97%
77	Havemeyer	7	3	3	\$ 874,444.00	\$ 876,902.00	100%
84	Cross Country	10	5	5	\$1,185,000.00	\$1,175,000.00	99%
352	Bayberrie	9	5	4	\$1,179,000.00	\$1,179,000.00	100%
63	Thornwood	12	5	4	\$1,199,000.00	\$1,200,000.00	100%
9	Ridgecrest	10	4	4	\$1,249,000.00	\$1,200,000.00	96%
195	Haviland	12	5	6	\$1,249,000.00	\$1,212,500.00	97%
77	Havemeyer	6	3	4	\$1,133,223.00	\$1,226,813.00	108%
373	Erskine	10	4	4	\$1,349,000.00	\$1,360,000.00	101%
386	June	8	4	4	\$1,495,000.00	\$1,412,500.00	94%
86	Campbell	14	5	5	\$1,550,000.00	\$1,500,000.00	97%