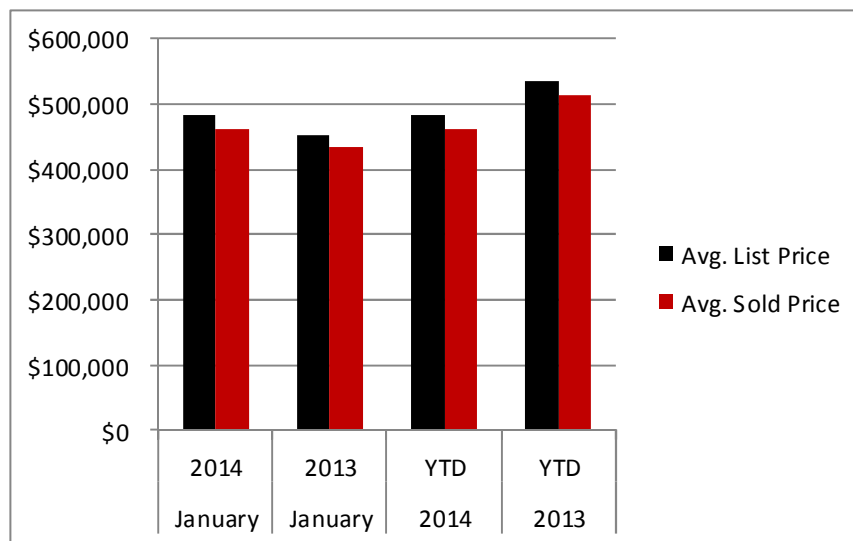




Stamford, CT Home Sales Report January 2014

Single Family	January	January	2014	2013	% Chg	% Chg
	2014	2013	YTD	YTD	TY/LY	YTD
Avg. List Price	\$483,982	\$451,638	\$483,982	\$534,303	7%	-9%
Avg. Sold Price	\$460,839	\$432,646	\$460,839	\$514,311	7%	-10%
% Sale/List Ratio	95%	96%	95%	96%		
Avg. Market Time	99	106	99	103	-7%	-4%
# Sold	83	73	83	1267	14%	-93%



750	Cove	3	1	1	\$ 94,999	\$ 90,000	95%
97	Virgil	4	2	1	\$ 135,000	\$ 110,000	81%
60	Strawberry Hill	3	1	1	\$ 130,000	\$ 117,000	90%
53	Prospect	1	0	1	\$ 139,900	\$ 120,000	86%
22	Glenbrook	3	1	1	\$ 144,000	\$ 125,000	87%
27	Northhill	3	1	1	\$ 130,000	\$ 130,000	100%
140	Summer	2	0	1	\$ 149,900	\$ 130,000	87%
69	Clinton	3	1	1	\$ 150,000	\$ 135,000	90%
178	Seaton	4	2	1	\$ 140,000	\$ 136,919	98%
7	4th	1	0	1	\$ 164,500	\$ 145,000	88%
17	Hope	3	1	1	\$ 184,900	\$ 160,000	87%
95	Liberty	3	2	1	\$ 149,900	\$ 160,000	107%
697	Cove	3	1	1	\$ 170,000	\$ 170,000	100%
53	Hope	3	1	1	\$ 169,900	\$ 170,000	100%
77	Glenbrook	4	1	1	\$ 189,000	\$ 180,000	95%
444	Bedford	3	1	1	\$ 220,000	\$ 180,000	82%



Marketing Connecticut Real Estate at the Highest Level

292	Sylvan Knoll	5	2	1	\$ 214,500	\$ 195,000	91%
1260	Hope	4	2	1	\$ 204,000	\$ 204,000	100%
236 B	Glenbrook	3	1	1	\$ 225,000	\$ 205,000	91%
284	Sylvan Knoll	5	2	1	\$ 219,500	\$ 207,000	94%
102	Summer	4	2	1	\$ 239,000	\$ 225,500	94%
70	Strawberry Hill	3	1	1	\$ 239,000	\$ 230,000	96%
102	Summer	4	2	1	\$ 237,000	\$ 238,000	100%
34	Crescent	4	1	2	\$ 249,000	\$ 242,500	97%
1	Strawberry Hill	3	1	2	\$ 259,000	\$ 245,000	95%
44	Lewelyn	5	2	1	\$ 275,000	\$ 250,000	91%
96	Columbus	4	2	2	\$ 279,000	\$ 260,000	93%
27	Lindstrom	3	1	1	\$ 299,900	\$ 271,250	90%
95	Lafayette	4	2	3	\$ 299,900	\$ 275,000	92%
69	Maple Tree	6	2	2	\$ 295,000	\$ 280,000	95%
36	Cerretta	4	2	2	\$ 325,000	\$ 290,000	89%
20	Paragon	6	3	1	\$ 310,000	\$ 300,000	97%
2437	Bedford	4	1	1	\$ 315,000	\$ 300,000	95%
255	Strawberry Hill	4	2	2	\$ 300,000	\$ 300,000	100%
180	Glenbrook	4	2	2	\$ 309,000	\$ 315,000	102%
102	Old Barn	6	3	2	\$ 349,000	\$ 320,000	92%
21	Turn Of River	7	3	1	\$ 329,000	\$ 320,000	97%
33	Pine Hill	4	2	2	\$ 335,000	\$ 330,000	99%
25	Forest	5	2	2	\$ 375,000	\$ 346,500	92%
75	Courtland	4	2	2	\$ 359,000	\$ 350,000	97%
41	Hirsch	5	2	1	\$ 375,000	\$ 367,500	98%
100	Hope	6	3	2	\$ 370,000	\$ 370,000	100%
5	Dunn	5	3	2	\$ 429,000	\$ 385,000	90%
73	Crestwood	7	3	2	\$ 479,900	\$ 400,000	83%
350	Den	11	6	2	\$ 425,000	\$ 400,000	94%
850	Main	5	3	2	\$ 419,999	\$ 414,000	99%
71	Riverside	5	3	3	\$ 434,500	\$ 415,000	96%
668	Glenbrook	5	3	3	\$ 435,000	\$ 425,000	98%
35	Broad	5	3	2	\$ 470,000	\$ 450,000	96%
250	Knickerbocker	6	3	2	\$ 459,000	\$ 463,000	101%
247	Hamilton	5	3	3	\$ 475,000	\$ 465,000	98%



135	Dunn	7	4	2	\$ 509,000	\$ 495,000	97%
559	Hope	9	4	4	\$ 529,000	\$ 500,000	95%
596	Glenbrook	7	3	4	\$ 500,000	\$ 500,000	100%
22	Duke	8	4	2	\$ 525,000	\$ 510,000	97%
121	Hartswood	6	3	2	\$ 559,000	\$ 544,000	97%
80	Deleo	8	5	3	\$ 599,000	\$ 545,000	91%
168	Colonial	8	3	3	\$ 575,000	\$ 561,500	98%
21	Central	7	3	3	\$ 589,000	\$ 575,000	98%
72	Chatham	10	4	3	\$ 625,000	\$ 610,000	98%
49	Albin	10	4	4	\$ 629,000	\$ 615,000	98%
115	Wildwood	7	3	3	\$ 729,000	\$ 650,000	89%
94	Country Club	8	4	3	\$ 700,000	\$ 650,000	93%
14	1st	6	3	4	\$ 668,000	\$ 650,000	97%
149	Long Hill	8	4	3	\$ 699,000	\$ 675,000	97%
55	Cook	13	4	5	\$ 695,000	\$ 680,000	98%
123	Dogwood	8	4	3	\$ 715,000	\$ 705,000	99%
12	Farm Hill	8	3	3	\$ 764,500	\$ 748,000	98%
14	Hedge Brook	9	4	3	\$ 810,000	\$ 765,000	94%
7	Barn Hill	9	3	3	\$ 799,000	\$ 770,000	96%
50	Old Mill	14	5	6	\$ 859,900	\$ 775,000	90%
35	Halliwell	8	4	3	\$ 850,000	\$ 790,000	93%
36	Macarthur	8	3	3	\$ 700,000	\$ 800,000	114%
2	Doral Farms	8	3	3	\$ 875,000	\$ 860,000	98%
77	Havemeyer	8	3	4	\$ 869,900	\$ 865,000	99%
1	Broad	5	3	4	\$ 925,000	\$ 925,000	100%
77	Havemeyer	7	3	3	\$ 869,900	\$ 927,046	107%
77	Havemeyer	7	3	3	\$ 943,073	\$ 928,422	98%
8	Mid River Run	8	4	4	\$ 1,100,000	\$ 1,040,000	95%
336	Stamford	8	3	4	\$ 1,150,000	\$ 1,125,000	98%
1	Eagle	13	5	4	\$ 1,249,000	\$ 1,167,500	93%
56	Guinea	13	5	7	\$ 1,500,000	\$ 1,250,000	83%
207	Farms	11	6	5	\$ 1,985,000	\$ 1,735,000	87%