



## Stamford, CT Home Sales Report July 2013

Single Family	July	July	2013	2012	% Chg	% Chg
	2013	2012	YTD	YTD	TY/LY	YTD
Avg. List Price	\$603,784	\$557,578	\$526,882	\$539,134	8%	-2%
Avg. Sold Price	\$578,015	\$533,331	\$506,154	\$511,448	8%	-1%
% Sale/List Ratio	96%	96%	96%	95%		
Avg. Market Time	110	129	147	172	-15%	-15%
# Sold	134	89	712	568	51%	25%
Median	463500	387500	440000	400000	20%	10%





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Street #	Street Name	# Rooms	# Bdrms	#Full Bths	List Price	Sale Price	% sale/list
5	Washington	4	2	1	\$ 109,000	\$ 99,000	91%
30	Standish	4	2	1	\$ 109,900	\$ 113,000	103%
106	Strawberry Hill	5	2	1	\$ 125,000	\$ 116,000	93%
637	Cove	3	1	1	\$ 139,900	\$ 122,000	87%
737	Cove	4	2	1	\$ 139,900	\$ 125,000	89%
134	Woodside	3	1	2	\$ 109,900	\$ 126,100	115%
737	Cove	5	2	1	\$ 155,000	\$ 150,000	97%
59	Courtland	2	1	1	\$ 169,000	\$ 159,000	94%
140	Grenhart	4	2	2	\$ 175,000	\$ 165,000	94%
194	Sylvan Knoll	5	2	1	\$ 174,900	\$ 174,800	100%
275	Bridge	3	1	1	\$ 190,000	\$ 183,000	96%
20	Spruce	5	2	3	\$ 186,200	\$ 187,500	101%
85	Oaklawn	5	2	2	\$ 259,000	\$ 210,000	81%
65	Glenbrook	3	1	2	\$ 224,900	\$ 210,000	93%
50	Glenbrook	3	1	1	\$ 215,000	\$ 215,900	100%
154	Cold Spring	5	2	2	\$ 229,900	\$ 220,000	96%
700	Summer	3	1	1	\$ 229,900	\$ 224,000	97%
82	Congress	7	3	2	\$ 300,300	\$ 230,000	77%
1611	Washington	4	1	1	\$ 239,000	\$ 239,000	100%
60	Lawn	4	2	2	\$ 240,000	\$ 240,000	100%
46	Martin	5	2	2	\$ 269,000	\$ 255,000	95%
273	Bridge	4	2	1	\$ 279,000	\$ 255,000	91%
56	George	6	3	1	\$ 270,000	\$ 262,000	97%
1	Strawberry Hill	4	2	2	\$ 270,000	\$ 262,000	97%
1334	Long Ridge	7	4	2	\$ 350,000	\$ 270,000	77%
36	Cook	3	1	2	\$ 275,000	\$ 275,000	100%
950	Cove	5	2	2	\$ 289,900	\$ 284,500	98%
1611	Washington	5	2	2	\$ 325,000	\$ 299,000	92%
76	Rock Spring	6	3	2	\$ 312,900	\$ 305,000	97%
50	Glenbrook	4	2	2	\$ 310,000	\$ 305,000	98%
120	Courtland	7	2	2	\$ 329,999	\$ 312,500	95%
7	Reynolds	6	3	2	\$ 332,500	\$ 317,500	95%
168	Belltown	5	2	2	\$ 332,500	\$ 324,000	97%
655	Newfield	6	3	3	\$ 349,000	\$ 331,500	95%
54	Elizabeth	6	3	2	\$ 349,000	\$ 332,000	95%
850	Main	4	2	2	\$ 334,999	\$ 334,000	100%
850	Main	4	2	2	\$ 339,999	\$ 335,000	99%
81	Clover Hill	9	3	3	\$ 360,000	\$ 340,000	94%
79	Courtland	4	2	2	\$ 349,000	\$ 340,000	97%
149	Long Hill	9	4	2	\$ 329,900	\$ 340,000	103%
16	Beechwood	5	2	1	\$ 400,000	\$ 341,505	85%
153	Dunn	5	2	1	\$ 342,000	\$ 342,000	100%
100	Hope	6	2	3	\$ 353,000	\$ 360,000	102%



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Street #	Street Name	# Rooms	# Bdrms	#Full Bths	List Price	Sale Price	% sale/list
3	Emma	6	3	1	\$ 369,000	\$ 363,000	98%
94	Southfield	3	1	1	\$ 395,000	\$ 365,000	92%
217	Bridge	5	2	2	\$ 375,000	\$ 372,000	99%
3	Hirsch	7	3	2	\$ 409,000	\$ 384,000	94%
81	Mathews	8	4	2	\$ 389,900	\$ 390,000	100%
71	Toms	7	4	2	\$ 419,000	\$ 395,000	94%
850	Main	5	3	2	\$ 399,999	\$ 395,000	99%
1900	Summer	4	2	3	\$ 400,000	\$ 398,000	100%
8	Cleveland	4	2	1	\$ 420,000	\$ 400,000	95%
9	Ivy	9	4	3	\$ 409,000	\$ 405,000	99%
63	Riverside	7	3	3	\$ 419,500	\$ 419,000	100%
58	Upland	8	5	2	\$ 425,000	\$ 425,000	100%
73	Harbor	5	2	2	\$ 425,000	\$ 425,500	100%
25	Iroquois	8	5	2	\$ 450,000	\$ 431,000	96%
43	Harbor	4	2	2	\$ 439,000	\$ 432,000	98%
79	Harbor	5	2	2	\$ 465,000	\$ 435,000	94%
161	Cedar Heights	7	4	2	\$ 449,000	\$ 442,500	99%
117	Dunn	7	3	2	\$ 469,000	\$ 447,500	95%
92	Forest	9	4	1	\$ 514,900	\$ 450,000	87%
56	Dagmar	7	4	2	\$ 440,000	\$ 457,000	104%
105	Harbor	5	3	3	\$ 458,000	\$ 458,000	100%
23	Brighton	7	3	2	\$ 450,000	\$ 458,000	102%
40	Rolling Ridge	8	4	3	\$ 499,900	\$ 460,000	92%
597	Fairfield	6	3	2	\$ 469,000	\$ 463,000	99%
29	Bel Aire	9	3	2	\$ 499,000	\$ 464,000	93%
2435	Bedford	5	2	3	\$ 459,900	\$ 464,900	101%
90	Dann	6	3	3	\$ 475,000	\$ 470,000	99%
456	Woodbine	7	3	3	\$ 489,000	\$ 489,000	100%
320	Strawberry Hill	4	2	3	\$ 515,000	\$ 505,000	98%
26	Perna	8	4	3	\$ 529,000	\$ 510,000	96%
67	Barrett	6	3	2	\$ 490,000	\$ 512,950	105%
192	Overbrook	8	4	3	\$ 549,000	\$ 520,000	95%
39	Maple Tree	7	2	4	\$ 599,000	\$ 525,000	88%
160	Glenbrook	6	3	4	\$ 537,500	\$ 525,000	98%
133	Hartwood	6	3	3	\$ 549,900	\$ 535,000	97%
35	Alton	7	3	2	\$ 539,000	\$ 539,000	100%
143	Hoyt	6	3	3	\$ 575,000	\$ 540,000	94%
48	Fairmont	6	3	2	\$ 519,000	\$ 540,000	104%
628	Wire Mill	7	3	2	\$ 579,000	\$ 550,000	95%
58	Saint Charles	7	3	3	\$ 569,000	\$ 550,000	97%
66	Diamondcrest	7	4	2	\$ 539,000	\$ 550,000	102%
68	Opper	6	3	2	\$ 569,900	\$ 555,000	97%
64	Brinkerhoff	9	3	3	\$ 590,000	\$ 572,500	97%



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327	Dundee	9	4	3	\$ 600,000	\$ 579,000	97%
58	Malvern	8	3	2	\$ 599,000	\$ 580,000	97%
50	Elizabeth	10	5	4	\$ 669,000	\$ 621,000	93%
2	Hampshire	10	5	3	\$ 625,000	\$ 622,500	100%
379	Mill	11	5	3	\$ 635,000	\$ 624,000	98%
34	Coachlamp	7	3	3	\$ 685,000	\$ 640,000	93%
156	Slice	8	4	3	\$ 669,000	\$ 645,000	96%
64	Pond	6	3	4	\$ 649,000	\$ 649,000	100%
79	Butternut	8	4	3	\$ 699,000	\$ 675,000	97%
355	Rocky Rapids	6	4	3	\$ 697,500	\$ 675,000	97%
104	Winesap	9	4	3	\$ 697,000	\$ 675,000	97%
23	Highline	10	5	3	\$ 699,000	\$ 680,000	97%
167	Macgregor	8	4	4	\$ 699,000	\$ 685,000	98%
279	Eden	10	5	5	\$ 775,000	\$ 710,000	92%
171	Barclay	7	4	3	\$ 799,000	\$ 715,000	89%
313	Den	8	3	3	\$ 739,000	\$ 739,000	100%
132	Blackberry	9	4	3	\$ 767,000	\$ 750,000	98%
77	Havemeyer	6	3	3	\$ 745,900	\$ 750,589	101%
213	Hubbard	7	3	4	\$ 799,900	\$ 760,000	95%
1	Broad	5	2	3	\$ 749,000	\$ 760,000	101%
77	Havemeyer Lane	6	3	3	\$ 745,900	\$ 760,280	102%
65	Nutmeg	9	4	4	\$ 799,000	\$ 775,000	97%
17	Brinkerhoff	8	4	3	\$ 799,000	\$ 780,000	98%
2061	Long Ridge	10	5	4	\$ 855,000	\$ 785,000	92%
17	Boulder Brook	9	4	3	\$ 825,000	\$ 792,000	96%
54	Valley View	10	4	3	\$ 849,000	\$ 825,000	97%
63	Barnes	6	2	3	\$ 859,000	\$ 830,000	97%
74	Valley View	12	4	6	\$ 875,000	\$ 861,200	98%
19	Wesgate	10	5	4	\$ 929,000	\$ 915,000	98%
585	Westover	11	5	5	\$1,049,000	\$ 950,000	91%
227	Thornwood	9	5	3	\$ 979,000	\$ 955,000	98%
321	Scofieldtown	10	5	5	\$1,195,000	\$ 1,002,000	84%
2	Hickory	10	5	4	\$1,095,000	\$ 1,042,500	95%
135	Van Rensselaer	8	4	4	\$1,100,000	\$ 1,085,000	99%
286	West	11	4	5	\$1,159,000	\$ 1,100,000	95%
2092	Shippan	9	4	4	\$1,199,000	\$ 1,137,500	95%
30	Huckleberry	12	4	6	\$1,175,000	\$ 1,140,000	97%
188	Cedarwood	10	4	5	\$1,199,000	\$ 1,180,000	98%
230	June	10	5	6	\$1,299,000	\$ 1,208,750	93%
631	Long Ridge	8	3	4	\$1,299,000	\$ 1,225,000	94%
48	Meadows	12	4	4	\$1,225,000	\$ 1,225,000	100%
39	Partridge	10	4	5	\$1,365,000	\$ 1,325,000	97%
71	Lake	12	7	6	\$1,400,000	\$ 1,325,000	95%
95	Soundview	8	4	3	\$1,495,000	\$ 1,365,000	91%
446	Taconic	10	5	4	\$1,985,000	\$ 1,861,000	94%
66	Ocean	6	3	3	\$2,150,000	\$ 1,999,000	93%
265	Westover	13	5	7	\$2,350,000	\$ 2,175,000	93%
124	Lake	13	6	6	\$2,950,000	\$ 2,675,000	91%