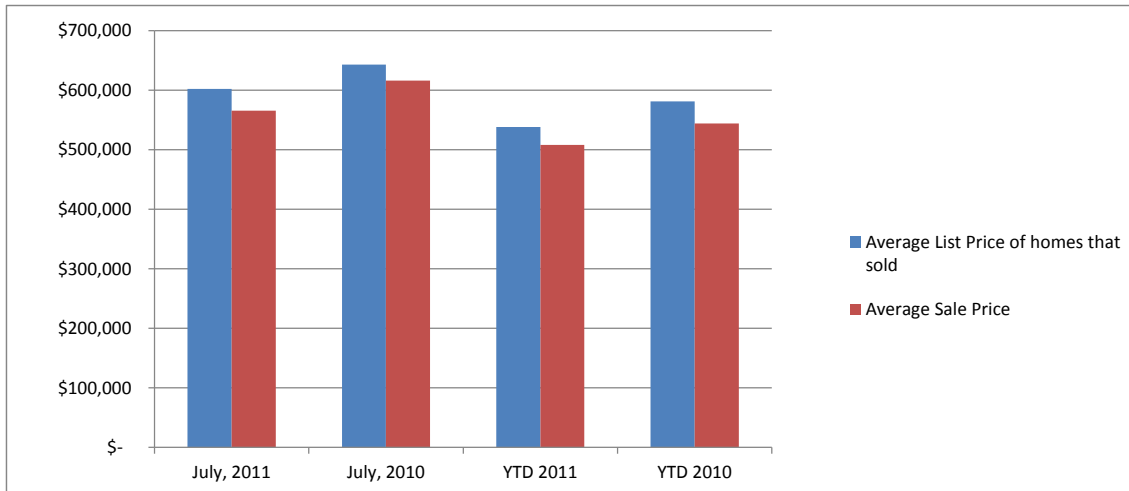




**Stamford, CT Home Sales Report,
July 2011**

Total Sales Comparison across all residential property types*	July, 2011	July, 2010	YTD 2011	YTD 2010	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 602,409	\$ 643,333	\$ 538,098	\$ 581,199	-6.4%	-7.4%
Average Sale Price	\$ 565,982	\$ 616,392	\$ 508,475	\$ 544,341	-8.2%	-6.6%
Sales/List Ratio	94.0%	95.8%	94.5%	93.7%	-1.9%	0.9%
Average Days on Market	115	94	115	116	22.3%	-0.9%
Number Sold	89	86	568	625	3.5%	-9.1%

**July - Sold Residential Real Estate
Price Comparison**



Stamford Residential Real Estate Market showed signs of slowing it's decline in number of sales and average sold price. While YTD numbers are still down overall, there were 38 Condominium sales in July, vs. 33 sales this Month last year. The average list price of any residential real estate on the market is \$996,000, this is 65% higher than the list price of the properties that have sold in July, indicating a strong gap between "priced to list and priced to sell".

We are in a very opportunistic time in the real estate market. There are great opportunities for Buyers, Sellers and investors. Call us at the Higgins Group Stamford office for professional advice on any of your real estate needs.

*Higgins Group Stamford- (203) 504-5005
HigginsGroup.com*

Source: Greater Fairfield Consolidated Multiple Listing Service

* Includes Single Family, Multi-Family, Land, Condo & Co-Op. Does not include Commercial or Rental properties.



Stamford CT Home Sales Report,
July, 2011

Single Family Homes	July, 2011	July, 2010	YTD 2011	YTD 2010	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 795,688	\$ 800,974	\$ 725,116	\$ 765,294	-0.7%	-5.3%
Average Sale Price	\$ 741,091	\$ 770,495	\$ 684,436	\$ 716,932	-3.8%	-4.5%
Sales/List Ratio	93.1%	96.2%	94.4%	93.7%	-3.2%	0.8%
Average Days on Market	106	87	105	105	21.8%	0.0%
Number Sold	48	51	295	333	-5.9%	-11.4%

Condominiums	July, 2011	July, 2010	YTD 2011	YTD 2010	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 388,620	\$ 414,791	\$ 338,000	\$ 374,409	-6.3%	-9.7%
Average Sale Price	\$ 375,620	\$ 393,317	\$ 320,713	\$ 351,447	-4.5%	-8.7%
Sales/List Ratio	96.7%	94.8%	94.9%	93.9%	1.9%	1.1%
Average Days on Market	127	105	128	131	21.0%	-2.3%
Number Sold	38	33	242	256	15.2%	-5.5%

Multi-Family	July, 2011	July, 2010	YTD 2011	YTD 2010	% Change - Month	% Change - YTD
Average List Price of homes that sold	\$ 374,000	\$ 394,450	\$ 338,397	\$ 361,180	-5.2%	-6.3%
Average Sale Price	\$ 283,000	\$ 367,500	\$ 317,980	\$ 330,109	-23.0%	-3.7%
Sales/List Ratio	75.7%	93.2%	94.0%	91.4%	-18.8%	2.8%
Average Days on Market	46	89	111	107	-48.3%	3.7%
Number Sold	1	2	26	32	-50.0%	-18.8%

Snapshot of Marketplace - July 1, 2011	Single Family Homes	Condominiums	Multi-Family	Total Sales Comparison across all residential property types*
Total Active Residential Listings	434	354	57	1,047
Average List Price currently on market	\$ 995,901	\$ 339,110	\$ 534,879	930,764
Average DOM	116	111	149	120
Number of Pending sales	147	106	26	286
Number of Sales YTD	295	242	26	568
Average Closed Price YTD	\$ 741,091	\$ 320,713	\$ 330,109	508,475
Months of Inventory	10.3	10.2	15.3	13

Source: Greater Fairfield Consolidated Multiple Listing Service

* Includes Single Family, Multi-Family, Land, Condo & Co-Op. Does not include Commercial or Rental properties.