



Real-Talk



Keiko Martelli
Realtor®
203-253-2613

Your Real Estate Information Newsletter from The Guzinski Team at William Pitt Sotheby's International Realty • GuzinskiTeam.com
GuzinskiTeam@gmail.com • The Guzinski Team • geriguz

Geri Guzinski
Realtor®, GRI, SRES, SRS
203-536-2232

What's On The Market As of 1/4/24 *Accepted Offer

65 Glenbrook Rd #4C	1BR	1.5Bth	Rnch	249,500*
300 Broad St #203	1BR	1.0Bth	Mid-Rise	288,000*
127 Greyrock Pl #704	1BR	1.0Bth	Hi-Rise	339,999
30 Maple Tree Ave #J	2BR	1.5Bth	Tnhse	399,000*
19 Colonial Rd #5	2BR	1.5Bth	Tnhse	425,000*
19 Colonial Rd #12	2BR	1.5Bth	Tnhse	425,000*
48 Randall Ave #1	2BR	2.5Bth	Tnhse	475,000*
83 Columbus Pl #F	3BR	2.0Bth	Clstr	479,000
1 Radio Pl #1	2BR	1.5Bth	Tnhse	500,000
40 Oenoke Pl #10	2BR	1.5Bth	Clstr	549,000*
2435 Bedford St #19E	2BR	3.5Bth	Tnhse	629,000*
95 Intervale Rd #31	3BR	2.5Bth	Clstr	805,000
77 Havemeyer Ln #97	3BR	3.5Bth	Tnhse	1,395,000*

What's Sold (10/12/23 - 12/31/23)

				List Price	Sale Price
22 Glenbrook Rd #107	OBR	1.0Bth	Rnch	139,980	123,000
91 Strawberry Hill Ave #522	1BR	1.0Bth	Mid-Rise	215,000	200,000
2475 Summer St #1P	1BR	1.0Bth	Rnch	224,900	220,000
61 Hope St #22 B	2BR	1.0Bth	Rnch	249,000	275,000
237 Sylvan Knoll Rd	2BR	1.0Bth	Tnhse	278,000	290,000
91 Strawberry Hill Ave #223	2BR	1.0Bth	Hi-Rise	289,999	280,000
127 Greyrock Pl #1707	1BR	1.0Bth	Hi-Rise	300,000	305,000
85 Riverside Ave #E4	2BR	1.0Bth	Rnch	385,000	390,000
259 Bridge St #259	2BR	2.0Bth	Tnhse	399,900	375,000
247 Hamilton Ave #5	2BR	2.5Bth	Tnhse	405,000	425,000
1111 Hope St #12	2BR	2.5Bth	Tnhse	449,000	456,000
1900 Summer St #16	2BR	2.5Bth	Tnhse	450,000	508,000
27 Lindstrom Rd #D6	2BR	2.0Bth	Tnhse	474,900	460,000
9 Old North Stamford Rd #35F	1BR	2.5Bth	Tnhse	479,000	495,000
143 Hoyt St #4F	2BR	2.0Bth	Mid-Rise	495,000	485,000
237 Strawberry Hill Ave #33	3BR	2.5Bth	Tnhse	495,000	545,200
455 Hope St #3H	3BR	2.5Bth	Tnhse	524,900	535,000
25 Adams Ave #408	2BR	2.0Bth	Mid-Rise	549,000	520,000
85 Camp Ave #6I	2BR	2.5Bth	Tnhse	565,000	585,000
2539 Bedford St #38S	2BR	2.5Bth	Tnhse	600,000	648,000
73 Harbor Dr #415	3BR	2.5Bth	Tnhse	649,000	700,000
320 Strawberry Hill Ave #35	3BR	2.5Bth	Tnhse	649,900	750,000
156 Forest St #156	2BR	2.5Bth	Tnhse	699,000	720,000
115 Colonial Rd #34	3BR	3.5Bth	Tnhse	780,000	800,000
1 Broad St #PH-26C	3BR	3.5Bth	Hi-Rise	899,000	882,500
77 Havemeyer Ln #22	3BR	3.5Bth	Tnhse	1,359,000	1,379,000

Mirror, Mirror on the Wall What Will the Economy Do in 2024?

Are we still expecting a recession in 2024? According to an article in USA Today by Paul Davidson, the simple answer is "No". The stock market is roaring on the belief that the Fed is on track to wrestle down inflation without causing a downturn – a rare feat known as a "soft landing".

Growth is expected to slow amid the delayed effects of the Fed's aggressive interest rate hikes, the depletion of excess pandemic savings & a pullback in federal govt spending. Other factors are likely to keep the economy afloat: near record home & stock prices, further easing of inflation close the Fed's 2% goal and the tentative plan to cut interest rates more sharply than anticipated.

Here are some things to consider:
*The Fed has said it's probably done hiking rates to fight inflation and is expecting 3 rate cuts in 2024.

*Forecasters expect the economy to grow 1.3%. Meager gains in the 1st half of 2024 should give way to stronger output by fall as the Fed slices rates.

*Inflation is a key player – if inflation falls more gradually than expected the Fed may keep its key rate higher for longer. There's also a chance that inflation could tumble more rapidly spurring the Fed to trim rates sooner & faster. Basically an economy that sizzles again now appears just as likely as one that slumps.

Leading indicators to watch:
Housing , Consumer Spending, Job Growth, Inflation, Government Spending & Business Investment

With the lack of inventory and the encouraging news on the economy it may be the perfect time to make a plan. Let's connect so you have a trusted resource to tell you what's happening locally.

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1 Strawberry Hill Ave., #5E

Open and Airy Corner 3BR/2Bth Condo with Sunset Views in one of Stamford's Premiere, Luxury, 24 Hour Doorman Building.

List Price \$450,000*

PRESORTED STANDARD
U.S. POSTAGE
PAID
STAMFORD CT
PERMIT NO 1245

SINGLE FAMILY HOMES

Year	# Sold	Average List Price	Average Sale Price	Market Time	L/S Ratio	
2023	543	-30.0%	\$906,709 +5.2%	\$930,601 +5.9%	44 -4.4%	104.0% +1.0%
2022	777	-22.0%	\$861,751 +3.7%	\$878,354 +5.4%	46 -23.4%	103.0% +1.9%
2021	996	+5.4%	\$830,627 +12.7%	\$832,735 +15.5%	60 -29.0%	101.0% +3.0%
2020	942	+24.4%	\$736,833 +11.3%	\$721,283 +12.6%	84 -5.9%	98.0% +1.4%
2019	757	+4.7%	\$662,340 -1.4%	\$640,401 -1.4%	89 +25.4%	96.7%
2018	723	-0.3%	\$671,600 -0.7%	\$649,162 -0.3%	71 -22.0%	96.7% -0.3%
2017	725	+1.0%	\$676,422 +2.1%	\$651,336 +2.3%	91 -14.2%	97.0% +1.0%
2016	718	-3.0%	\$662,586 -3.4%	\$636,545 -3.7%	106 +5.0%	96.0% -0.3%
2015	740	+15.0%	\$685,682 -4.6%	\$660,328 -4.3%	101 +1.0%	96.3% -1.5%
2014	642	-8.6%	\$718,041 +10.3%	\$689,402 +3.8%	100 +2.0%	97.7% +1.0%
2013	702	+17.5%	\$692,303 +3.5%	\$664,205 +4.4%	98 -4.9%	96.7%
2012	597	+13.5%	\$668,777 -4.1%	\$636,139 -3.5%	103 -2.9%	96.7% +1.0%
2011	527	-1.5%	\$697,090 -5.8%	\$658,857 -5.3%	106 +1.0%	95.7% +1.0%

4 Bedroom, 2.5 Bath Colonial on 1-1.5 acres, 2,800-3,000 square feet

Year	# Sold	Average List Price	Average Sale Price	Market Time
2023	4	Average List Price \$848,750	Average Sale Price \$925,061	MT= 16 days
2022	5	Average List Price \$878,200	Average Sale Price \$884,800	MT= 87 days
2021	6	Average List Price \$789,250	Average Sale Price \$794,833	MT= 29 days
2020	7	Average List Price \$619,271	Average Sale Price \$608,357	MT= 94 days
2019	2	Average List Price \$734,000	Average Sale Price \$710,000	MT= 46 days
2018	4	Average List Price \$676,500	Average Sale Price \$646,875	MT=102 days
2017	5	Average List Price \$819,600	Average Sale Price \$790,200	MT= 48 days
2016	5	Average List Price \$753,000	Average Sale Price \$732,200	MT=113 days
2015	8	Average List Price \$710,725	Average Sale Price \$697,000	MT=119 days
2014	5	Average List Price \$743,500	Average Sale Price \$743,400	MT= 50 days
2013	4	Average List Price \$760,750	Average Sale Price \$737,125	MT= 81 days
2012	4	Average List Price \$674,475	Average Sale Price \$650,000	MT=101 days
2011	2	Average List Price \$754,000	Average Sale Price \$737,500	MT= 47 days

CONDOMINIUMS

Year	# Sold	Average List Price	Average Sale Price	Market Time	L/S Ratio	
2023	588	-24.2%	\$421,606 +14.4%	\$428,448 +15.3%	38 -17.4%	102.0% +1.0%
2022	775	-17.7%	\$368,385 +2.6%	\$371,457 +4.6%	46 -37.2%	101.0% +2.0%
2021	941	+42.0%	\$359,221 -4.0%	\$355,100 -2.0%	72 -15.0%	99.0% +2.0%
2020	663	+14.5%	\$372,035 +9.4%	\$362,576 +9.9%	85 +1.1%	97.0%
2019	579	-6.6%	\$340,095 -3.7%	\$329,709 -4.0%	84 +29.2%	98.9% -0.3%
2018	620	-8.3%	\$353,317 +3.6%	\$343,592 +3.9%	65 -21.7%	97.2% +0.2%
2017	662	+1.2%	\$340,905 -6.5%	\$330,639 -6.2%	83 -10.8%	97.0% +0.4%
2016	654	+18.2%	\$364,582 +7.2%	\$352,459 +7.2%	93 +1.0%	96.6%
2015	553	-6.3%	\$340,416 -5.9%	\$328,708 -6.4%	92 +2.0%	96.6% -0.4%
2014	590	+4.2%	\$361,449 +6.8%	\$350,810 +6.8%	90 -16.5%	97.0%
2013	566	+27.0%	\$338,410 +0.6%	\$328,564 +2.1%	108 -8.5%	97.0% +2.1%
2012	445	+12.6%	\$336,377 +2.0%	\$321,630 +2.7%	118 -5.0%	95.0% +1.0%
2011	395	-2.9%	\$329,978 +7.2%	\$313,201 -8.7%	124 -4.0%	94.0% -4.0%

Townhouse with Attached 1 Car Garage, 1,950-2,050 square feet

Year	# Sold	Average List Price	Average Sale Price	Market Time
2023	2	Average List Price \$522,500	Average Sale Price \$560,700	MT= 25 days
2022	9	Average List Price \$487,433	Average Sale Price \$491,444	MT= 33 days
2021	9	Average List Price \$446,211	Average Sale Price \$445,667	MT= 79 days
2020	8	Average List Price \$486,800	Average Sale Price \$469,800	MT=213 days
2019	2	Average List Price \$456,115	Average Sale Price \$451,250	MT= 33 days
2018	2	Average List Price \$512,000	Average Sale Price \$500,000	MT= 65 days
2017	6	Average List Price \$474,317	Average Sale Price \$461,233	MT= 83 days
2016	8	Average List Price \$462,488	Average Sale Price \$456,938	MT= 93 days
2015	1	Average List Price \$489,000	Average Sale Price \$467,000	MT= 86 days
2014	2	Average List Price \$442,000	Average Sale Price \$430,000	MT=147 days
2013	2	Average List Price \$456,000	Average Sale Price \$441,000	MT= 53 days
2012	2	Average List Price \$419,900	Average Sale Price \$418,000	MT=256 days*

*These were new construction

RENTALS*

Year	# Sold	Average List Price	Average Rent Price	Market Time	L/S Ratio	
2023	1125	+12.1%	\$3,256 +11.8%	\$3,264 +12.0%	33 days +22.2%	100.0% -
2022	1004	-31.5%	\$2,912 +11.8%	\$2,915 +11.7%	27 days -25.0%	100.0% -
2021	1464	-2.3%	\$2,604 +0.2%	\$2,610 +0.4%	36 days -20.0%	100.0% -
2020	1498	+14.9%	\$2,597 +6.8%	\$2,600 +8.4%	45 days -	100.0% +1.4%
2019	1304	-4.8%	\$2,431 -1.4%	\$2,398 -1.4%	45 days +2.3%	98.6%
2018	1370	+6.9%	\$2,466 +3.8%	\$2,431 +3.6%	44 days -4.3%	98.6% -0.4%
2017	1281	+10.9%	\$2,376 -4.5%	\$2,347 -4.5%	46 days -2.1%	99.0% +0.2%

*Data source: SmartMLS

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THE GUZINSKI TEAM
William Pitt Sotheby's International Realty
3 Roxbury Road
Stamford, CT 06902