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Real-Talk



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What's On The Market As of 6/27/25 *Accepted Offer

36 Courtland Ave #3	1BR	1.0Bth	Rnch	174,999*
44 Strawberry Hill Ave, #2P	1BR	1.0Bth	Hi Rise	279,000*
71 Strawberry Hill Ave, #1002	2BR	1.0Bth	Apt Hi Rise	269,000*
71 Strawberry Hill Ave, #710	2BR	1.0Bth	Hi Rise	289,000
910 Hope St, #10B	1BR	1.0Bth	Rnch, Mid Rise	290,000*
1 Strawberry Hill Ct, #2D	1BR	1.5Bth	Hi Rise	329,900
154 Cold Spring Rd, #71	1BR	1.0Bth	Rnch	330,000*
1 Strawberry Hill Ct, #6F	1BR	1.5Bth	Hi Rise	349,900*
950 Cove Rd, #C4	1BR	1.0Bth	Rnch	350,000*
1 Strawberry Hill Ct, #2B	2BR	2.0Bth	Hi Rise	409,900
2437 Bedford St, #C19	1BR	1.5Bth	Tnhse	415,000*
50 Glenbrook Rd, #2C	3BR	3.0Bth	Hi Rise	479,000*
168 Belltown Rd, #35 D5	2BR	1.5Bth	Tnhse	560,000*
1 Broad St, #10F	2BR	2.5Bth	Hi Rise	675,000*
28 Rock Spring Rd, #B1	3BR	2.5Bth	Tnhse	698,000
123 Harbor Dr, #410	2BR	2.5Bth	Tnhse	730,000*
156 Forest St, #156	2BR	2.5Bth	Tnhse	795,000*
32 River Oaks Dr, #32	3BR	4.5Bth	Clstr	1,975,000

What's Sold (2/6/2025 - 6/20/2025)

				List Price	Sale Price
22 Courtland Ave #22-3	1BR	1.0Bth	Rnch	179,000	163,000
94 Strawberry Hill Ave #3	2BR	1.0Bth	Rnch	242,500	242,500
24 Radio Pl #24	2BR	1.0Bth	Rnch	279,900	247,500
73 Hope St #28A	1BR	1.0Bth	Rnch	289,000	294,000
700 Summer St #3N	1BR	1.0Bth	Hi-Rise	305,000	305,000
393 Sylvan Knoll Rd	2BR	1.0Bth	Tnhse	319,000	310,000
2475 Summer St #1F	2BR	1.0Bth	Rnch	330,000	325,000
154 Cold Spring Rd #38	2BR	1.5Bth	Apt	350,000	350,000
1 Strawberry Hill Ct #4B	2BR	2.0Bth	Hi-Rise	399,900	420,000
168 Belltown Rd #D5	2BR	1.5Bth	Tnhse	404,900	415,000
245 Bridge St #245	2BR	2.0Bth	Tnhse	425,000	440,000
197 Bridge St #21	2BR	2.0Bth	Rnch	460,000	450,000
60 Lindstrom Rd #60	2BR	1.5Bth	Tnhse	489,900	515,000
202 Soundview Ave #60	3BR	1.5Bth	Tnhse	529,000	550,000
20 Weed Hill Ave #J	3BR	2.5Bth	Tnhse	549,000	576,000
143 Hoyt St #4	3BR	2.0Bth	Apt	567,000	615,000
100 Hope St #16	2BR	3.0Bth	Tnhse	582,000	582,000
160 Glenbrook Rd #6D	2BR	2.5Bth	Tnhse	599,900	604,500
85 Camp Ave #7E	2BR	2.5Bth	Tnhse	650,000	710,000
2539 Bedford St #38A	2BR	2.5Bth	Tnhse	675,000	693,500
1515 Summer St #601	2BR	2.0Bth	Rnch	689,000	657,500
39 Maple Tree Ave #16	2BR	2/2Bth	Tnhse	695,000	785,000
158 Forest St #158	3BR	2.5Bth	Tnhse	819,000	880,000
115 Colonial Rd #65	3BR	3.5Bth	Tnhse	850,000	860,000
88 Maple Tree Ave #H	3BR	3/2Bth	Tnhse	850,000	1,050,000
123 Harbor Dr #203	3BR	3.0Bth	Tnhse	995,000	995,000
994 Shippin Ave #A	3BR	3/2Bth	Tnhse	1,150,000	1,155,000
159 Colonial Rd #11	4BR	3/2Bth	Tnhse	1,275,000	1,325,000
118 Barnes Rd #118	3BR	4.5Bth	Tnhse	1,275,000	1,350,000
77 Havemeyer Ln #97	3BR	3.5Bth	Tnhse	1,479,000	1,525,000
18 River Oaks Dr #18	3BR	4.5Bth	Clstr	1,749,000	1,879,000

Why Smart Pricing Matters in Today's Market

More homeowners are overestimating today's market, which is why price reductions are back at normal levels. Often, this happens because sellers aren't tuned into current conditions.

The best way to avoid that mistake? **Lean on the expertise of a local agent** who understands what's really happening and can guide you with a pricing strategy that works **now**.

Real estate is hyper-local. What's happening in one neighborhood may not reflect the rest of the market. One of the biggest factors influencing home prices is **inventory**—and even subtle changes can impact buyer behavior, pricing, and seller strategy.

At its core, the market follows simple economics: low supply = higher prices; more supply = buyer leverage and softer pricing. Since the pandemic, we've experienced extremely low inventory, which pushed prices higher. But change is in the air.

In **March 2025**, there were **40 condos** available for sale across the City of Stamford. As of **July 3, 2025**, that number has grown to **48**. While not as dramatic as the 78% increase we've seen in the single-family home market, this still indicates an upward trend in condo inventory. This means there are starting to be more options for buyers and a need for sellers to be **realistic with pricing and open to negotiation**.

Housing inventory doesn't operate in a vacuum—mortgage rates, employment, and economic confidence also influence both buyer and seller decisions.

Success in this market comes down to being **informed, strategic, and ready to adapt**.

Have questions? Let's connect—I'm here to help you navigate this evolving market with confidence.

Geri



2437 Bedford St #A6*

Beautifully updated 1 Bedroom, 1.5 Bath Townhome in desirable Chesterfield.
List Price: \$489,000



1 Strawberry Hill Ave #5F*

Spacious & gracious 3 Bedroom, 2 Bath corner unit Condo located in one of Stamford's premier luxury buildings.
List Price \$499,000

Hot Fun in Stamford – Summer and Beyond

Discover Outdoor Fun in Every Corner of Stamford!

Looking to soak up the sun, enjoy scenic walks, play a round of golf, or spend quality time outdoors with family? Stamford offers **more than 40 parks, beaches, and recreational spaces** across its neighborhoods—perfect for weekend adventures, afternoon getaways, or spontaneous summer fun.

Beaches: Sun, Sand & Sea Breeze

- **Cove Island Park**
Two beaches, a marina, and so much more: walking, biking & running trails, BBQs, tennis, basketball, playgrounds, ball fields, and the Terry Connors Ice Rink.
- **Cummings Beach & Park**
A wide sandy beach, fishing pier, boardwalk, pavilion, plus 6 ball fields, 2 soccer fields, 6 tennis courts, basketball courts—all in a 79-acre park.
- **West Beach**
The smallest beach but big on charm—connected to Cummings via the marina.

Parks: 36 Local Spots to Explore

- **Downtown:** Mill River, Scalzi, Columbus, Latham, Kiwanis, Veteran's Memorial, Homer Lee Wise, Nemoitin, St. John's, Carpinella
- **West Side:** Jackie Robinson, Lione, Carwin, Rosa Hartman, Hatchfield
- **South End:** Kosciuszko, Boccuzzi
- **Westover:** Mianus River, Fort Stamford

Parks: continued

- **North Stamford:** Bartlett Arboretum, Newman Mills, Dorothy Heroy, Chestnut Hill, Scofieldtown
- **Springdale:** Sleepy Hollow, Drotar, Woodway
- **Glenbrook:** Northrop, McKeithan, Daskam, Courtland
- **Belltown:** Barrett
- **Cove:** Edson
- **Harbor Point:** Commons, Yale & Towne
- **Shippan:** Czesik (near Cummings Park)

Golf Courses: Tee Off in Style

We have **two gorgeous public golf courses** right here in Stamford:

- **E. Gaynor Brennan Golf Course**
This scenic 70-acre course boasts challenging holes and a restaurant to celebrate your victory after a great game!
- **Sterling Farms Golf Course**
A 144-acre oasis featuring an 18-hole course, driving range, tennis courts, two restaurants, and even a theatre that offers year-round entertainment.

Something for Everyone

Whether you're into **sports, picnicking, golf, beach days**, or just soaking up nature—**Stamford has something for you.**

Grab your SPF, clubs, sneakers, or picnic basket – and get outdoors!

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Real-Talk is published exclusively by The Guzinski Team at William Pitt Sotheby's International Realty. For mortgage rate information or inquiries, call 203-536-2232, or e-mail at GuzinskiTeam@gmail.com

Note: If your home is listed for sale, this is not intended as a solicitation of that listing.

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