



Keiko Martelli
Realtor®
203-253-2613

Real-Talk



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

Your Real Estate Information Newsletter from The Guzinski Team at
William Pitt Sotheby's International Realty • GuzinskiTeam.com
GuzinskiTeam@gmail.com • [f The Guzinski Team](https://www.facebook.com/TheGuzinskiTeam) • [ig geriguz](https://www.instagram.com/geriguz)

What's On The Market As of 2/5/25 *Accepted Offer

26 Harvard Ave	2BR	2.0Bth	Rnch	497,500*
43 Gaymoor Dr	4BR	2.0Bth	Col	639,000*
11 Warchol Ln	4BR	1.5Bth	Cape	775,000*
53 Waterbury Ave	3BR	3.5Bth	Col	899,000
86 Chestnut Hill La	4BR	2.5Bth	Rnch	899,000*
66 Stamford Ave	4BR	3.0Bth	RR	940,000*
60 Mountain Wood Rd	4BR	2.5Bth	Col	950,000*
36 Janes La	4BR	2.5Bth	Cape	950,000*
35 Tall Oaks Ct	5BR	3.5Bth	Rnch	1,000,000*
23 Eljays La	4BR	3.0Bth	Rnch	1,099,000*
237 Weed Ave	4BR	3.0Bth	Col	1,200,000*
235 West Haviland La	5BR	5.0Bth	Col	1,250,000
197 Stamford Ave	5BR	3.5Bth	Col	1,739,000

What's Sold (12/5/2024 - 2/5/2025)

				List Price	Sale Price
24 Ponus Ave	1BR	1.0Bth	Rnch	499,000	567,500
52 Terrace Ave	2BR	1.5Bth	Cape	500,000	500,000
35 Cedar Heights Rd	2BR	1.0Bth	Col	550,000	611,000
34 McClean Ave	3BR	1.5Bth	RR	624,900	650,000
10 Center Terr	4BR	2.0Bth	Cape	649,000	670,000
103 Ledge La	5BR	2.0Bth	Col	730,000	745,000
113 Nichols Ave	4BR	2.0Bth	Cape	769,000	775,000
16 Mill Stone Cir	3BR	2.5Bth	Rnch	769,000	785,000
95 Wake Robin La	3BR	2.0Bth	Cntp	795,000	1,018,000
52 Ocean Dr E	2BR	1.0Bth	Rnch	850,000	915,000
32 Blackberry Dr	4BR	3.5Bth	Cntp	875,000	881,000
235 Skyview Dr	4BR	2.5Bth	Col	889,000	1,051,000
65 Tyler Dr	4BR	2.5Bth	Col	900,000	930,000
44 Mary Joy La	3BR	2.5Bth	Cape	965,000	965,000
164 Gray Farms Rd	3BR	2.5Bth	Cape	995,000	1,080,000
44 Idlewood Dr	3BR	2.5Bth	Rnch	1,050,000	1,154,000
236 Briar Brae Rd	5BR	5/2Bth	Split	1,199,000	1,319,000
183 Stamford Ave	5BR	3.5Bth	Col	1,250,000	1,257,000
126 Cedarwood Rd	5BR	3.5Bth	Col	1,350,000	1,425,000
359 Vine Rd	6BR	3/2Bth	Cntp Rnch	1,595,000	1,550,000
155 Fox Ridge Rd	7BR	4.5Bth	RR	1,599,900	1,550,000
66 Wesgate Dr	5BR	4.5Bth	Col	1,650,000	1,700,100
3 Calder Bridge Dr, #2	5BR	5.5Bth	Col	1,849,000	1,849,000
84 Davenport Dr	3BR	2.5Bth	Col	2,295,000	2,295,000
109 S Brook Dr	4BR	6/2Bth	Col	3,500,000	3,300,000

Hello 2025!

It's hard to believe that we're a quarter of a century through the 2000's! Wasn't it just Y2K?

As you can see on the back of this newsletter, real estate continued to appreciate in 2024, with pretty healthy sales, despite our extreme lack of inventory of homes and condos for sale. The one thing we are seeing is that buyers are more price sensitive. Buyers do however continue to bid aggressively when they feel a property is realistically priced – including over-asking sales price offers.

Obviously I talk a lot about all aspects of real estate, but I thought it might be valuable to look at our City – Stamford.

In her "Year Three Report", the Mayor summarizes her administration's accomplishments in 2024:

- Opening a walk-in building permitting center for residential and minor commercial projects
- Launching StamFORWARD: a 2 year on-demand micro transit pilot program
- Secured \$17 million in federal funding for West Side Neighborhood Connector
- Opened Stamford Regional Police Academy and graduated 1st class of recruits
- Finished the installation of new turf fields at Lione Park, West Beach and Stamford High School

So what's ahead for 2025?

- The continuation of the street paving program
- The construction of over 1,000 new rentals

I'm sure there are other initiatives, but these are the 2 that are listed. How do you feel the direction of the City is going?

As the year gets into full swing, I feel the things we need to watch as far as real estate is concerned are:

- Inventory levels
- Interest Rates
- Homeowner's Insurance and the impact of natural disasters on availability and affordability

Is this your year to make a move? Have questions? Let's set up a time to chat!

Geri



3 Dundee Road

Spacious, classic colonial in Saw Mill Association, 4BR 4.5 Bth home offers fantastic layout in beautiful country setting.
List Price: \$839,000 Sale Price: \$940,000 Market Time: 3 days



333 Hunting Ridge Road

Stunning colonial with expansive yard and modern comforts. Open floor plan with 4BR & 2.5Bth on fabulous 1 acre corner lot in North Stamford.
List Price \$950,000*

SINGLE FAMILY HOMES

Year	# Sold	Average List Price	Average Sale Price	Market Time	L/S Ratio
2024	588	+8.0%	\$972,503 +7.2%	\$1,003,402 +7.8%	33 days -25.0% 104.0%
2023	543	-30.0%	\$906,709 +5.2%	\$930,601 +5.9%	44 days -4.4% 104.0% +1.0%
2022	777	-22.0%	\$861,751 +3.7%	\$878,354 +5.4%	46 days -23.4% 103.0% +1.9%
2021	996	+5.4%	\$830,627 +12.7%	\$832,735 +15.5%	60 days -29.0% 101.0% +3.0%
2020	942	+24.4%	\$736,833 +11.3%	\$721,283 +12.6%	84 days -5.9% 98.0% +1.4%
2019	757	+4.7%	\$662,340 -1.4%	\$640,401 -1.4%	89 days +25.4% 96.7%
2018	723	-0.3%	\$671,600 -0.7%	\$649,162 -0.3%	71 days -22.0% 96.7% -0.3%
2017	725	+1.0%	\$676,422 +2.1%	\$651,336 +2.3%	91 days -14.2% 97.0% +1.0%
2016	718	-3.0%	\$662,586 -3.4%	\$636,545 -3.7%	106 days +5.0% 96.0% -0.3%
2015	740	+15.0%	\$685,682 -4.6%	\$660,328 -4.3%	101 days +1.0% 96.3% -1.5%

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

2024 - 3 sold	Average List Price	\$864,000	Average Sale Price	\$951,667	MT= 30 days
2023 - 4 sold	Average List Price	\$848,750	Average Sale Price	\$925,061	MT= 16 days
2022 - 5 sold	Average List Price	\$878,200	Average Sale Price	\$884,800	MT= 87 days
2021 - 6 sold	Average List Price	\$789,250	Average Sale Price	\$794,833	MT= 29 days
2020 - 7 sold	Average List Price	\$619,271	Average Sale Price	\$608,357	MT= 94 days
2019 - 2 sold	Average List Price	\$734,000	Average Sale Price	\$710,000	MT= 46 days

CONDOMINIUMS

Year	# Sold	Average List Price	Average Sale Price	Market Time	L/S Ratio
2024	520	-11.5%	\$434,731 +3.0%	\$444,452 +3.7%	30 days -21.0% 102.0%
2023	588	-24.2%	\$421,606 +14.4%	\$428,448 +15.3%	38 days -17.4% 102.0% +1.0%
2022	775	-17.7%	\$368,385 +2.6%	\$371,457 +4.6%	46 days -37.2% 101.0% +2.0%
2021	941	+42.0%	\$359,221 -4.0%	\$355,100 -2.0%	72 days -15.0% 99.0% +2.0%
2020	663	+14.5%	\$372,035 +9.4%	\$362,576 +9.9%	85 days +1.1% 97.0%
2019	579	-6.6%	\$340,095 -3.7%	\$329,709 -4.0%	84 days +29.2% 96.9% -0.3%
2018	620	-6.3%	\$353,317 +3.6%	\$343,592 +3.9%	65 days -21.7% 97.2% +0.2%
2017	662	+1.2%	\$340,905 -6.5%	\$330,639 -6.2%	83 days -10.8% 97.0% +0.4%
2016	654	+18.2%	\$364,582 +7.2%	\$352,459 +7.2%	93 days +1.0% 96.6%
2015	553	-6.3%	\$340,416 -5.9%	\$328,708 -6.4%	92 days +2.0% 96.6% -0.4%

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

2024 - 0 sold	Average List Price	---	Average Sale Price	---	MT= ---
2023 - 2 sold	Average List Price	\$522,500	Average Sale Price	\$560,700	MT= 25 days
2022 - 9 sold	Average List Price	\$487,433	Average Sale Price	\$491,444	MT= 33 days
2021 - 9 sold	Average List Price	\$446,211	Average Sale Price	\$445,667	MT= 79 days
2020 - 8 sold	Average List Price	\$486,800	Average Sale Price	\$469,800	MT=213 days
2019 - 2 sold	Average List Price	\$456,115	Average Sale Price	\$451,250	MT= 33 days

RENTALS*

Year	# Rented	Average List Price	Average Rent Price	Market Time	L/S Ratio
2024	877	-22.0%	\$3,420 +5.0%	\$3,449 +5.6%	46 days +39.0% 100.8% +0.8%
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%

Data Source: Smart MLS

*Does not include off market rentals

Check us out on Facebook [The Guzinski Team](#), Instagram [geriguz](#)
& our website [GuzinskiTeam.com](#)

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.

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

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