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# Real-Talk

Your Real Estate Information Newsletter from The Guzinski Team at  
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## What's On The Market As of 6/27/25 \*Accepted Offer

75 Frank St	2BR	1.0Bth	Rnch	495,000
39 Depinedo Ave	2BR	1.0Bth	Cape	525,000*
34 Amherst Pl	3BR	1.5Bth	Splt Lvl	679,000*
306 Hubbard Ave	3BR	1.5Bth	Med Col	729,000*
503 Newfield Ave	3BR	1.5Bth	Col	780,000*
173 Russet Rd	3BR	2.5Bth	Rnch	814,000
5 Lakeside Dr	3BR	3.0Bth	Antq	825,000*
2 Blue Ridge Dr	4BR	2.5Bth	Tdr Col	849,000*
166 Dannel Rd	3BR	2.5Bth	Cape	859,900*
25 Wire Mill Rd	4BR	2.5Bth	Cape	879,000
218 Four Brooks Rd	3BR	2.0Bth	Cntrmp	899,000*
37 Barclay Dr	4BR	3.0Bth	Col	940,000
2735 High Ridge Rd	4BR	2.5Bth	Col	1,075,000*
338 Eden Rd	3BR	3.0Bth	Cntrmp	1,199,000
235 W. Haviland Ln	5BR	5.0Bth	Col	1,200,000*
656 Westover Rd	4BR	2.5Bth	Frm Hse	1,269,000
159 Pond Rd	5BR	3.0Bth	Col	1,298,000
158 Thornwood Rd	4BR	4.5Bth	Rnch	1,495,000*
37 Carrington Dr	4BR	3.5Bth	Col	1,675,000*
51 W. Rock Trl	5BR	4.5Bth	Col	1,680,000*
25 Cogswell Ln	5BR	7.5Bth	Cntrmp	2,200,000
116 West Ln	5BR	4.0Bth	Col Frm Hse	2,379,000
33 Carrington Dr	4BR	4.5Bth	Col	2,395,000

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

				List Price	Sale Price
19 Knickerbocker Ave	2BR	1.0Bth	Col	419,900	415,000
136 Cold Spring Rd	3BR	1.5Bth	Rnch	490,000	520,000
27 Barmore Dr W.	3BR	2.0Bth	RR	599,000	750,000
46 Regent Ct	3BR	2.0Bth	RR	625,000	640,000
125 Buckingham Dr	5BR	2.0Bth	RR	724,900	777,000
63 Rolling Wood Dr	3BR	2.5Bth	Splt Lvl	749,000	905,000
24 Tremont Ave	4BR	2.5Bth	Col	799,000	950,000
22 Fieldstone Rd	3BR	2.5Bth	Col	825,000	850,000
76 Hemlock Dr	3BR	3.0Bth	RR	915,000	920,000
333 Hunting Ridge Rd	4BR	2.5Bth	Col	950,000	1,312,000
163 Long Hill Dr	4BR	3.0Bth	Col	989,000	1,200,000
222 Hubbard Ave	4BR	3.5Bth	Cik	1,250,000	1,359,000
123 Pond Rd	3BR	2.5Bth	Rnch	1,325,000	1,505,000
97 Sweet Briar Rd	5BR	3/2Bth	Col	1,349,000	1,555,000
62 Mill Brook Rd	5BR	3.0Bth	Cntrmp	1,375,000	1,375,000
14 Windermere Ln	4BR	5.5Bth	Col	1,450,000	1,625,000
299 Bayberry Dr	4BR	3.5Bth	Col	1,498,000	1,725,810
62 Chester St	5BR	5.5Bth	Grgn Col	1,595,000	1,818,000
73 Arnold Dr	6BR	5.0Bth	Col	1,649,000	1,655,000
248 Stamford Ave	7BR	4/2Bth	Col, Med	1,775,000	1,712,500
87 Greenleaf Dr	5BR	4.5Bth	Col	1,999,999	2,390,000
247 Sawmill Rd	5BR	4/2Bth	Col	2,200,000	2,225,000
86 Wildwood Rd	4BR	4.5Bth	Cntrmp	2,995,000	2,900,000
16 Fairview Ave	5BR	5/2Bth	Col	4,300,000	4,300,000
107 Saddle Rock Rd	4BR	4.5Bth	Col	4,750,000	4,275,000

## 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, there were just **54 single-family homes** for sale across Stamford. As of **June 25, 2025**, that number has jumped to **96 active listings—a 78% increase**. That means 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*



### 20 Mountain Wood Rd

Gracious, light-filled 6 Bedroom, 3 Bath home with exceptional updates and space in North Stamford.  
**List Price: \$1,019,000**



### 51 Northwood Ln

Spacious, updated 4 Bedroom 3 Bath Ranch with flexible walk-out lower level – perfect for in-law, au-pair or home office in lower North Stamford.  
**List Price \$925,000**

# 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!**

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](mailto: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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