



# Real-Talk



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## What's On The Market As of 10/6/25 *\*Accepted Offer*

Harbor Dr #G15			Slip	60,000*
104 Strawberry Hill Ave #2	2BR	1.0Bth	Rnch	250,000
71 Strawberry Hill Ave #1002	2BR	1.0Bth	Apt	269,000*
70 Strawberry Hill Ave #1-3B	1BR	1.0Bth	Rnch/Mid Rise	289,000*
70 Strawberry Hill Ave #2-2D	1BR	1.0Bth	Rnch/Mid Rise	300,000
16 Houston Terr #1	2BR	1.5Bth	Rnch/Mid Rise	300,000
1 Strawberry Hill Ct #2B	2BR	2.0Bth	Hi Rise	389,900
2289 Bedford St #G11	1BR	1.0Bth	Rnch	419,000
180 Colonial Rd #A8	2BR	1.0Bth	Rnch	425,000*
50 Glenbrook Rd #2C	3BR	3.0Bth	Hi Rise	459,000*
1 Strawberry Hill Ave #14C	2BR	2.0Bth	Hi Rise	479,000*
455 Hope St #2F	2BR	2.0Bth	Tnhse	500,000
105 Harbor Dr #107	2BR	2.5Bth	Tnhse	649,000
40 Oenoke Pl #5	3BR	2.5Bth	Tnhse	649,000*
596 Glenbrook Rd #34	3BR	2.5Bth	Tnhse	649,000*
143 Hoyt St #2C	3BR	2.5Bth	Apt	675,000
865 High Ridge Rd #1	2BR	2/2Bth	Tnhse	729,000*
94 Southfield Ave #1403	2BR	2.5Bth	Tnhse	750,000
77 Havemeyer Ln #45	3BR	3.5Bth	Tnhse	1,399,000

## What's Sold (6/21/2025 - 10/3/2025)

				List Price	Sale Price
36 Courtland Ave #3	1BR	1.0Bth	Rnch	174,999	175,000
140 Grove St #4F	1BR	1.0Bth	Rnch	210,000	215,000
132 Summer St #3C	1BR	1.0Bth	Rnch	257,000	255,000
44 Strawberry Hill Ave #2P	1BR	1.0Bth	Hi Rise	279,000	279,000
71 Strawberry Hill Ave #710	2BR	1.0Bth	Hi Rise	289,000	300,000
1 Strawberry Hill Ct #PH	1BR	1.0Bth	PH Hi Rise	359,000	354,000
65 Glenbrook Rd #8B	2BR	2.0Bth	Apt	385,000	380,000
51 Highland Rd #51	1BR	1.5Bth	Rnch	419,000	430,000
217 Bridge St #A3	2BR	2.0Bth	Tnhse	475,000	449,500
35 Woodway Rd #A12	2BR	1.5Bth	Tnhse	499,000	493,000
202 Soundview Ave #3	2BR	1.5Bth	Tnhse	525,000	535,000
237 Strawberry Hill Ave #41	3BR	2.5Bth	Tnhse	549,000	605,000
1900 Summer St #25	2BR	2.5Bth	Tnhse	575,000	585,000
41 Riverside Ave #41	3BR	2.5Bth	Tnhse	599,000	625,000
143 Hoyt St #3J	2BR	2.5Bth	Mid Rise	629,000	617,175
668 Glenbrook Rd #9	2BR	2.5Bth	Tnhse	650,000	660,000
2435 Bedford St #3B	2BR	2.5Bth	Tnhse	650,000	717,500
320 Strawberry Hill Ave #15	2BR	2.5Bth	Tnhse	674,000	705,000
180 Turn Of River Rd #2A	2BR	3.5Bth	Tnhse	699,000	800,000
156 Forest St #156	2BR	2.5Bth	Tnhse	795,000	840,000
43 Harbor Dr #312	2BR	2.0Bth	Mid Rise	799,000	731,250
95 Intervale Rd #2	3BR	2.5Bth	SF	875,000	875,000
123 Harbor Dr #403	3BR	3.0Bth	Tnhse	1,075,000	1,200,000
77 Havemeyer Ln #107	3BR	3.5Bth	Clstr	1,219,000	1,120,000
159 Colonial Rd #5	3BR	2.5Bth	Clstr	1,245,000	1,245,000
12 Alfred Ln	3BR	2.5Bth	Clstr	1,425,000	1,385,000
181 Turn Of River Rd #12	4BR	4.5Bth	Tnhse	1,595,000	1,595,000
32 River Oaks Dr #32	3BR	4.5Bth	Clstr	1,975,000	2,300,000
Broad St #PH D5	3BR	3.5Bth	PH Hi Rise	2,150,000	2,070,000

## Local Expertise Makes ALL the Difference, From Pricing to Marketing!

Thinking about selling your home? These days, you can put a property online in minutes—but getting it *sold* for the best price takes more than a listing. That's where a local agent makes all the difference.

We don't just know the market—we live it every day. A local agent understands how your neighborhood compares to others, what buyers are really looking for right now, and the pricing strategies that actually work. That insight helps position your home to attract attention and competitive offers from the start.

Beyond pricing, we also know what makes buyers in our area tick. From staging tips that highlight your home's strengths to timing the market just right, we can help your property shine. And when it comes time to navigate inspections, negotiations, and closing, our local connections with trusted professionals keep things moving smoothly.

Most importantly, we're invested in the community. We're not just selling a house—we're helping you move on to your next chapter while making sure you get the value your home deserves.

If you're thinking about selling, let's connect. I'd be happy to share what's happening in our local market and how we can make your home stand out.

*Geri*



### 1 Strawberry Hill Ave #5F\*

Spacious & gracious 3BR 2Bth corner unit Codo located in one of Stamford's premier luxury buildings

List Price: \$499,000 Sale Price: \$565,00 Market Time: 4 Days

# Top 10 Remodeling Projects

These percentages represent the return on investment for each project

<b>Roof Replacement</b> Asphalt Singles 2025 - 65.1% 2024 - 58.0%				
<b>Deck Addition</b>  Wood: 2025 - 61.8% 2024 - 86.4%  Composite: 2025 - 82.2% 2024 - 95.3%	<b>Window Replacement</b> Wood: 2025 - 71.0% 2024 - 56.4% Vinyl: 2025 - 101.2% 2024 - 60.4%	<b>Primary Suite Addition</b> Midrange: 2025 - 23.7% 2024 - 43.5% Upscale: 2025 - 16.2% 2024 - 29.1%	<b>Bathroom Remodel Midrange</b> 2025 - 59.8% 2024 - 83.2% Upscale 2025 - 32.5% 2024 - 49.5%	<b>New Siding Vinyl</b>  2025 - 80.0% 2024 - 123.8%
<b>HVAC Conversion</b>  2025 - 76.6% 2024 - 76.8%	<b>Kitchen Remodel-Mid-Range</b> Minor: 2025 - 101.6% 2024 - 103.5 Major: 2025 - 43.3% 2024 - 55.0%	<b>Entry Door Replacement</b> Steel: 2025 - 104.5% 2024 - 266.7% Fiberglass: 2025 - 65.1% 2024 - 85.7%	<b>Bathroom Addition Midrange</b> 2025 - 39.1% 2024 - 33.9% Upscale 2025 - 27.3% 2024 - 34.0%	

Source: © 2025 Zonda Media, Complete data from the Remodeling 2025 Cost vs. Value Report can be downloaded free at [www.costvsvalue.com](http://www.costvsvalue.com)  
These figures represent Hartford, CT Area averages. Remember, each geographical area has its own particular rate of return.

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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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