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What’s On The Market As of 1/9/26 **Accepted Offer*

104 Strawberry Hill Ave #2	2BR	1.0Bth	Rnch	240,000
44 Strawberry Hill Ave #1H	0BR	1.0Bth	Mid Rise	259,000*
2475 Summer St #2I	2BR	1.0Bth	Rnch	320,000
240 Wardwell St #26	2BR	1.5Bth	Tnhse	370,000
151 Courtland Ave #6C	2BR	1.0Bth	Tnhse	399,999
2289 Bedford St #G11	1BR	1.0Bth	Rnch	402,500*
19 Woodway St #14	2BR	2.5Bth	Rnch	479,000*
61 Seaview Ave #76	2BR	2.5Bth	Tnhse	509,000*
100 Hope St #10	3BR	3.0Bth	Tnhse	640,000

What’s Sold (10/4/2025 - 1/8/2026)

				List Price	Sale Price
27 Northill St #5V	0BR	1.0Bth	Mid Rise	185,000	170,000
84 Strawberry Hill Ave #1	1BR	1.0Bth	Rnch	199,000	210,000
62 Maple Tree Ave #62	2BR	1.0Bth	Rnch	215,000	250,000
124 Woodside Green St#3B	1BR	1.0Bth	Rnch	279,900	272,000
91 Strawberry Hill Ave #531	2BR	1.0Bth	Apt	310,000	320,000
300 Seaside Ave #1E	2BR	1.5Bth	Rnch	375,000	373,000
287 Hamilton Ave #5A	2BR	1.0Bth	Tnhse	379,000	410,000
825 Hope St #8	2BR	1.5Bth	Tnhse	425,000	435,000
180 Colonial Rd #A8	2BR	1.0Bth	Rnch	425,000	452,000
1 Strawberry Hill Ave #14C	2BR	2.0Bth	Hi-Rise	479,000	490,000
26 Weed Hill Ave #L	3BR	1.5Bth	Tnhse	535,000	530,000
100 Hope St #8	2BR	3.0Bth	Tnhse	564,900	570,000
160 Glenbrook Rd #6C	2BR	2.5Bth	Tnhse	594,900	602,500
105 Harbor Dr #107	2BR	2.5Bth	Tnhse	629,000	629,000
596 Glenbrook Rd #34	3BR	2.5Bth	Tnhse	649,000	691,000
85 Camp Ave #6D	2BR	2.5Bth	Tnhse	649,999	725,000
180 Turn Of River Rd #14C	2BR	2.5Bth	Tnhse	720,000	665,000
43 Harbor Dr #103	2BR	2.0Bth	Apt	725,000	751,500
865 High Ridge Rd #1	2BR	2/2Bth	Tnhse	729,000	809,500
2539 Bedford St #36D	2BR	2.5Bth	Tnhse	739,000	740,000
214 Seaside Ave	3BR	2/2Bth	Tnhse	795,000	860,000
1 Broad St #15A	3BR	3.5Bth	Hi-Rise	955,000	958,000
77 Havemeyer Ln #46	3BR	2.5Bth	Tnhse	995,000	1,125,000
77 Havemeyer Ln #90	3BR	3.5Bth	Tnhse	1,625,000	1,597,000

Could 2026 Be Your Year to Sell?

Happy New Year!

As we head into 2026, it's clear our local market is rewarding sellers who plan ahead and price strategically. While inventory is improving nationally, it remains extremely limited in Stamford — just **29 active single-family homes and 43 condos citywide as of 1/7/26**. Even with so few homes available, only those priced correctly and presented well are selling quickly. Buyers are selective and value-focused, making preparation and pricing more important than ever.

Interest rates have stabilized, serious buyers are active, and sellers with the right strategy are seeing excellent results — though the margin for error is smaller.

If selling is on your radar for 2026, now is the time to start the conversation. A little planning can make a big difference.

Curious what your home could sell for today? Let's talk.

Geri



970 Hope St., #4J

Bright & spacious 1 Bedroom, 1 Bath Condo with in-unit Laundry & balcony accessed from both Living Room & Bedroom. Reserved garage parking, security cameras in garage, lobby and elevators plus just minutes to the Springdale RR Station.

List Price: \$299,000*



596 Glenbrook Rd., #36

Free-standing cluster home located in the heart of Glenbrook with open floor plan and soaring high ceilings, 2 Bedrooms, 2.5 Baths, finished lower level and attached garage

List Price \$649,000 Sale Price: \$732,000

JUST THE FACTS

SINGLE FAMILY HOMES									
Year	# Sold		Average List Price		Average Sale Price		Market Time		L/S Ratio
2025	628	+6.8%	\$1,064,820	+9.5%	\$1,115,774	+11.2%	26	-22.0%	105.0% +1.0%
2024	588	+8.0%	\$972,503	+7.2%	\$1,003,402	+7.8%	33	-25.0%	104.0% -
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%
4 Bedroom, 2.5 Bath Colonial on 1-1.5 acres, 2,800-3,000 square feet									
2025 - 0 sold	Average List Price	---	Average Sale Price	---	MT =	---			
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	\$783,250	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			
2018 - 4 sold	Average List Price	\$676,500	Average Sale Price	\$646,875	MT=	102 days			
2017 - 5 sold	Average List Price	\$819,600	Average Sale Price	\$790,200	MT=	48 days			
2016 - 5 sold	Average List Price	\$753,000	Average Sale Price	\$732,200	MT=	113 days			
2015 - 8 sold	Average List Price	\$710,725	Average Sale Price	\$697,000	MT=	119 days			
2014 - 5 sold	Average List Price	\$743,500	Average Sale Price	\$743,400	MT=	50 days			
2013 - 4 sold	Average List Price	\$760,750	Average Sale Price	\$737,125	MT=	81 days			
CONDOMINIUMS									
Year	# Sold		Average List Price		Average Sale Price		Market Time		L/S Ratio
2025	542	+4.2%	\$478,173	+10.0%	\$489,590	+10.2%	27	-10.0%	102.0% --
2024	520	-11.5%	\$434,731	+3.0%	\$444,452	+3.7%	30	-21.0%	102.0%
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%	96.9%
2018	620	-6.3%	\$353,317	+3.6%	\$343,592	+3.9%	65	-21.7%	97.2%
2017	662	+1.2%	\$340,905	-6.5%	\$330,639	-6.2%	83	-10.8%	97.0%
2016	664	+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%
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 Bedroom, 2.5 Bath Townhouse with Attached 1 Car Garage, 1,950-2,050 square feet.									
2025 - 4 sold	Average List Price	\$618,500	Average Sale Price	\$657,750	MT =	16 days			
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			
2018 - 2 sold	Average List Price	\$512,000	Average Sale Price	\$500,000	MT=	65 days			
2017 - 6 sold	Average List Price	\$474,317	Average Sale Price	\$461,233	MT=	83 days			
2016 - 8 sold	Average List Price	\$462,488	Average Sale Price	\$456,938	MT=	93 days			
2015 - 1 sold	Average List Price	\$489,000	Average Sale Price	\$467,000	MT=	86 days			
2014 - 2 sold	Average List Price	\$442,000	Average Sale Price	\$430,000	MT=	147 days			
2013 - 2 sold	Average List Price	\$456,000	Average Sale Price	\$441,000	MT=	53 days			
RENTALS*									
Year	# Sold		Average List Price		Average Rent Price		Market Time		L/S Ratio
2025	878	+0.1%	\$3,339	-2.4%	\$3,340	-3.2%	35 days	+24.0%	100.0% -0.8%
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%
2019	1304	-4.8%	\$2,431	-1.4%	\$2,398	-1.4%	45 days	+2.3%	98.6%
Data Source: Smart MLS *These were new construction **Does not include off market rentals									

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