



# Real-Talk



Keiko Martelli  
Realtor®  
203-253-2613

Your Real Estate Information Newsletter from The Guzinski Team at  
William Pitt Sotheby's International Realty • GuzinskiTeam.com  
GuzinskiTeam@gmail.com • The Guzinski Team • geriguz

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

## 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

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%
2024	588	+8.0%	\$972,503	+7.2%	\$1,003,402	+7.8%
2023	543	-30.0%	\$906,709	+5.2%	\$930,801	+5.9%
2022	777	-22.0%	\$861,751	+3.7%	\$878,354	+5.4%
2021	996	+5.4%	\$830,627	+12.7%	\$832,735	+15.5%
2020	942	+24.4%	\$736,833	+11.3%	\$721,283	+12.6%
2019	757	+4.7%	\$662,340	-1.4%	\$640,401	-1.4%
2018	723	-0.3%	\$671,600	-0.7%	\$649,162	-0.3%
2017	725	+1.0%	\$676,422	+2.1%	\$651,336	+2.3%
2016	718	-3.0%	\$662,586	-3.4%	\$636,545	-3.7%
2015	740	+15.0%	\$685,682	-4.6%	\$660,328	-4.3%
2014	642	-8.6%	\$718,041	+10.3%	\$689,402	+3.8%
2013	702	+17.5%	\$692,303	+3.5%	\$664,205	+4.4%

4 Bedroom, 2.5 Bath Colonial on 1-1.5 acres, 2,800-3,000 square feet						
2025	—	Average List Price	—	Average Sale Price	—	Market Time
2024	—	Average List Price	\$864,000	Average Sale Price	\$951,667	MT= 30 days
2023	—	Average List Price	\$848,750	Average Sale Price	\$925,061	MT= 16 days
2022	5	Average List Price	\$878,200	Average Sale Price	\$884,800	MT= 87 days
2021	—	Average List Price	\$789,250	Average Sale Price	\$794,833	MT= 29 days
2020	—	Average List Price	\$619,271	Average Sale Price	\$608,357	MT= 99 days
2019	2	Average List Price	\$734,000	Average Sale Price	\$710,000	MT= 46 days
2018	4	Average List Price	\$676,500	Average Sale Price	\$646,875	MT= 102 days
2017	5	Average List Price	\$819,600	Average Sale Price	\$790,200	MT= 48 days
2016	5	Average List Price	\$753,000	Average Sale Price	\$732,200	MT= 113 days
2015	5	Average List Price	\$710,725	Average Sale Price	\$697,000	MT= 119 days
2014	5	Average List Price	\$743,500	Average Sale Price	\$743,400	MT= 50 days
2013	4	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	543	+4.2%	\$478,173	+10.0%	\$489,590	+10.2%
2024	520	-11.5%	\$434,731	+3.0%	\$444,452	+3.7%
2023	588	+24.2%	\$421,600	+14.4%	\$428,448	+15.3%
2022	775	-17.7%	\$368,385	+2.6%	\$371,457	+4.6%
2021	941	+42.0%	\$359,221	-4.0%	\$355,100	-2.0%
2020	663	+14.5%	\$372,035	+9.4%	\$362,976	+9.9%
2019	579	-6.6%	\$340,095	-3.7%	\$329,709	-4.0%
2018	620	-6.3%	\$353,317	+3.6%	\$343,592	+3.9%
2017	662	+1.2%	\$340,905	-6.5%	\$330,639	-6.2%
2016	654	+18.2%	\$364,582	+7.2%	\$352,459	+7.2%
2015	553	-6.3%	\$340,416	-5.9%	\$328,708	-6.4%
2014	590	+4.2%	\$361,449	+6.8%	\$350,810	+6.8%
2013	561	+27.0%	\$338,410	+0.6%	\$328,564	