



# Real-Talk



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## What's On The Market As of 1/9/26 \*Accepted Offer

172 Joffre Ave	2BR	1.0Bth	Col	599,000*
10 Lipton Pl	4BR	2.5Bth	Col	629,000
85 Hirsch Rd	4BR	3.0Bth	Col	849,000*
136 Knobloch Ln	5BR	4.0Bth	Col	1,000,000*
119 Wedgemere Rd	4BR	2.5Bth	Col	1,299,000
12 Walnut Ridge Ct	5BR	3.5Bth	Col	1,495,000
6 Walnut Ridge Ct	5BR	4.5Bth	Col	1,849,000
107 Deepwood Rd	4BR	3.5Bth	Col, Chteau	1,895,000*
198 E Middle Patent Rd	3BR	3.0Bth	Cntp	1,995,000
210 Red Fox Rd	4BR	2.5Bth	Cntp	2,500,000

## What's Sold (10/4/2025 - 1/8/2026)

			List Price	Sale Price
53 Morris St	2BR	1.0 Bth	Rnch	550,000
78 Elizabeth Ave	4BR	2.0 Bth	Col	585,000
1011 Stillwater Rd	3BR	3.0 Bth	Sp Lvl	595,000
36 Old Barn Rd	4BR	2.0 Bth	Cape	599,000
50 Long Hill Dr	3BR	2.0 Bth	Cape	617,000
19 Riverside Ave	3BR	1.5 Bth	Cape	629,000
49 Valley Rd	3BR	1.5 Bth	Col	650,000
17 Lindsey Ave	3BR	2.0 Bth	Cape	689,000
49 Regent Ct	4BR	2.0 Bth	Col	725,000
31 Bellmere Ave	3BR	2.5 Bth	Cape	749,000
118 Gaymoor Dr	4BR	2.0 Bth	Cape	789,000
99 Bouton St	5BR	3.0 Bth	Cape/Col	795,000
27 Crane Rd	5BR	2.0 Bth	Cape	849,900
177 Old Logging Rd	4BR	2.0 Bth	Rnch	875,000
53 Cody Dr	4BR	3/2 Bth	Cape	889,000
51 Northwood Ln	4BR	3.0 Bth	Rnch	889,500
41 Simsbury Rd	3BR	3.0 Bth	Rnch	949,000
157 Woodridge Dr	4BR	2.5 Bth	Col	949,000
391 Sawmill Rd	4BR	3.0 Bth	Rnch	965,000
49 Alexandra Dr	3BR	3.5 Bth	Col	995,000
226 Cedar Heights Rd	4BR	3.0 Bth	Cape	1,050,000
37 Pinner Ln	4BR	3.5 Bth	Cape	1,200,000
38 Van Rensselaer Ave	3BR	2.5 Bth	Col	1,250,000
108 Dogwood Ct	5BR	3.5 Bth	Col	1,275,000
57 Old Mill Ln	5BR	3.5 Bth	Mdrn	1,395,000
162 Wellington Dr	5BR	4.5 Bth	Col	1,749,000
60 Greenleaf Dr	5BR	4/2 Bth	Cape/Col	1,950,000
122 Brook Run Ln	6BR	6.5 Bth	Cape/Col	2,195,000
19 Stone Fence Ln	4BR	4.5 Bth	Col	2,495,000
336 Ocean Dr	6BR	4/2 Bth	Col	4,500,000

## 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



36 MacArthur Lane

Open floor plan, Primary Suite and 2 additional Bedrooms in this wonderful Ranch with Full Basement on picturesque acre on desirable Westover cul-de-sac road.

List Price: \$1,199,000



65 Malibu Rd

Lovely, updated traditional 4 Bedroom; 2 Full, 2 Half Bathroom Colonial with updated Kitchen & Baths, full finished Lower Level and lovely yard on double North Stamford cul-de-sac.

List Price \$999,000 Sale Price: \$1,050,000

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 – 0 sold	Average List Price	---	Average Sale Price	---	Market Time	---
2024 – 3 sold	Average List Price	\$864,000	Average Sale Price	\$951,667	MT= 30 days	
2023 – 5 sold	Average List Price	\$848,750	Average Sale Price	\$884,800	MT= 87 days	
2022 – 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= 99 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	

CONDOMINUMS						
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%	\$362,576	+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						