



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	400,000
78 Elizabeth Ave	4BR	2.0 Bth	Col	585,000	528,000
1011 Stillwater Rd	3BR	3.0 Bth	Sp Lvl	595,000	735,000
36 Old Barn Rd	4BR	2.0 Bth	Cape	599,000	650,000
50 Long Hill Dr	3BR	2.0 Bth	Cape	617,000	580,000
19 Riverside Ave	3BR	1.5 Bth	Cape	629,000	669,000
49 Valley Rd	3BR	1.5 Bth	Col	650,000	700,000
17 Lindsey Ave	3BR	2.0 Bth	Cape	689,000	810,000
49 Regent Ct	4BR	2.0 Bth	Col	725,000	785,000
31 Bellmere Ave	3BR	2.5 Bth	Cape	749,000	953,000
118 Gaymoor Dr	4BR	2.0 Bth	Cape	789,000	825,000
99 Bouton St	5BR	3.0 Bth	Cape/Col	795,000	750,000
27 Crane Rd	5BR	2.0 Bth	Cape	849,900	860,000
177 Old Logging Rd	4BR	2.0 Bth	Rnch	875,000	898,500
53 Cody Dr	4BR	3/2 Bth	Cape	889,000	993,129
51 Northwood Ln	4BR	3.0 Bth	Rnch	889,500	890,000
41 Simsbury Rd	3BR	3.0 Bth	Rnch	949,000	937,500
157 Woodridge Dr	4BR	2.5 Bth	Col	949,000	1,062,500
391 Sawmill Rd	4BR	3.0 Bth	Rnch	965,000	940,000
49 Alexandra Dr	3BR	3.5 Bth	Col	995,000	1,130,000
226 Cedar Heights Rd	4BR	3.0 Bth	Cape	1,050,000	1,166,000
37 Pinner Ln	4BR	3.5 Bth	Cape	1,200,000	1,225,000
38 Van Rensselaer Ave	3BR	2.5 Bth	Col	1,250,000	1,450,000
108 Dogwood Ct	5BR	3.5 Bth	Col	1,275,000	1,300,000
57 Old Mill Ln	5BR	3.5 Bth	Mdm	1,395,000	1,601,000
162 Wellington Dr	5BR	4.5 Bth	Col	1,749,000	1,749,000
60 Greenleaf Dr	5BR	4/2 Bth	Cape/Col	1,950,000	1,950,000
122 Brook Run Ln	6BR	6.5 Bth	Cape/Col	2,195,000	2,300,000
19 Stone Fence Ln	4BR	4.5 Bth	Col	2,495,000	2,375,000
336 Ocean Dr	6BR	4/2 Bth	Col	4,500,000	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

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%	\$630,627	+12.7%	\$632,735	+15.5%	60	-29.0%	101.0% +3.0%
2020	942	+24.4%	\$736,833	+11.3%	\$721,283	+12.6%	84	-5.0%	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	\$789,250	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	+2.8%	\$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% -0.3%
2018	620	-6.3%	\$353,317	+3.6%	\$343,592	+3.9%	65	-21.7%	97.2% +0.2%
2017	662	+1.2%	\$340,905	-6.5%	\$330,639	-6.2%	83	-10.8%	97.0% +0.4%
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% -0.4%
2014	590	+4.2%	\$361,449	+6.8%	\$350,510	+6.8%	90	-16.5%	97.0%
2013	566	+27.0%	\$338,410	+0.6%	\$328,564	+2.1%	108	-8.5%	97.0% +2.1%
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% +1.4%
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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