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What's On The Market As of 6/22/26 *Accepted Offer

71 Strawberry Hill Ave #909	1BR	1.0Bth	Rnch	248,000
140 Grove St #2H	1BR	1.0Bth	Rnch	259,000
143 Columbus Pl #8	1BR	1.0Bth	Mid Rise	269,000
27 Northhill St #1P	1BR	1.0Bth	Rnch	299,000
113 Sylvan Knoll Rd	2BR	1.0Bth	Tnhse	320,000*
1633 Washington Blvd #5F	1BR	1.5Bth	Apt	369,000*
76 Maple Tree Ave #5	1BR	1.0Bth	Rnch	389,999
1 Strawberry Hill Ct #8A	2BR	2.0Bth	Hi-Rise	395,000*
201 Highview Ave #C2	2BR	1.0Bth	Rnch	399,000*
180 Colonial Rd #APT A2	2BR	1.0Bth	Rnch	425,000*
43 Harbor Dr #101	2BR	2.0Bth	Rnch	675,000*
9 Old North Stamford Rd #36A	2BR	2/2Bth	Tnhse	749,000*
6 Barnes Rd #6	3BR	3/2Bth	Tnhse	1,375,000*
1 Broad St #11A&B	3BR	3.5Bth	Rnch	1,649,000*

What's Sold (1/9/2026 - 6/15/2026)

				List Price	Sale Price
99 Prospect St #3M	0BR	1.0Bth	Hi-Rise	194,900	190,000
3 Dean St #B2	1BR	1.0Bth	Rnch	220,000	225,000
27 Northhill St #3A	0BR	1.0Bth	Mid-Rise	249,999	250,000
637 Cove Rd #A3	1BR	1.0Bth	Rnch	254,900	269,900
91 Strawberry Hill Ave #331	2BR	1.0Bth	Rnch	285,000	282,000
2475 Summer St #2I	2BR	1.0Bth	Rnch	320,000	320,000
274 Sylvan Knoll Rd	2BR	1.5Bth	Tnhse	320,000	325,000
22 Radio Pl #10	2BR	1.5Bth	Rnch	335,000	340,000
127 Greyrock Pl #1503	1BR	1.0Bth	Hi-Rise	349,900	365,000
91 Highland Rd #91	1BR	1.5Bth	Tnhse	399,900	395,000
1 Strawberry Hill Ct #2A	2BR	2.0Bth	Hi-Rise	395,000	400,000
118 Woodside Grn #1A	2BR	2.0Bth	Rnch	379,000	420,000
154 Cold Spring Rd #87	3BR	2.0Bth	Rnch	410,000	425,000
254 Seaside Ave #A	2BR	1.5Bth	Rm	440,000	445,000
2437 Bedford St #H4	1BR	1.5Bth	Tnhse	499,000	520,000
98 Southfield Ave #101	1BR	1.0Bth	Rnch	505,000	520,000
54 Lindstrom Rd #54	2BR	1.5Bth	Tnhse	479,900	540,009
1515 Summer St #407	2BR	2.0Bth	Apt	575,000	575,000
168 Belltown Rd #31	2BR	1.5Bth	Tnhse	525,000	580,000
455 Hope St #4B	2BR	2.0Bth	Tnhse	569,000	627,000
105 Harbor Dr #120	2BR	2.0Bth	Tnhse	629,000	629,000
100 Maple Tree Ave #7	3BR	1.5Bth	Tnhse	599,999	650,000
65 Riverside Ave #65	3BR	2/2Bth	Tnhse	685,000	690,000
7 Dora St #7	3BR	2.5Bth	Tnhse	700,000	730,000
596 Glenbrook Rd #36	2BR	2.5Bth	Tnhse	649,000	732,000
105 Harbor Dr #106	3BR	2.5Bth	Tnhse	735,000	750,000
91 Broad St #11	3BR	3.5Bth	Tnhse	785,000	800,000
88 Maple Tree Ave #G	3BR	3/2Bth	Tnhse	925,000	925,000
95 Intervale Rd #46	3BR	2.5Bth	Clstr	895,000	1,000,050
1 Alfred Ln	3BR	2.0Bth	Rnch	1,199,000	1,300,000
77 Havemeyer Ln #58	3BR	4.5Bth	Tnhse	1,795,000	1,940,000
1 Broad St #PHD2	3BR	3.5Bth	Hi-Rise	2,000,000	2,000,000
53 Waterview Wy #53	3BR	3.5Bth	Clstr	2,250,000	2,465,000

Simpler Times

I recently attended my Rippowam High School class reunion (shout out to Lenny & Kelly!), and it was a great reminder of how lucky we were to grow up in 1970s Stamford. For those of you newer to "town," let me take you back for a moment.

Back then, Summer and Bedford Streets were still two-way, and we had five movie theaters to choose from. We spent winters skating at Landmark Square and nights at the Ground Round crunching through peanut shells on the floor, the Quarter Deck, the Sittin' Room and the Country Tavern. A summer highlight was the weekly concert series at the Ezio Pinza Theatre—I can still see the line of teens walking toward the Museum & Nature Center for a night out with friends.

Between the "Friendly's" shopping center & Rippowam ramp hangouts, live bands at all the bars (drinking age was 18), late nights going to Mollica's, and the art of tossing quarters into the I-95 & Merritt Parkway toll baskets from the backseat, it was a special time to be a local.

We often call today's Stamford "small town, big city." Even with all the growth, it's still rare to grab coffee or groceries without running into an old acquaintance.

We've come a long way, but this community still has the heart that made it the best place to grow up.

Geri



180 Turn Of River Road, #13A

Turn-key 2 Bedroom, 2.5 Bath end unit townhome in sought after Riverturn complex

List Price: \$789,000



2435 Bedford Street, #17B

Quiet 2 Bedroom, 2.5Bth oasis with Mid-City convenience in the coveted, gated Chesterfield II community

List Price \$679,000*

New Rules for Preparing Your Home to Sell

The way homes are prepared for sale has changed dramatically over the past few years.

During the pandemic market, almost any home would sell quickly—even those needing updates, featuring poor photography, or lacking thoughtful presentation. Today, buyers are more selective, cautious, and informed. With higher interest rates and more inventory, they expect value, condition, and presentation.

The homes attracting the most attention are the ones that feel move-in ready, well cared for, and emotionally appealing from the moment they appear online.

Decluttering Is No Longer Optional

Buyers need to envision themselves living in your home, and that's difficult when rooms feel overcrowded or overly personalized.

One of the biggest mistakes sellers make is underestimating how much clutter affects perceived space. Even beautiful homes can feel smaller when countertops, shelves, and closets are packed.

The goal isn't perfection—it's creating a sense of openness, light, and calm.

Lighting Matters More Than Expensive Updates

Many sellers think they need a major renovation before listing. In reality, improving lighting often has a bigger impact.

Simple changes such as replacing dated fixtures, opening window treatments, cleaning windows, and adding warm lighting can dramatically improve how a home feels both online and in person.

Neutral Paint Still Wins

Fresh neutral paint remains one of the highest-return investments when preparing a home for sale.

Warm neutrals and timeless colors help buyers focus on the home itself rather than personal design choices, while also photographing beautifully.

Landscaping Creates Instant Judgments

Buyers begin forming opinions before they walk through the front door.

You don't need magazine-worthy landscaping. Fresh mulch, trimmed hedges, clean edges, and a welcoming entrance create an immediate impression of care and maintenance.

Professional Media Is No Longer a Luxury

Your first showing now happens online.

Professional photography, video, floor plans, drone imagery, and thoughtful marketing have become standard expectations. Homes that present well online typically generate more interest, more showings, and often stronger offers.

The Biggest Truth Sellers Need to Hear

Preparation matters more than ever—but over-improving usually doesn't.

Many homeowners spend money on renovations that add little value. More often, thoughtful preparation, strategic updates, proper pricing, and excellent presentation deliver the best results.

Today's buyers want homes that feel clean, bright, cared for, inviting, and fairly priced.

That combination matters far more than chasing perfection.

We are here to help guide you through the preparation process to position your home for success!

Please feel free to reach out with any questions.

Check us out on Facebook [The Guzinski Team](#), Instagram [geriguz](#) & our website [GuzinskiTeam.com](#)

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