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

62 Bellmere Ave	2BR	2.0Bth	Col	509,000
54 Merriman Rd	3BR	1.5Bth	Rnch	599,000*
707 Hope St	3BR	1.5Bth	Col	689,000
11 Klondike Ave	3BR	2.0Bth	Rnch	698,000*
40 Sleepy Hollow Ln	2BR	1.0Bth	Cape	699,000
345 Haig Ave	3BR	1/2Bth	Rnch	699,000*
117 Bridge St	3BR	2/2Bth	Col	749,000*
5 Woods End Rd	3BR	1/2Bth	Cape	799,000
44 Barmore Dr W	4BR	1.5Bth	Col	799,000
47 London Ln	4BR	1.5Bth	RR	875,000*
1100 Stillwater Rd	3BR	2.5Bth	Col	879,000*
47 Mitchell St	4BR	2.0Bth	RR	919,000*
22 Auldwood Rd	3BR	2.5Bth	RR	995,000*
20 Round Hill Dr	4BR	2.5Bth	Col	1,050,000
326 Four Brooks Rd	5BR	3.5Bth	Col	1,100,000*
80 E Ridge Rd	4BR	3.5Bth	Cntmp	1,180,000*
95 Alexandra Dr	5BR	4.5Bth	Col	1,195,000*
171 Blackberry Dr	5BR	3.0Bth	Cntmp	1,200,000*
121 Thornwood Rd	4BR	2.5Bth	Splt Lvl	1,295,000*
12 Walnut Ridge Ct	5BR	3.5Bth	Col	1,495,000
42 Dogwood Ln	4BR	4.5Bth	Col	1,695,000*
1102 Rock Rimmon Rd	4BR	3.0Bth	Other	1,795,000*
6 Walnut Ridge Ct	5BR	4.5Bth	Col	1,849,000
88 Bentwood Dr	5BR	3/2Bth	Col	1,889,000*
210 Red Fox Rd	4BR	2.5Bth	Cntmp	2,200,000
12 Woodbine Way	4BR	5/2Bth	Col	2,275,000*
182 Dolphin Cove Qy	4BR	3.5Bth	Col	3,950,000*
123 Saddle Rock Rd	5BR	5.5Bth	Col/Euro	12,100,000

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

				List Price	Sale Price
46 Young Dixon Wy	3BR	2.5Bth	Col	366,060	366,060
136 Center St	2BR	1.0Bth	Rnch	499,999	520,000
64 Alpine St	3BR	1.0Bth	Rnch	575,000	651,025
19 Barmore Dr	2BR	1.0Bth	Rnch	599,000	675,000
3 Island Heights Cir	3BR	2.0Bth	Rnch	649,000	731,000
20 Wild Horse Rd	3BR	2.0Bth	Col	729,000	740,000
37 Elaine Dr	3BR	2.0Bth	RR	769,000	769,000
15 Tremont Ave	3BR	1.5Bth	Col	750,000	825,500
27 Glendale Cir	2BR	2.0Bth	Cape	699,000	840,000
408 Strawberry Hill Ave	3BR	2.5Bth	Col	849,000	875,000
77 Rachelle Ave	4BR	2.5Bth	Col	823,000	965,000
83 Woodridge Dr	4BR	3.0Bth	RR	925,000	1,080,000
179 Berrian Rd	4BR	2.0Bth	Rnch	899,000	1,150,000
15 Very Merry Rd	4BR	2.5Bth	Col	1,099,000	1,210,000
6 Gaxton Rd	4BR	2.5Bth	Splt Lvl	1,275,000	1,475,000
190 West Ln	4BR	3.0Bth	Splt Lvl	1,495,000	1,535,000
124 Shady Knoll Dr	5BR	4.5Bth	Col	1,495,000	1,750,000
330 Hycliff Terr	5BR	3.5Bth	Col	1,599,000	1,918,000
43 Ridgecrest Rd	4BR	4/3Bth	Col	1,925,000	1,950,000
75 Glen Dr	4BR	4.5Bth	Col	2,099,000	2,250,000
25 Wildwood Rd	4BR	4.5Bth	Tdr	2,225,000	2,410,000
177 Long Close Rd	6BR	7.5Bth	Grgn Col	3,500,000	3,125,000

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



36 MacArthur Lane
Stunning Westover ranch, set on a sweeping driveway and filled with beautiful natural light.
List price: \$1,199,000 Sale Price: \$1,524,200



530 Roxbury Road
Yesterday's charm with today's amenities on beautiful park-like acre+ in desirable Westover!.
List Price \$1,489,000

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.

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