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600 Canal Street, Stamford, CT, 9AM-10PM Daily

Realtor Sees Hope for a Better 2012 in Weston

By Erin Lynch



Photo Credit: File

WESTON, Conn. — The real estate market in Weston is looking bright for 2012, according to RE/MAX Heritage Realtor Judy Szablak. "Without a doubt, 100 percent, the market will improve."

Over the past three years, Weston's real estate market has seen its ups and downs. In 2009, Weston saw 92 homes sold with an average price of \$936,173, Szablak said. There was a jump in sales, but not price, in 2010 with 120 homes sold at an average price of \$934,639. Then another dip occurred this past year, when 107 homes sold with an average price of \$837,574.

"A little anomaly" also came in 2011 when one home on Georgetown Road sold for only \$150,000, while 21 homes had a closing price tag of \$1 million to \$2 million and six homes sold for more than \$2 million. In 2010, she said, 38 homes were sold in the range of \$1 million to \$2 million.

The jump in numbers in 2010, according to Szablak, was because of several reports that the economy and real estate market were looking up. "People started to get optimistic in 2010, so they bought. But they were disappointed in 2011 when things didn't really change. People were anticipating an improved market, and when it didn't happen, they started to get nervous," she said.

But the market seems to be looking up in Weston this year, according to Szablak, who writes for The CT Realty Blog. Maintaining the best value in town, she said, are the three- and five-bedroom homes. "In 2012, I think they will continue to do OK," she said.

And what's the cause of the optimistic prediction? Szablak said are a better economy, lower interest rates and an upcoming presidential election.

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