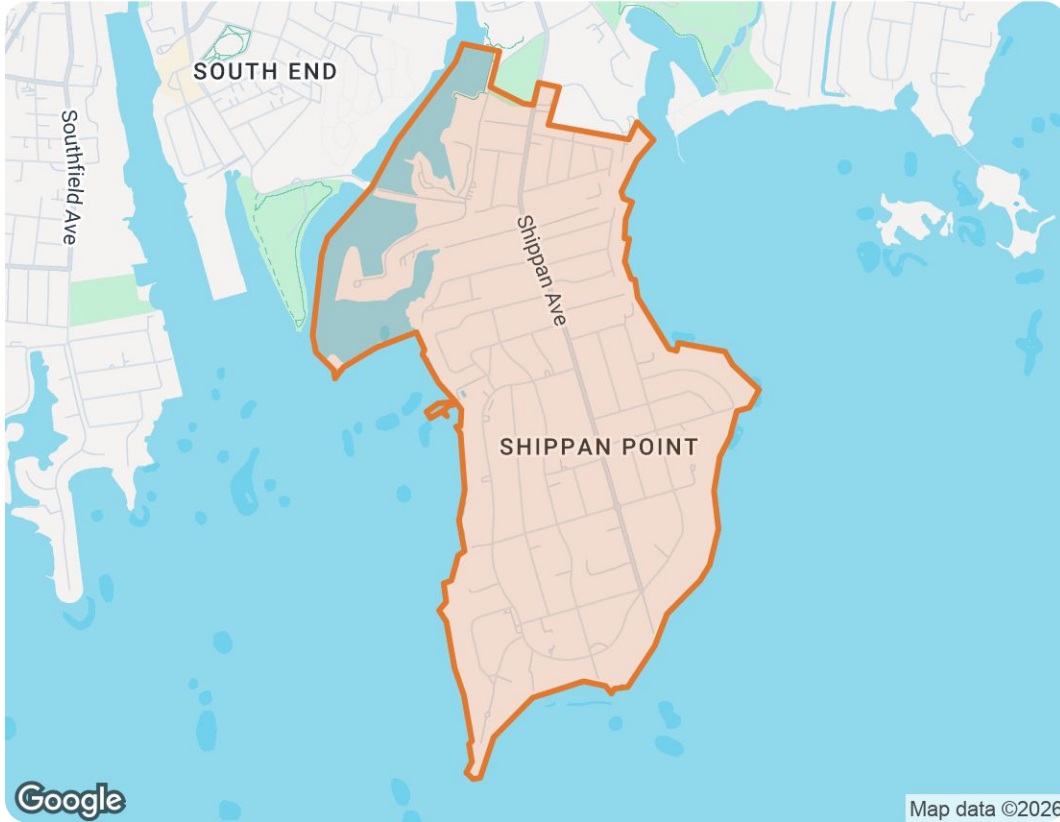


## Shippan Point in Stamford, CT

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### John Engel

Broker

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## DOUGLAS ELLIMAN OF CONNECTICUT

199 Elm St

New Canaan, CT 06840



# Shippan Point in Stamford, CT

## Housing

### Housing Facts & Stats

	Shippan Point	Stamford	Western...	Connecticut	USA
Median Estimated Home Value	\$1.1M	\$718K	\$723K	\$447K	\$368K
Est. Home Value 12-Mo. Change	-5.7%	+1.4%	+0.2%	+4.4%	-0.6%
Median List Price	\$1.07M	\$609K	\$845K	\$515K	-
List Price 1-Month Change	-55.5%	+1.7%	+5.6%	+7.3%	-
List Price 12-Month Change	-7.2%	-12.9%	-2.9%	+7.3%	-
Median Home Age	67	61	57	59	44
Own	72%	48%	66%	66%	65%
Rent	28%	52%	34%	34%	35%
\$ Total Value <small>(of all buildings for which permits were issued)</small>	-	-	\$493.95M	\$1.5B	\$384.62B
% Change in permits <small>(for all buildings)</small>	-	-	+8%	+2%	+6%
% Change in \$ value <small>(for all buildings)</small>	-	-	-10%	+2%	+5%

Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.

# Shippan Point in Stamford, CT

## Market Trends for Shippan Point in Stamford, CT

Single Family + Condo/Townhouse/Apt.

**March 2026**

**Market Type**

**Key Details**

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
<b>2</b> ↑ 100% MoM	—	—	—

## March 2026 Median Estimated Property Value

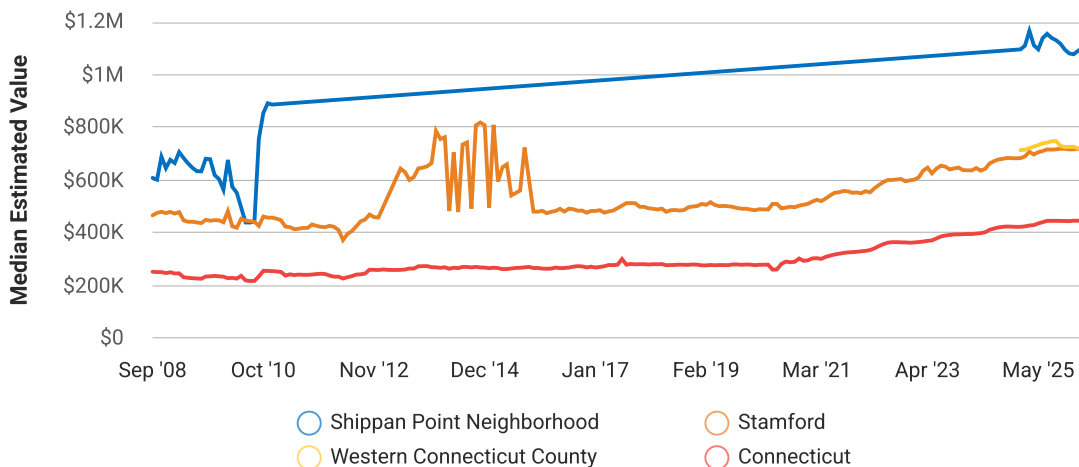
Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

<b>Median Estimated Value</b> <b>\$1,100,430</b>	<b>Last Month Change</b> <b>+0.8%</b>	<b>12 Month Change</b> <b>-5.7%</b>
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# Shippan Point in Stamford, CT

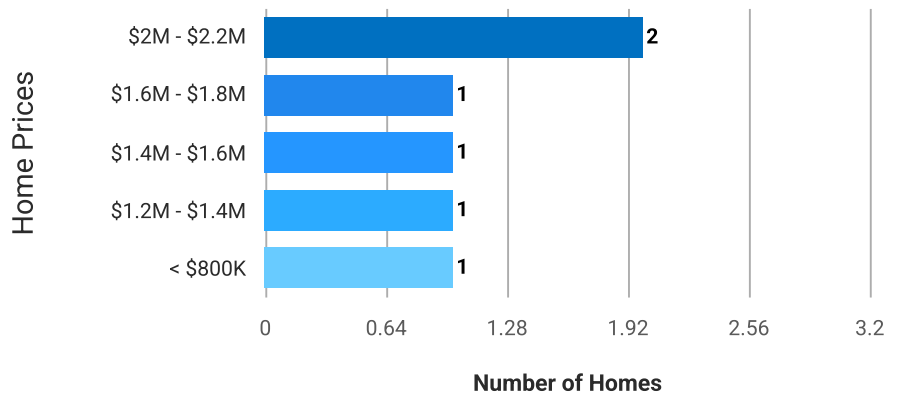
## Sold Home Stats

### Price Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data is unavailable (such as a non-disclosure state) or provided in range format.

Source: Public records data

Update Frequency: Daily

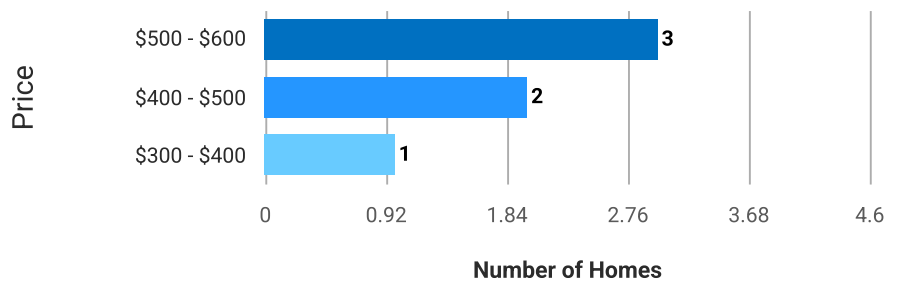


### Price per Square Foot of Comps Sold

This chart shows the distribution of homes reported sold in the past three months at different prices per square foot.

Source: Public records data

Update Frequency: Daily

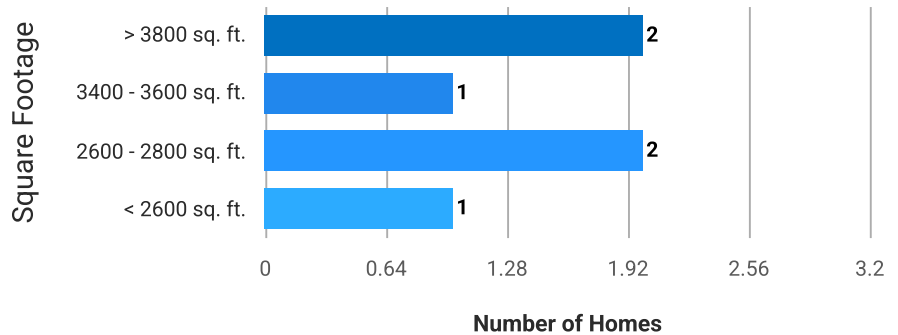


### Size of Homes Sold

This chart shows the distribution of homes reported sold in the past three months of different sizes in the area of your search.

Source: Public records data

Update Frequency: Daily

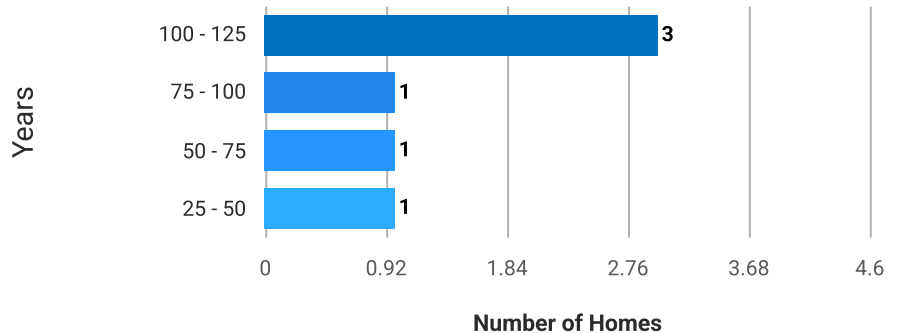


### Age Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months of different age ranges in the area of your search.

Source: Public records data

Update Frequency: Daily



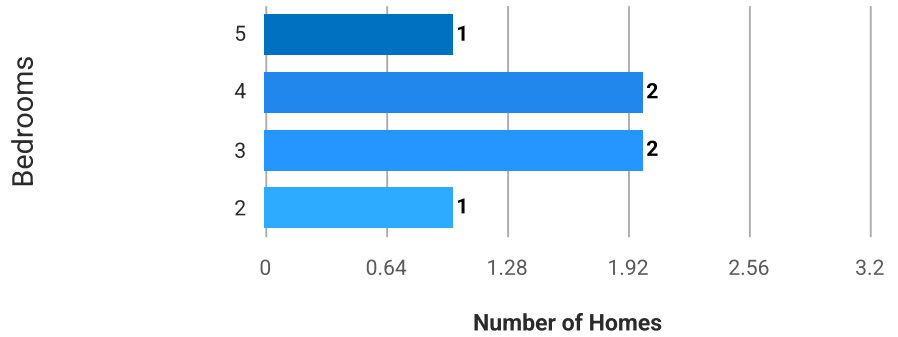
# Shippan Point in Stamford, CT

## Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past three months, compared by the number of bedrooms, in the area of your search.

Source: Public records data

Update Frequency: Daily



# People

## People Facts & Stats

	Shippan Point	Stamford	Western...	Connecticut	USA
Population	2K	136K	621K	3.6M	332.39M
Population Density per Sq Mi	-	3.61K	1.17K	743	94
Pop Change since 2020	-1.1%	+0%	+0.7%	+0.1%	+2.5%
Median Age	47	38	42	41	39
Male / Female Ratio	51%	49%	49%	49%	50%

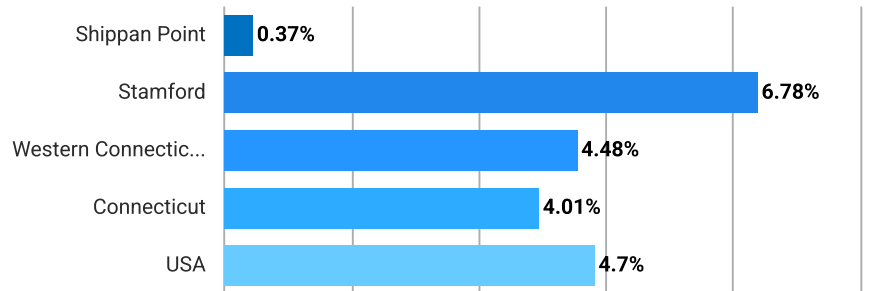
## Education Levels of Population

Source: U.S. Census American Community Survey via Esri, 2025

Update Frequency: Annually

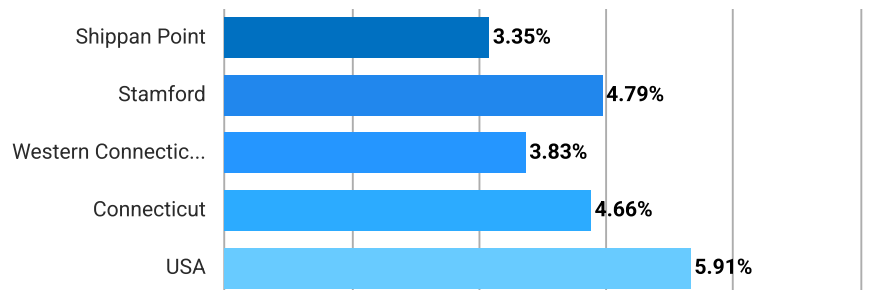
### Less than 9th Grade

This chart shows the percentage of people in an area who have less than a ninth grade education, compared with other geographies.



### Some High School

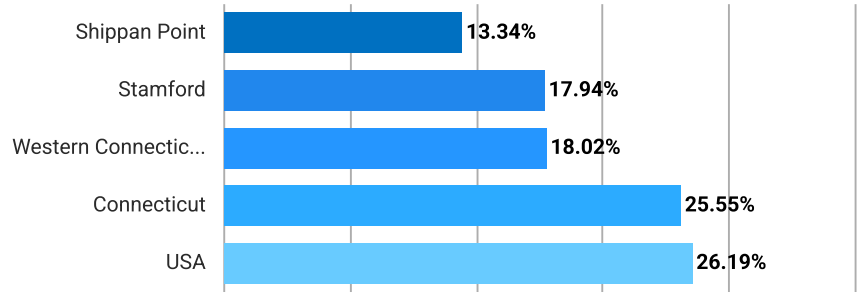
This chart shows the percentage of people in an area whose highest educational achievement is some high school, without graduating or passing a high school GED test, compared with other geographies.



# Shippan Point in Stamford, CT

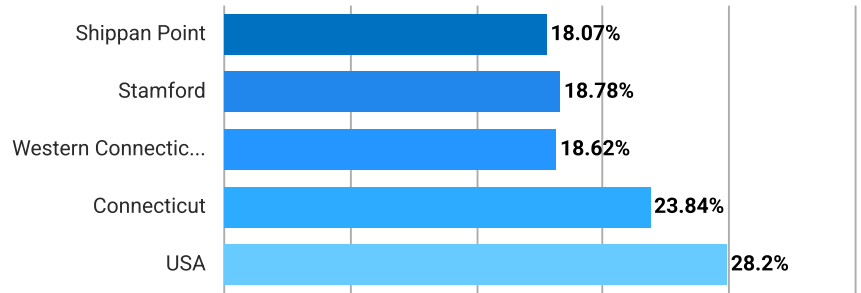
## High School Graduate

This chart shows the percentage of people in an area whose highest educational achievement is high school, compared with other geographies.



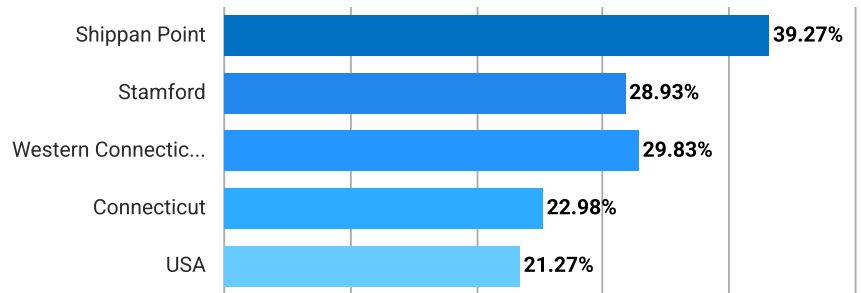
## Associate Degree

This chart shows the percentage of people in an area whose highest educational achievement is an associate degree, compared with other geographies.



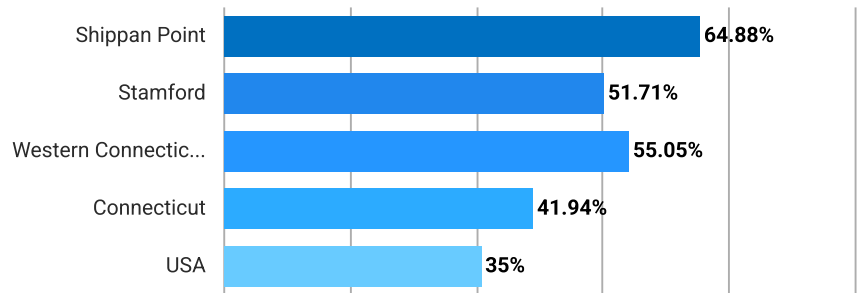
## Bachelor's Degree

This chart shows the percentage of people in an area whose highest educational achievement is a bachelor's degree, compared with other geographies.



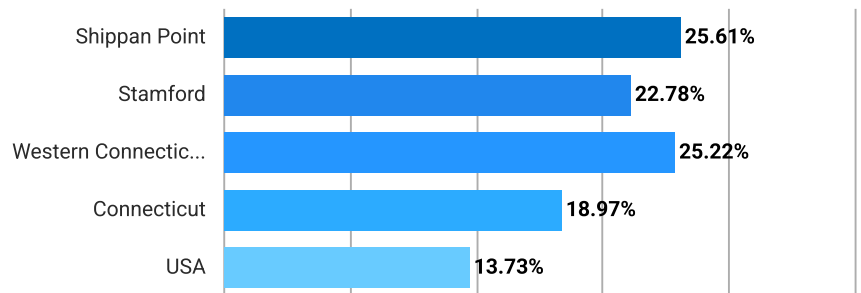
## Some College

This chart shows the percentage of people in an area whose highest educational achievement is some college, without receiving a degree, compared with other geographies.



## Grad/Professional Degree

This chart shows the percentage of people in an area whose highest educational achievement is a graduate or professional degree, compared with other geographies.



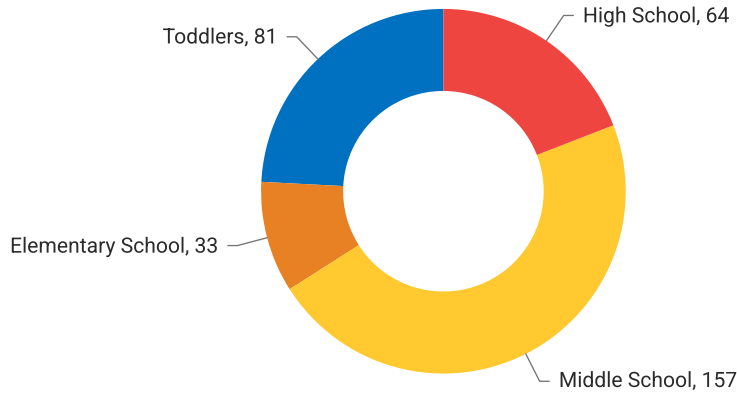
# Shippan Point in Stamford, CT

## Population of Children by Age Group in Shippan Point

This chart shows the distribution of the population of children by age range – from birth to 17 – in the area of your search.

Source: U.S. Census

Update Frequency: Annually



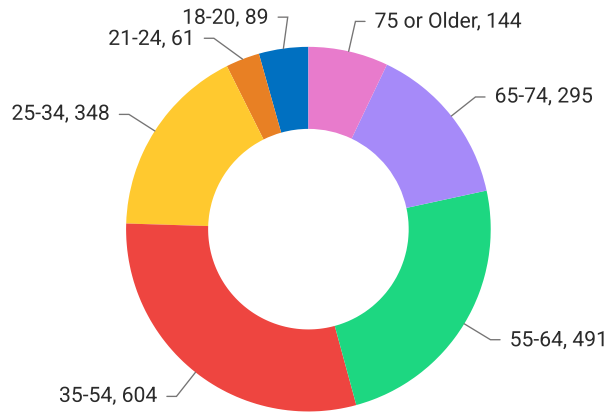
● 24.18% Toddlers 
 ● 9.85% Elementary School 
 ● 46.87% Middle School 
 ● 19.1% High School

## Population of Adults by Age Group in Shippan Point

This chart shows the distribution of the population of adults by age range – from 18 to 75-plus – in the area of your search.

Source: U.S. Census

Update Frequency: Annually



● 4.38% 18-20 
 ● 3% 21-24 
 ● 17.13% 25-34 
 ● 29.72% 35-54 
 ● 24.16% 55-64 
 ● 14.52% 65-74 
 ● 7.09% 75 or Older



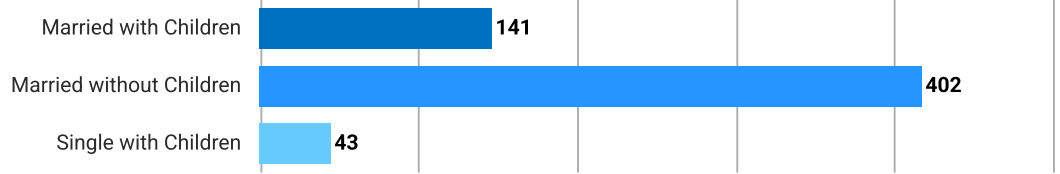
# Shippan Point in Stamford, CT

## Households With Children in Shippan Point

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Source: U.S. Census

Update Frequency: Annually

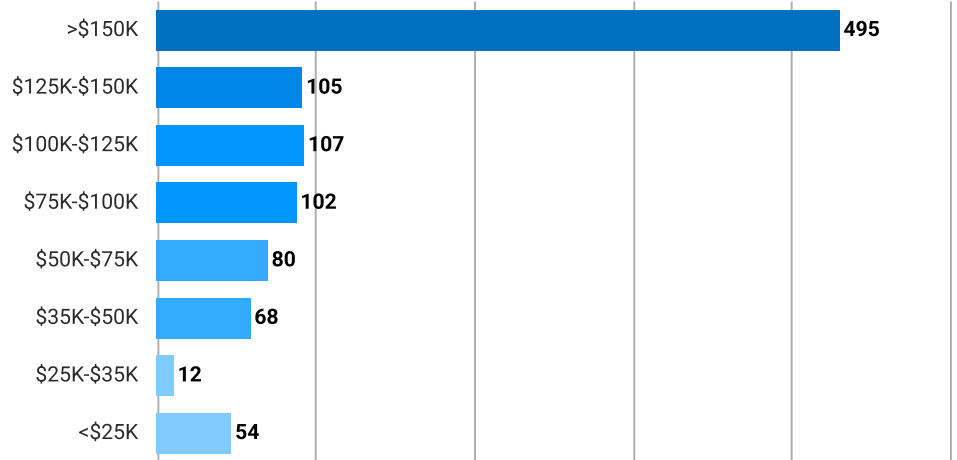


## Household Income Brackets in Shippan Point

This chart shows annual household income levels within an area.

Source: U.S. Census

Update Frequency: Annually



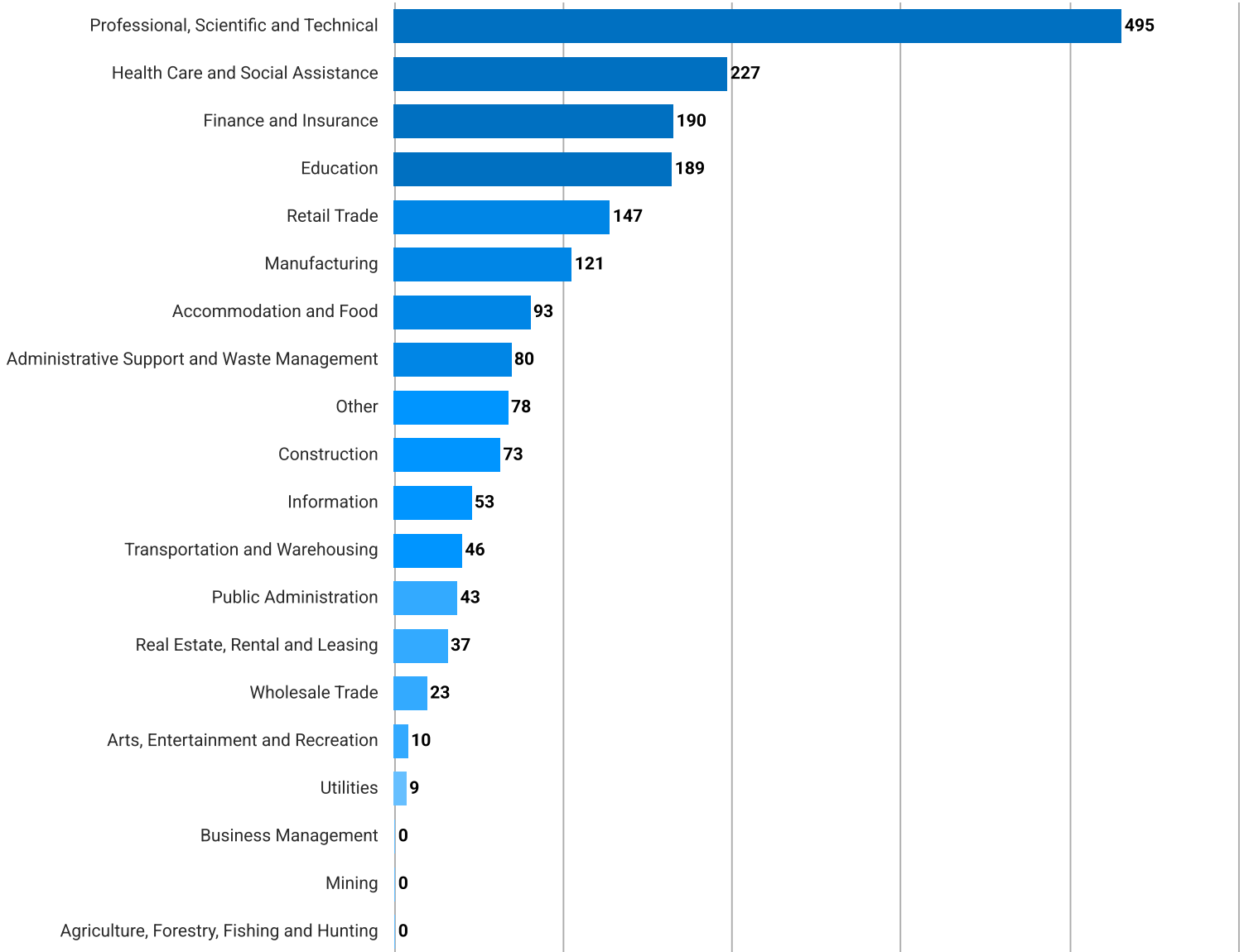
# Shippan Point in Stamford, CT

## Occupational Categories in Shippan Point

This chart shows categories of employment within an area.

Source: U.S. Census

Update Frequency: Annually

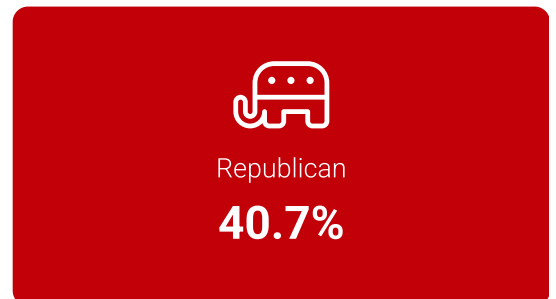
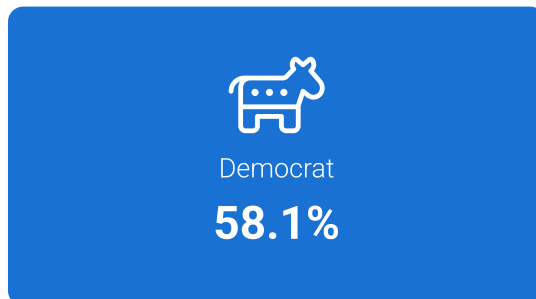


## Presidential Voting Pattern in Shippan Point

This chart shows how residents of a county voted in the 2020 presidential election.

Source: USElectionAtlas.org

Update Frequency: Quadrennially



# Shippan Point in Stamford, CT

## Economy

### Economic Facts & Stats

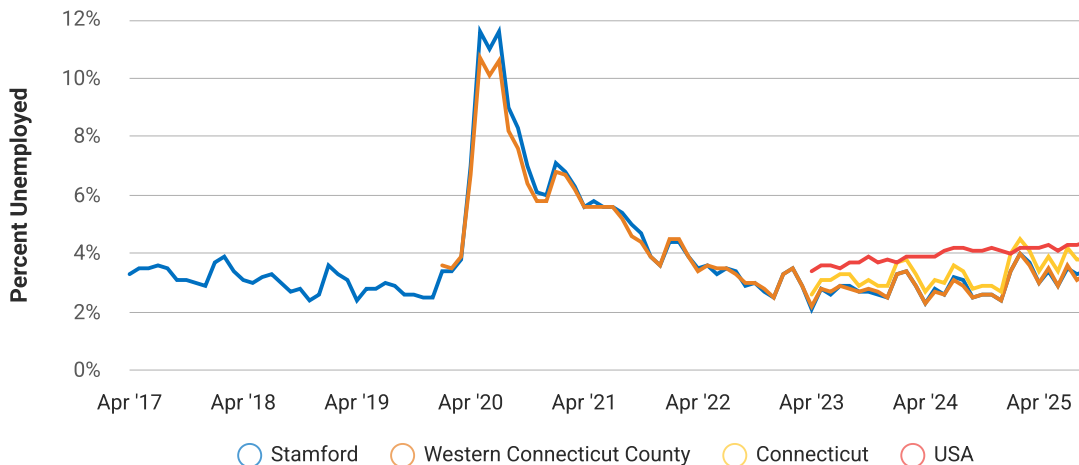
	Shippan Point	Stamford	Western...	Connecticut	USA
Income Per Capita	\$100,816	\$64,382	\$79,648	\$54,409	\$43,289
Median Household Income	\$146,071	\$107,474	\$124,553	\$93,760	\$78,538
Unemployment Rate	–	3.4%	3.3%	3.8%	4.4%
Number Unemployed	–	3K	11K	74K	7.61M
Number Employed	–	78K	329K	1.86M	163.66M
Number in Labor Force	–	81K	340K	1.93M	171.26M

### Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Source: Bureau of Labor Statistics

Update Frequency: Monthly



# Shippan Point in Stamford, CT

## Quality of Life

### Quality of Life Facts & Stats

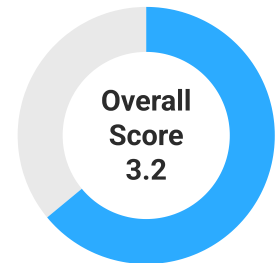
	Shippan Point	Stamford	Western...	Connecticut	USA
<b>Elevation</b> (in feet)	287	287	–	464	–
<b>Annual Rainfall</b> (in inches)	45	45	–	47.79	–
<b>Annual Snowfall</b> (in inches)	30.05	30.05	–	42.27	–
<b>Days of Full Sun</b> (per year)	83	83	–	83	–
<b>Travel Time to Work</b> (in minutes)	39	28	31	27	27
<b>Water Quality</b> (Health Violations)	–	–	–	–	–
<b>Water Quality</b> (Monitoring and Report Violations)	–	–	–	–	–
<b>Superfund Sites</b>	–	–	–	47	2,466
<b>Brownfield Sites</b>	No	Yes	No	Yes	No

### Walkability Scores (out of 5) (out of 5)

This neighborhood or ZIP code is rated for walking access to general points of interest, reflected in the overall score, plus amenities (such as retail stores) and leisure (such as restaurants and parks). Other factors considered in the scores are street types, weather, public transportation and population density.

Source: Precisely

Update Frequency: Quarterly



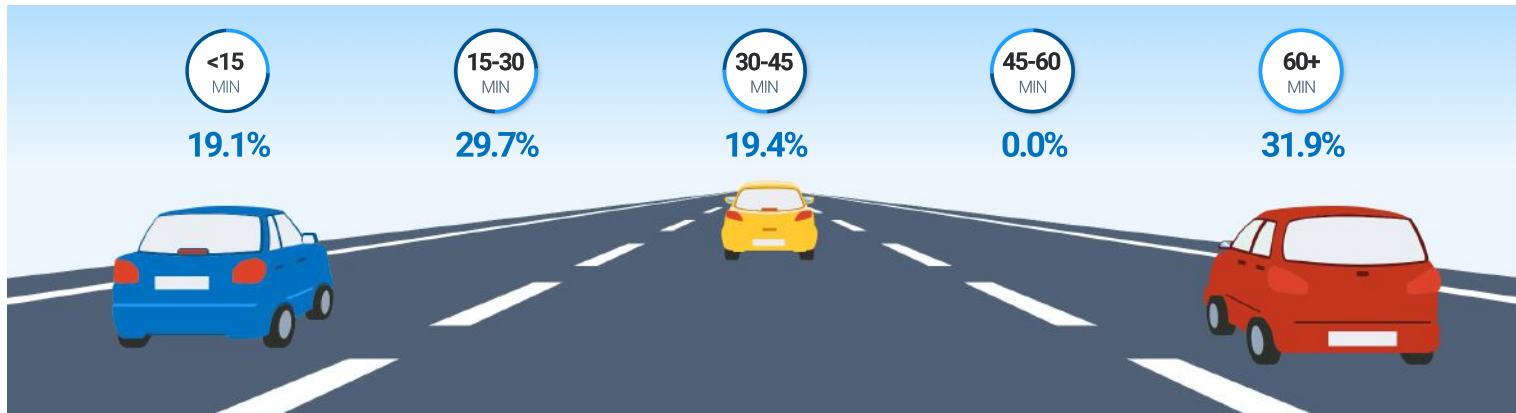
# Shippan Point in Stamford, CT

## Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Source: U.S. Census

Update Frequency: Annually

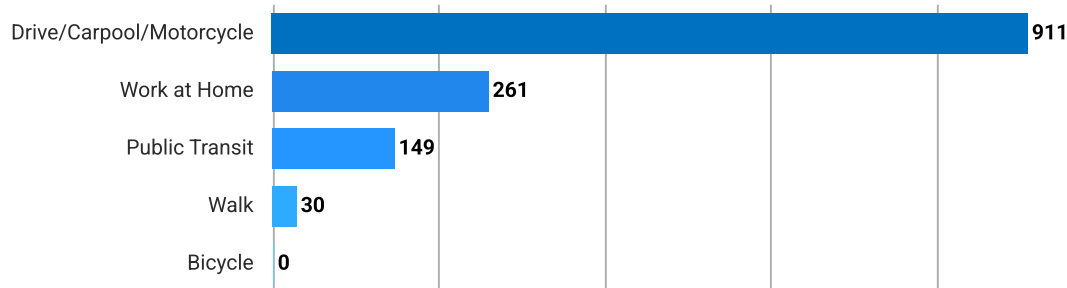


## How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Source: U.S. Census

Update Frequency: Annually



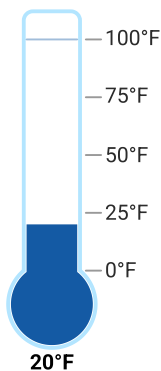
## Average Monthly Temperature

This chart shows average temperatures in the area you searched.

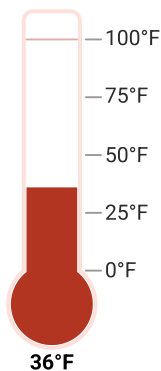
Source: NOAA

Update Frequency: Annually

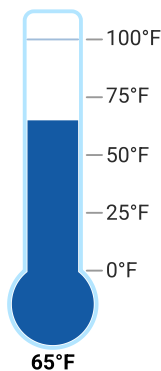
Avg. January Min. Temp



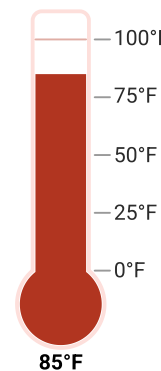
Avg. January Max. Temp



Avg. July Min. Temp



Avg. July Max. Temp



# Shippan Point in Stamford, CT

## Nearby Neighborhoods

### Macro Neighborhoods near Shippan Point in Stamford, CT

<p><b>Cove - East Side - Shippan in Stamford, CT</b></p> <p>Median Estimate Home Value \$683,670</p> <p>Number of Homes 3,419</p> <p>Total Population 13,859</p>	<p><b>Palmer Landing in Stamford, CT</b></p> <p>Median Estimate Home Value \$767,330</p> <p>Number of Homes 78</p> <p>Total Population 1,381</p>	<p><b>Schooner Cove in Stamford, CT</b></p> <p>Median Estimate Home Value \$615,480</p> <p>Number of Homes 96</p> <p>Total Population 1,381</p>
<p><b>Harborview Court in Stamford, CT</b></p> <p>Median Estimate Home Value \$477,480</p> <p>Number of Homes 20</p> <p>Total Population 1,381</p>	<p><b>Quayside Condominiums in Stamford, CT</b></p> <p>Median Estimate Home Value \$637,720</p> <p>Number of Homes 30</p> <p>Total Population 1,381</p>	<p><b>Marina Bay in Stamford, CT</b></p> <p>Median Estimate Home Value \$539,200</p> <p>Number of Homes 79</p> <p>Total Population 1,381</p>

### About RPR

- RPR® is the nation's largest property database, exclusively for REALTORS®. It empowers REALTORS® to help buyers and sellers make informed decisions, backed by a real estate database covering more than 160 million residential and commercial properties in the United States.
- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

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