

MARKET STATISTICS | INDUSTRIAL

Q4 2024

NORTHEAST
PRIVATE CLIENT GROUP[®]

CONNECTICUT STATE TOTALS



295.9M

Inventory SF



1.6M

Net Absorption SF



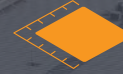
\$93.2M

Sales Volume



1.9M

SF Sold



\$49

Transaction Price/SF



5.1%

Vacancy Rate



\$10

Asking Rent/SF

HARTFORD

110,772,349

Inventory SF

1,554,557

Net Absorption SF

\$44.6M

Sales Volume

564,902

SF Sold

\$79

Avg Transaction Price/SF

5.2%

Vacancy Rate

\$8

Asking Rent/SF

NEW HAVEN

72,844,991

Inventory SF

239,694

Net Absorption SF

\$17M

Sales Volume

367,701

SF Sold

\$46

Avg Transaction Price/SF

4.6%

Vacancy Rate

\$10

Asking Rent/SF

FAIRFIELD

50,941,281

Inventory SF

-259,736

Net Absorption SF

\$18.6M

Sales Volume

198,657

SF Sold

\$94

Avg Transaction Price/SF

5.7%

Vacancy Rate

\$14

Asking Rent/SF

NEW LONDON

19,061,993

Inventory SF

-2,769

Net Absorption SF

\$0

Sales Volume

0

SF Sold

N/A

Avg Transaction Price/SF

2.9%

Vacancy Rate

\$10

Asking Rent/SF

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\$49

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5.1%

Vacancy Rate



\$10

Asking Rent/SF

TOLLAND

2,316,654

Inventory SF

9,000

Net Absorption SF

\$0

Sales Volume

0

SF Sold

N/A

Avg Transaction Price/SF

3.3%

Vacancy Rate

\$9

Asking Rent/SF

MIDDLESEX

9,967,892

Inventory SF

51,159

Net Absorption SF

\$2.3M

Sales Volume

165,165

SF Sold

\$14

Avg Transaction Price/SF

5.5%

Vacancy Rate

\$10

Asking Rent/SF

WINDHAM

13,282,696

Inventory SF

-108,658

Net Absorption SF

\$3.3M

Sales Volume

396,641

SF Sold

\$8

Avg Transaction Price/SF

8.0%

Vacancy Rate

\$7

Asking Rent/SF

LITCHFIELD

16,745,875

Inventory SF

4,740

Net Absorption SF

\$7.3M

Sales Volume

211,165

SF Sold

N/A

Avg Transaction Price/SF

5.8%

Vacancy Rate

\$9

Asking Rent/SF