

MARKET STATISTICS | MULTIFAMILY

Q4 2024

CONNECTICUT STATE TOTALS



225,434

Inventory



1,392

Absorption



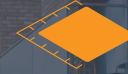
\$274.4M

Sales Volume



1,370

Units Sold



\$200,270

Average Transaction PPU



4.9%

Vacancy Rate



3.5%

Asking Rent Growth/Yr

HARTFORD

73,353

Inventory Units

498

Quarterly Absorption Units

\$7.5M

Sales Volume

136

Units Sold

\$54,880

Avg Transaction Price/Unit

5.1%

Vacancy Rate

3.9%

Asking Rent Growth/Yr

NEW HAVEN

55,323

Inventory Units

290

Quarterly Absorption Units

\$45.4M

Sales Volume

406

Units Sold

\$111,900

Avg Transaction Price/Unit

4.6%

Vacancy Rate

2.3%

Asking Rent Growth/Yr

FAIRFIELD

50,939

Inventory Units

494

Quarterly Absorption Units

\$214.1M

Sales Volume

737

Units Sold

\$290,520

Avg Transaction Price/Unit

6.3%

Vacancy Rate

3.5%

Asking Rent Growth/Yr

NEW LONDON

19,298

Inventory Units

104

Quarterly Absorption Units

\$3.1M

Sales Volume

31

Units Sold

\$98,580

Avg Transaction Price/Unit

3.4%

Vacancy Rate

4.4%

Asking Rent Growth/Yr

MARKET STATISTICS | MULTIFAMILY

Q4 2024

NORTHEAST
PRIVATE CLIENT GROUP*

CONNECTICUT STATE TOTALS



225,434

Inventory



1392

Absorption



\$274.4M

Sales Volume



1370

Units Sold



\$200,270

Average Transaction PPU



4.9%

Vacancy Rate



3.5%

Asking Rent Growth/Yr

TOLLAD

9,569

Inventory Units

-16

Quarterly Absorption Units

\$0

Sales Volume

0

Units Sold

N/A

Avg Transaction Price/Unit

2.9%

Vacancy Rate

6.1%

Asking Rent Growth/Yr

MIDDLESEX

8,347

Inventory Units

6

Quarterly Absorption Units

\$3.2M

Sales Volume

39

Units Sold

\$82,050

Avg Transaction Price/Unit

3.7%

Vacancy Rate

1.4%

Asking Rent Growth/Yr

WINDHAM

4,447

Inventory Units

-1

Quarterly Absorption Units

\$1.1M

Sales Volume

16

Units Sold

\$68,920

Avg Transaction Price/Unit

3.9%

Vacancy Rate

3.6%

Asking Rent Growth/Yr

LITCHFIELD

4,158

Inventory Units

17

Quarterly Absorption Units

\$0

Sales Volume

0

Units Sold

N/A

Avg Transaction Price/Unit

0.8%

Vacancy Rate

3.6%

Asking Rent Growth/Yr