

# MARKET STATISTICS | OFFICE

Q4 2024

NORTHEAST  
PRIVATE CLIENT GROUP

## CONNECTICUT STATE TOTALS



**176.1M**

Inventory SF



**717,555**

Net Absorption SF



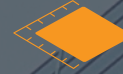
**\$72M**

Sales Volume



**1.5M**

SF Sold



**\$49**

Transaction Price/SF



**11.7%**

Vacancy Rate



**\$26**

Asking Rent/SF

### HARTFORD

**61,020,893**

Inventory SF

**154,687**

Net Absorption SF

**\$14.9M**

Sales Volume

**293,920**

SF Sold

**\$51**

Avg Transaction Price/SF

**11.0%**

Vacancy Rate

**\$20**

Asking Rent/SF

### NEW HAVEN

**35,231,208**

Inventory SF

**248,014**

Net Absorption SF

**\$12.5M**

Sales Volume

**408,287**

SF Sold

**\$31**

Avg Transaction Price/SF

**8.2%**

Vacancy Rate

**\$23**

Asking Rent/SF

### FAIRFIELD

**65,170,469**

Inventory SF

**300,112**

Net Absorption SF

**\$38.3M**

Sales Volume

**459,637**

SF Sold

**\$83**

Avg Transaction Price/SF

**15.5%**

Vacancy Rate

**\$35**

Asking Rent/SF

### NEW LONDON

**7,235,863**

Inventory SF

**-11,995**

Net Absorption SF

**\$2M**

Sales Volume

**39,156**

SF Sold

**\$51**

Avg Transaction Price/SF

**8.9%**

Vacancy Rate

**\$22**

Asking Rent/SF

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Q4 2024

## CONNECTICUT STATE TOTALS



**176.1M**

Inventory SF



**717,555**

Net Absorption SF



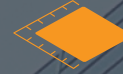
**\$72M**

Sales Volume



**1.5M**

SF Sold



**\$49**

Transaction Price/SF



**11.7%**

Vacancy Rate



**\$26**

Asking Rent/SF

### TOLLAND

**1,253,955**

Inventory SF

**47,057**

Net Absorption SF

**\$0**

Sales Volume

**0**

SF Sold

**N/A**

Avg Transaction Price/SF

**5.2%**

Vacancy Rate

**\$20**

Asking Rent/SF

### MIDDLESEX

**3,444,130**

Inventory SF

**-23,231**

Net Absorption SF

**\$3M**

Sales Volume

**73,890**

SF Sold

**\$41**

Avg Transaction Price/SF

**6.0%**

Vacancy Rate

**\$19**

Asking Rent/SF

### WINDHAM

**1,490,011**

Inventory SF

**3,000**

Net Absorption SF

**\$0**

Sales Volume

**0**

SF Sold

**N/A**

Avg Transaction Price/SF

**4.5%**

Vacancy Rate

**\$20**

Asking Rent/SF

### LITCHFIELD

**1,773,557**

Inventory SF

**89**

Net Absorption SF

**\$1.3M**

Sales Volume

**18,096**

SF Sold

**\$72**

Avg Transaction Price/SF

**1.5%**

Vacancy Rate

**\$20**

Asking Rent/SF