

MARKET STATISTICS | RETAIL

Q4 2024

NORTHEAST
PRIVATE CLIENT GROUP

CONNECTICUT STATE TOTALS



196.3M

Inventory SF



-922,684

Net Absorption SF



\$96.8M

Sales Volume



1M

SF Sold



\$95

Transaction Price/SF



4.9%

Vacancy Rate



\$21

Asking Rent/SF

HARTFORD

55,269,195

Inventory SF

-420,782

Net Absorption SF

\$22.6M

Sales Volume

167,276

SF Sold

\$135

Avg Transaction Price/SF

5.0%

Vacancy Rate

\$18

Asking Rent/SF

NEW HAVEN

48,947,574

Inventory SF

-677,412

Net Absorption SF

\$10.7M

Sales Volume

306,595

SF Sold

\$35

Avg Transaction Price/SF

6.9%

Vacancy Rate

\$17

Asking Rent/SF

FAIRFIELD

47,377,135

Inventory SF

125,202

Net Absorption SF

\$39.1M

Sales Volume

146,302

SF Sold

\$267

Avg Transaction Price/SF

4.0%

Vacancy Rate

\$33

Asking Rent/SF

NEW LONDON

16,814,426

Inventory SF

10,254

Net Absorption SF

\$7.9M

Sales Volume

227,190

SF Sold

\$35

Avg Transaction Price/SF

3.3%

Vacancy Rate

\$16

Asking Rent/SF

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196.3M

Inventory SF



-922,684

Net Absorption SF



\$96.8M

Sales Volume



1M

SF Sold



\$95

Transaction Price/SF



4.9%

Vacancy Rate



\$21

Asking Rent/SF

TOLLAND

4,940,452

Inventory SF

16,109

Net Absorption SF

\$0

Sales Volume

0

SF Sold

N/A

Avg Transaction Price/SF

5.4%

Vacancy Rate

\$15

Asking Rent/SF

MIDDLESEX

8,406,736

Inventory SF

14,084

Net Absorption SF

\$1.8M

Sales Volume

20,500

SF Sold

\$85

Avg Transaction Price/SF

3.3%

Vacancy Rate

\$16

Asking Rent/SF

WINDHAM

5,229,306

Inventory SF

-4,913

Net Absorption SF

\$1.2M

Sales Volume

6,162

SF Sold

N/A

Avg Transaction Price/SF

2.0%

Vacancy Rate

\$14

Asking Rent/SF

LITCHFIELD

9,364,495

Inventory SF

26,685

Net Absorption SF

\$13.5M

Sales Volume

132,803

SF Sold

\$101

Avg Transaction Price/SF

3.9%

Vacancy Rate

\$16

Asking Rent/SF