



# Market Overview by Region



## Connecticut - Western Region

Fairfield, CT - Litchfield, CT - New Haven, CT

Number of Properties: 104      Number of Units: 19876      Smallest Property by Units: 40  
 Average Year Built: 1983      Average Number of Units: 191      Largest Property by Units: 764

Average Rent: \$2,230.00    Adj. Average Rent Per Square Foot: \$1.72    Average Square Foot: 1248 Sq. Ft.

Unit Type	Style Count	Average Rent	Average Sq. F	Adj. Rent Per
0/1/0	46	\$1,187.28	556	\$2.09
1/1.5/0	2	\$1,757.50	953	\$1.72
1/1.5/1	2	\$1,582.50	941	\$1.69
1/1/0	143	\$1,528.28	771	\$1.92
1/1/1	7	\$1,573.71	907	\$1.69
2/1.5/0	8	\$1,351.63	1178	\$1.08
2/1.5/1	1	\$1,295.00	969	\$1.23
2/1/0	57	\$1,460.11	938	\$1.47
2/1/1	1	\$1,749.00	1251	\$1.40
2/2.5/0	1	\$3,985.00	1774	\$2.25
2/2.5/1	1	\$1,499.00	1400	\$1.03
2/2/0	91	\$2,279.73	1174	\$1.93
2/2/1	2	\$2,478.50	1171	\$2.09
3/1.5/0	5	\$1,703.60	1312	\$1.28
3/1/0	5	\$1,975.00	1114	\$1.66
3/2.5/0	3	\$3,668.00	1784	\$2.04
3/2/0	34	\$2,744.18	1384	\$1.95
3/2/1	1	\$4,366.00	1987	\$2.17
3/3/0	1	\$2,699.00	1906	\$1.42
4/1.5/0	1	\$2,222.00	1141	\$1.95
4/2/0	2	\$3,725.00	1600	\$2.08

Average Rent: \$2,230.00    Adj. Average Rent Per Square Foot: \$1.72    Average Square Foot: 1248 Sq. Ft.

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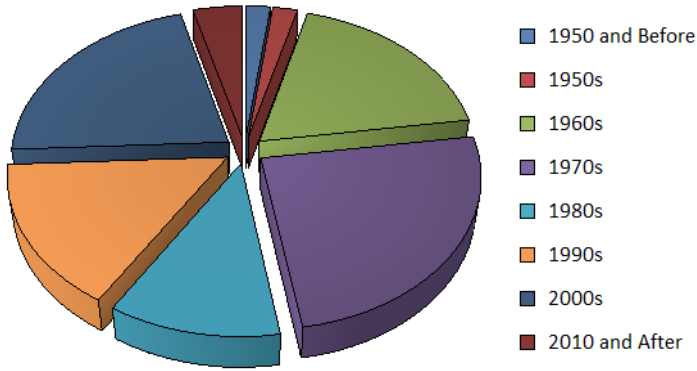
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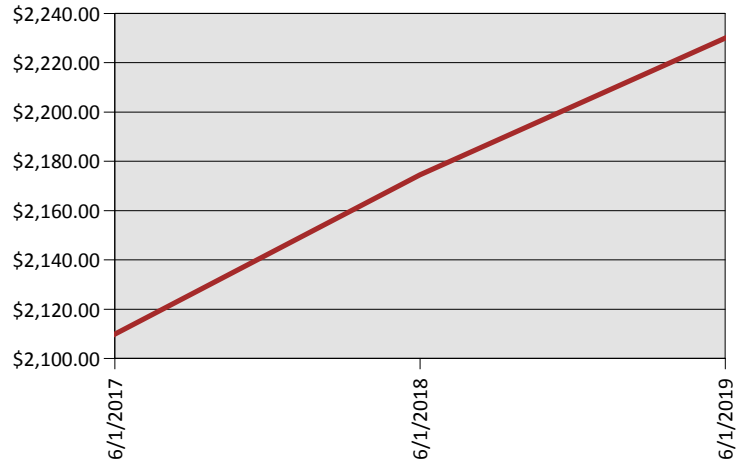
# Market Overview by Region



### Aging By Decade



### Historical Average Rent



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## Historical Average Rent By Unit Type

	3/1/2013	6/1/2013	6/1/2014	6/1/2015	6/1/2016	6/1/2017	6/1/2018	6/1/2019	4 Period % Change
0/1/0	N/A	\$878.11	\$1,044.48	\$1,065.98	\$1,106.30	\$1,139.20	\$1,160.71	\$1,187.28	11.38%
1/1.5/0	N/A	N/A	N/A	\$1,050.00	\$1,050.00	\$1,265.00	N/A	N/A	-100.00%
1/1.5/0	N/A	\$2,122.00	\$2,172.00	\$2,545.00	\$2,565.00	\$2,211.00	\$1,625.50	\$1,757.50	-30.94%
1/1.5/1	N/A	N/A	N/A	\$1,342.00	\$1,481.50	\$1,372.50	\$1,527.50	\$1,582.50	17.92%
1/1/0	\$1,340.80	\$1,343.09	\$1,347.62	\$1,415.49	\$1,536.26	\$1,491.17	\$1,524.40	\$1,528.28	7.97%
1/1/1	N/A	\$1,454.00	\$1,364.25	\$1,361.14	\$1,400.43	\$1,473.00	\$1,488.83	\$1,573.71	15.62%
1/2/0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.00%
2/1.5/0	N/A	\$1,017.50	\$1,270.25	\$1,239.70	\$1,284.78	\$1,312.56	\$1,348.22	\$1,351.63	9.03%
2/1.5/1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$1,295.00	0.00%
2/1/0	\$1,296.57	\$1,259.62	\$1,286.44	\$1,320.07	\$1,374.17	\$1,380.54	\$1,439.09	\$1,460.11	10.61%
2/1/1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$1,749.00	0.00%
2/2.5/0	N/A	N/A	\$1,400.00	\$1,350.00	\$1,525.00	\$3,985.00	\$3,985.00	\$3,985.00	195.19%
2/2.5/1	N/A	N/A	N/A	N/A	N/A	\$1,550.00	\$1,570.00	\$1,499.00	0.00%
2/2/	N/A	N/A	\$2,500.00	\$2,500.00	\$2,500.00	N/A	N/A	N/A	-100.00%
2/2/0	\$1,920.72	\$1,981.80	\$2,013.54	\$2,108.68	\$2,189.72	\$2,177.89	\$2,204.03	\$2,279.73	8.11%
2/2/1	N/A	\$2,879.75	\$2,693.00	\$2,500.00	\$2,049.50	\$2,300.00	\$2,300.00	\$2,478.50	-0.86%
3/1.5/0	N/A	\$1,488.00	\$1,437.67	\$1,589.50	\$1,592.00	\$1,620.00	\$1,645.75	\$1,703.60	7.18%
3/1/0	\$1,731.00	\$1,737.11	\$1,765.86	\$1,946.00	\$1,970.00	\$2,022.00	\$2,005.80	\$1,975.00	1.49%
3/2.5/0	N/A	\$4,292.00	\$3,116.33	\$3,266.67	\$3,366.67	\$3,198.33	\$2,960.33	\$3,668.00	12.29%
3/2.5/1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.00%
3/2/0	\$2,116.87	\$2,522.09	\$2,532.00	\$2,666.56	\$2,761.34	\$2,712.53	\$2,712.47	\$2,744.18	2.91%
3/2/1	N/A	\$3,614.00	\$3,614.00	\$4,079.00	\$3,910.00	\$3,910.00	\$3,910.00	\$4,366.00	7.04%
3/3/0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$2,699.00	0.00%
4/1.5/0	N/A	\$1,864.00	\$1,864.00	\$1,864.00	\$1,864.00	\$1,964.00	\$2,236.00	\$2,222.00	19.21%
4/2/0	N/A	\$1,982.50	\$1,990.00	\$2,838.50	\$3,000.00	\$3,000.00	\$3,495.00	\$3,725.00	31.23%
4/2/1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.00%
Avg Rent	\$1,681.19	\$2,029.04	\$1,965.38	\$2,002.54	\$2,027.72	\$2,109.72	\$2,174.37	\$2,230.00	11.36%

Rent Prices are Not Adjusted for Rent Concessions

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