



HALSTEAD
REAL ESTATE

Connecticut Rental Report Year End 2019 **2019**

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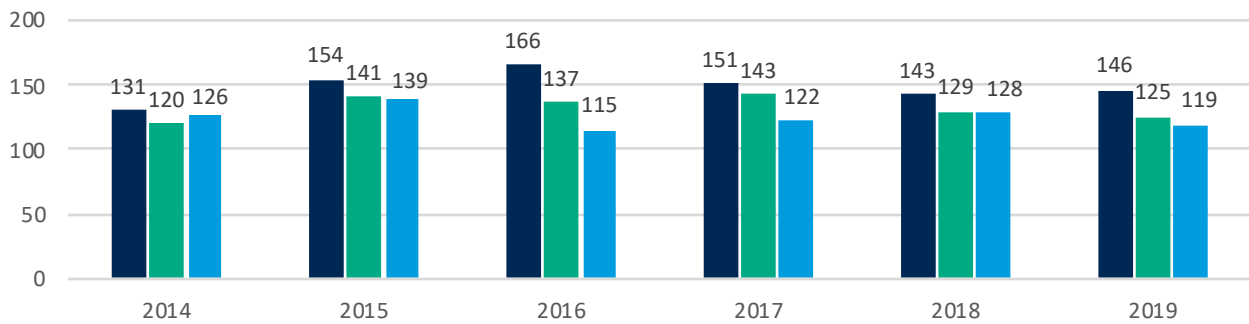


Greenwich Rental Report

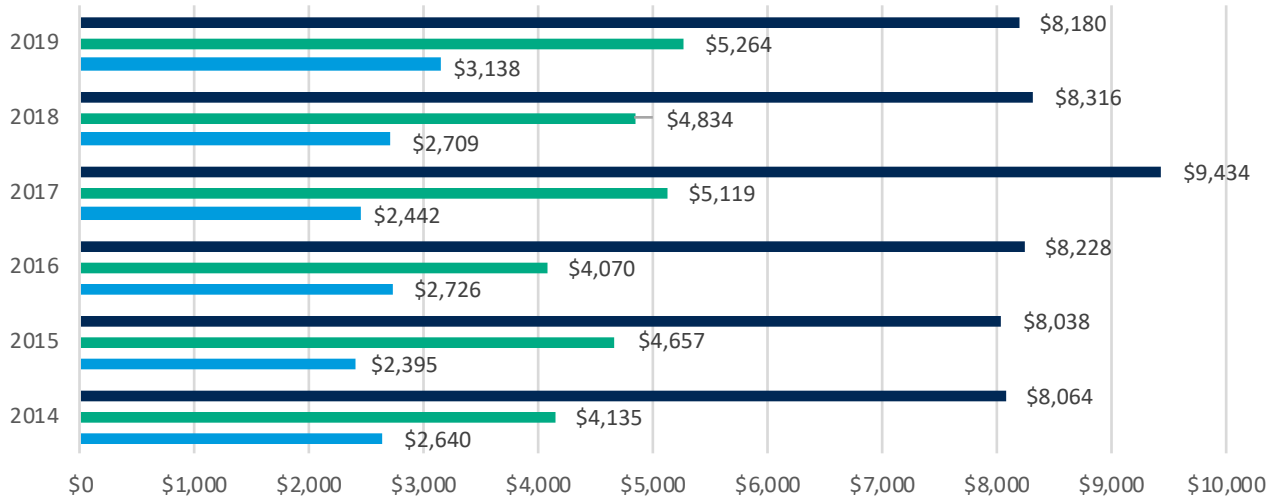
2019 Year End Review

	2019	2018	% CHANGE
SF Houses: Number of Rental Closings Full Year	146	143	+2.1%
SF Houses: Average Rental Closing Price	\$8,180	\$8,316	-1.6%
Condo/Co-Op: Number of Rental Closings Full Year	126	129	-2.3%
Condo/Co-Op: Average Rental Closing Price	\$5,321	\$4,834	+10.1%
Multi-Family: Number of Rental Closings Full Year	119	128	-7%
Multi-Family: Average Rental Closing Price	\$3,138	\$2,709	+15.9%

Number of Greenwich Rental Closings: Full Year ■ Houses ■ Condo/Co-Op ■ Multi-Family



Average Rental Closing Price: Full Year ■ Houses ■ Condo/Co-Op ■ Multi-Family



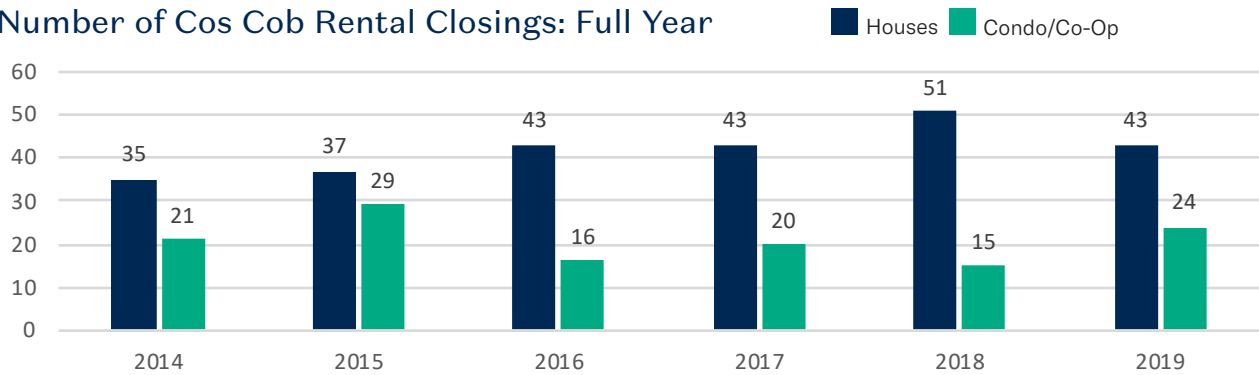


Cos Cob Rental Report

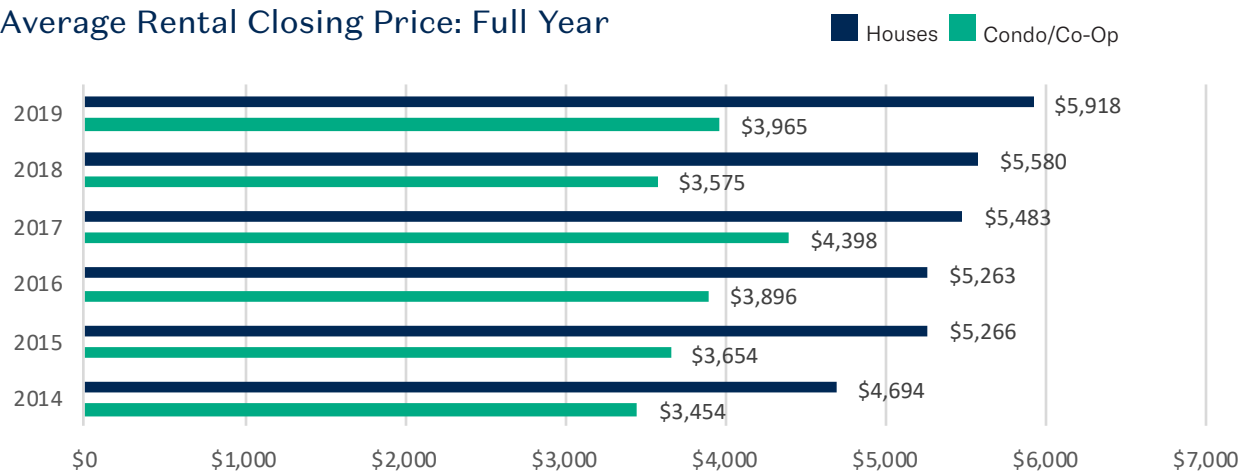
2019 Year End Review

	2019	2018	% CHANGE
SF Houses: Number of Rental Closings Full Year	43	51	-15.7%
SF Houses: Average Rental Closing Price	\$5,918	\$5,580	+6.1%
Condo/Co-Op: Number of Rental Closings Full Year	24	15	+60%
Condo/Co-Op: Average Rental Closing Price	\$3,965	\$3,575	+10.9%
Multi-Family: Number of Rental Closings Full Year	3	5	-40%
Multi-Family: Average Rental Closing Price	\$2,183	\$2,160	+1.1%

Number of Cos Cob Rental Closings: Full Year



Average Rental Closing Price: Full Year



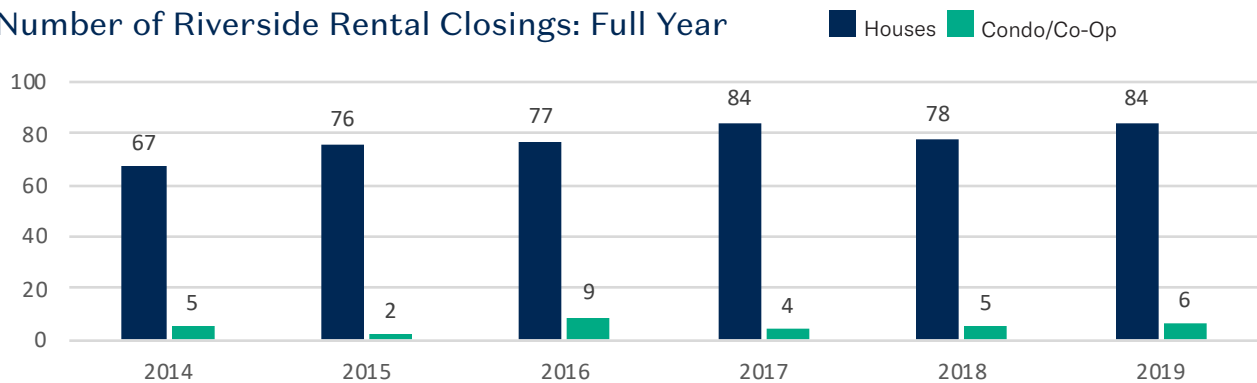


Riverside Rental Report

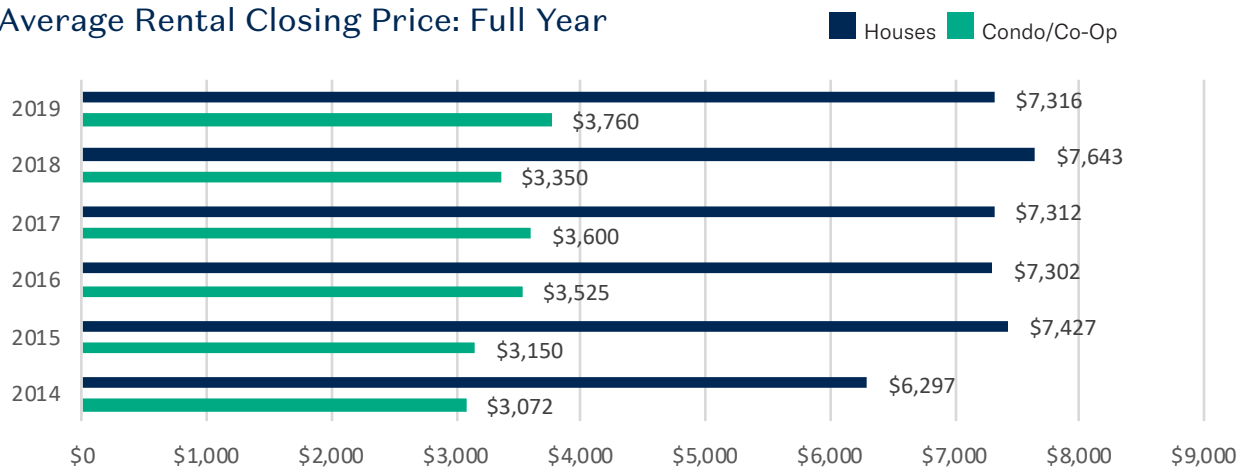
2019 Year End Review

	2019	2018	% CHANGE
SF Houses: Number of Rental Closings Full Year	84	78	+7.7%
SF Houses: Average Rental Closing Price	\$7,316	\$7,643	-4.3%
Condo/Co-Op: Number of Rental Closings Full Year	6	5	+20%
Condo/Co-Op: Average Rental Closing Price	\$3,760	\$3,350	+12.2%
Multi-Family: Number of Rental Closings Full Year	2	0	NA
Multi-Family: Average Rental Closing Price	\$2,425	NA	NA

Number of Riverside Rental Closings: Full Year



Average Rental Closing Price: Full Year



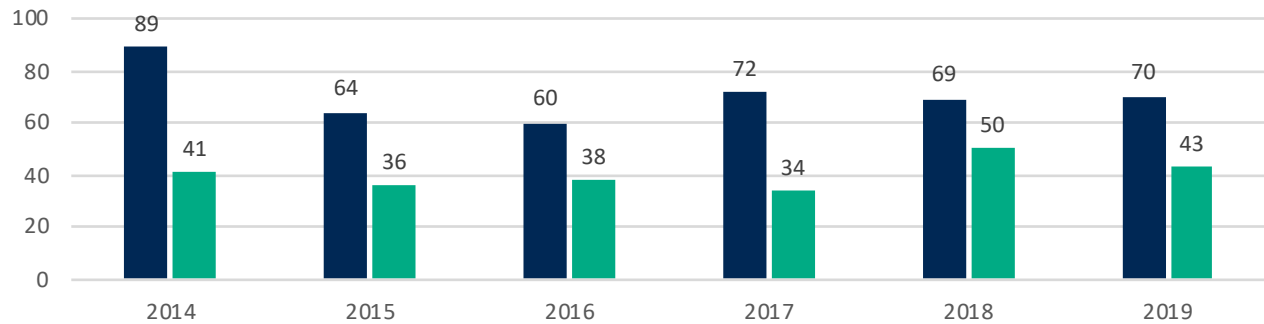


Old Greenwich Rental Report

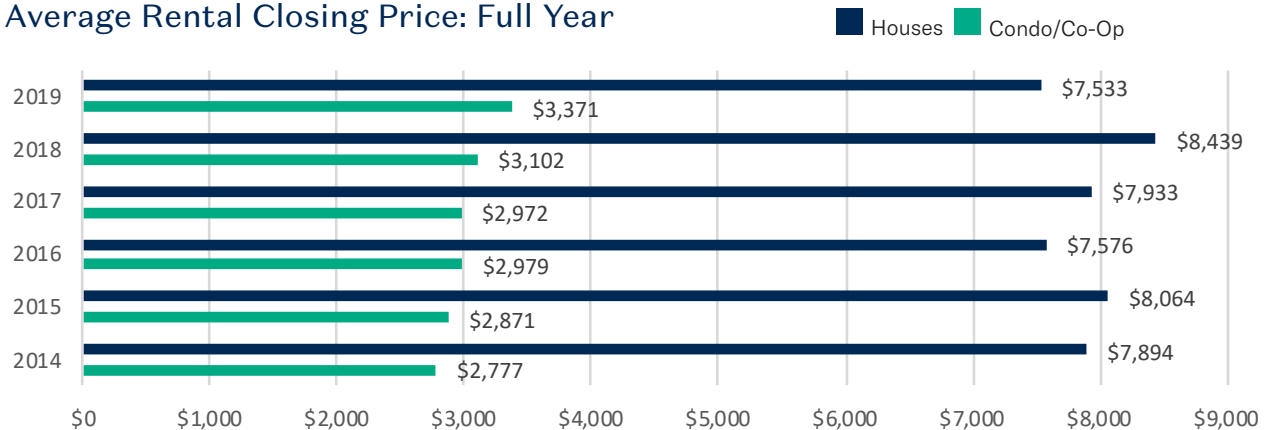
2019 Year End Review

	2019	2018	% CHANGE
SF Houses: Number of Rental Closings Full Year	70	69	+1.4%
SF Houses: Average Rental Closing Price	\$7,533	\$8,439	-10.7%
Condo/Co-Op: Number of Rental Closings Full Year	43	50	-14%
Condo/Co-Op: Average Rental Closing Price	\$3,371	\$3,102	+8.7%
Multi-Family: Number of Rental Closings Full Year	2	1	+100%
Multi-Family: Average Rental Closing Price	\$3,900	\$1,900	+105.3%

Number of Old Greenwich Rental Closings: Full Year ■ Houses ■ Condo/Co-Op



Average Rental Closing Price: Full Year ■ Houses ■ Condo/Co-Op



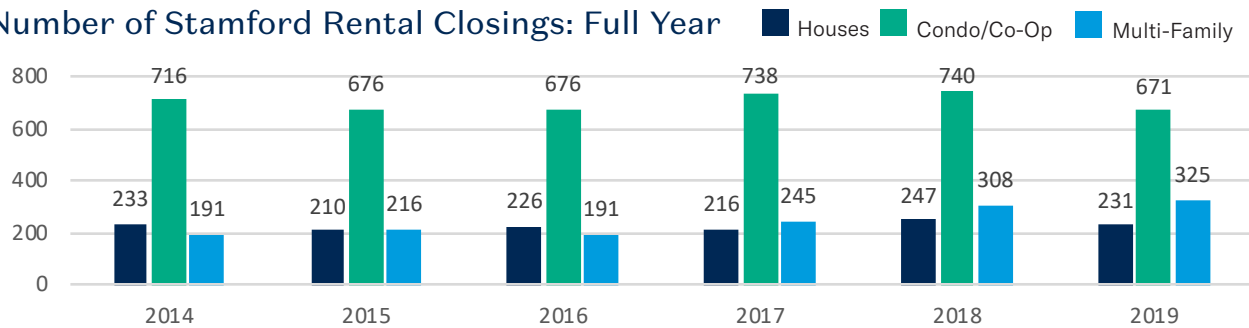


Stamford Rental Report

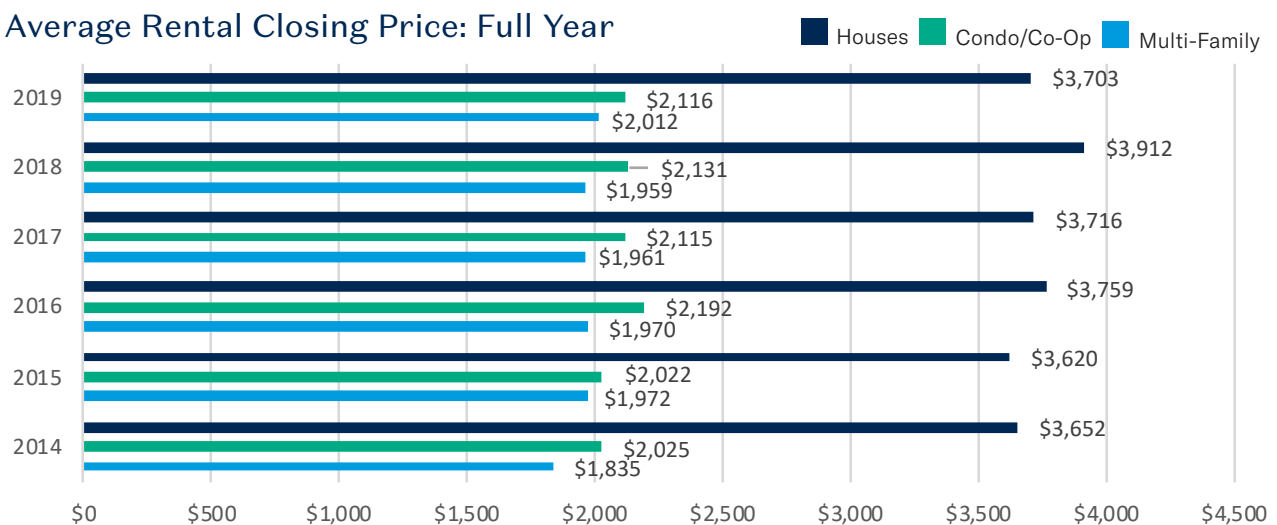
2019 Year End Review

	2019	2018	% CHANGE
SF Houses: Number of Rental Closings Full Year	231	247	-6.5%
SF Houses: Average Rental Closing Price	\$3,703	\$3,912	-5.3%
Condo/Co-Op: Number of Rental Closings Full Year	671	740	-9.3%
Condo/Co-Op: Average Rental Closing Price	\$2,116	\$2,131	-0.7%
Multi-Family: Number of Rental Closings Full Year	325	308	+5.5%
Multi-Family: Average Rental Closing Price	\$2,012	\$1,959	+2.7%

Number of Stamford Rental Closings: Full Year



Average Rental Closing Price: Full Year



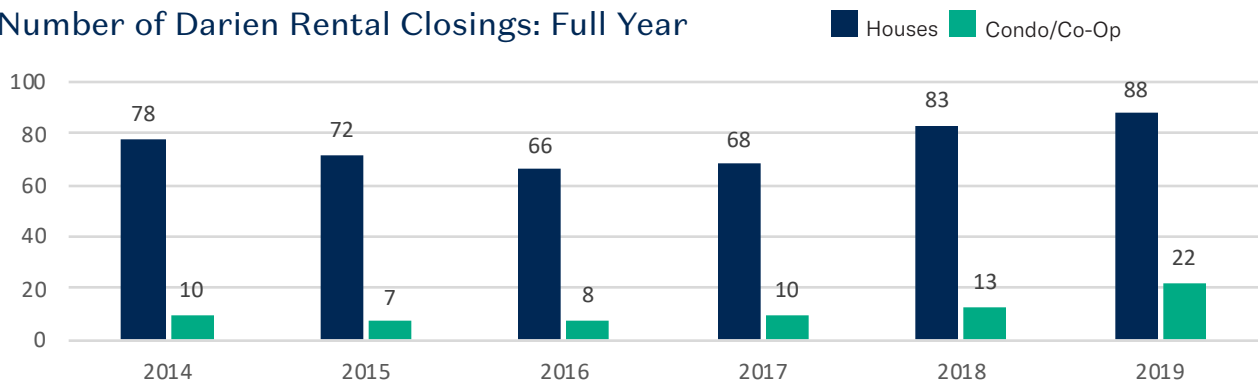


Darien Rental Report

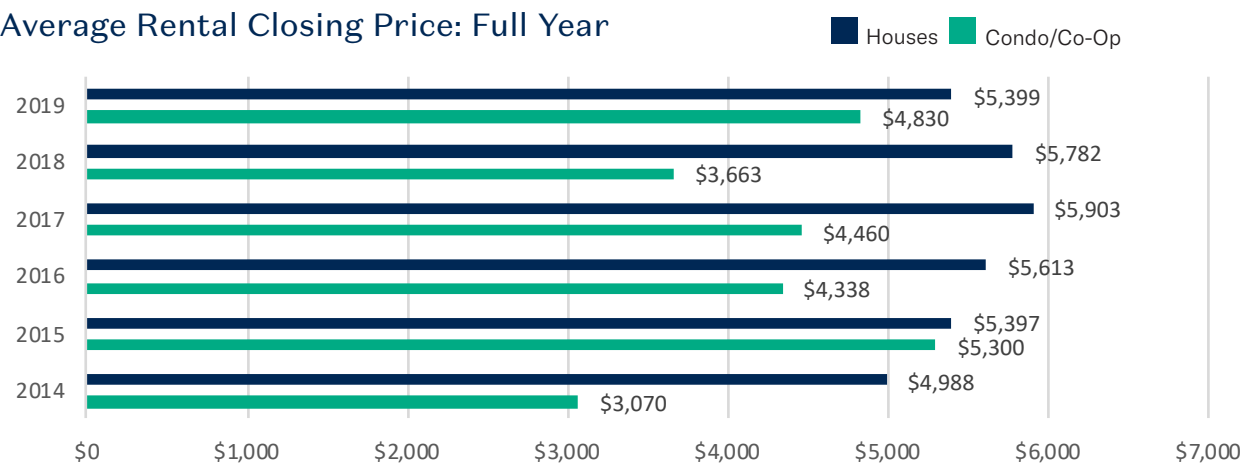
2019 Year End Review

	2019	2018	% CHANGE
SF Houses: Number of Rental Closings Full Year	88	83	+6%
SF Houses: Average Rental Closing Price	\$5,399	\$5,782	-6.6%
Condo/Co-Op: Number of Rental Closings Full Year	22	13	+69.2%
Condo/Co-Op: Average Rental Closing Price	\$4,830	\$3,663	+31.8%
Multi-Family: Number of Rental Closings Full Year	6	4	+50%
Multi-Family: Average Rental Closing Price	\$2,333	\$2,550	-8.5%

Number of Darien Rental Closings: Full Year



Average Rental Closing Price: Full Year



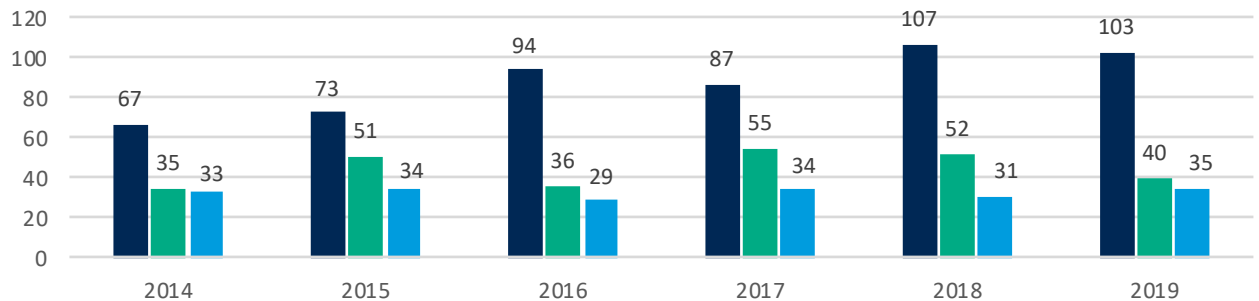


New Canaan Rental Report

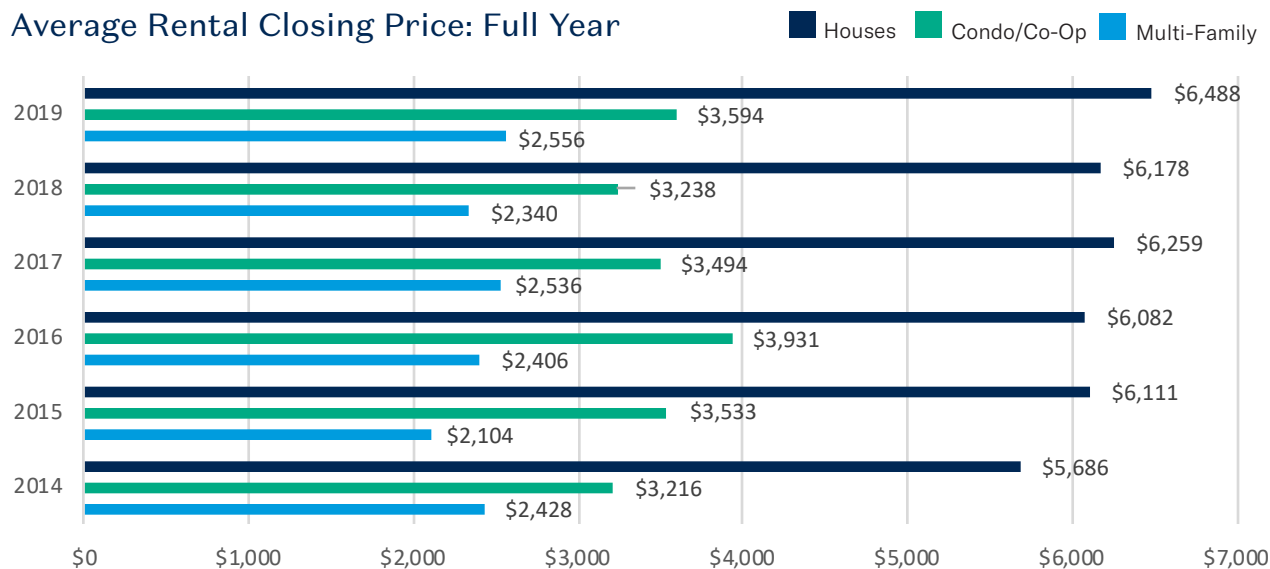
2019 Year End Review

	2019	2018	% CHANGE
SF Houses: Number of Rental Closings Full Year	103	107	-3.7%
SF Houses: Average Rental Closing Price	\$6,488	\$6,178	+5%
Condo/Co-Op: Number of Rental Closings Full Year	40	52	-23.1%
Condo/Co-Op: Average Rental Closing Price	\$3,594	\$3,238	+11%
Multi-Family: Number of Rental Closings Full Year	35	31	+12.9%
Multi-Family: Average Rental Closing Price	\$2,556	\$2,340	+9.2%

Number of New Canaan Rental Closings: Full Year ■ Houses ■ Condo/Co-Op ■ Multi-Family



Average Rental Closing Price: Full Year ■ Houses ■ Condo/Co-Op ■ Multi-Family



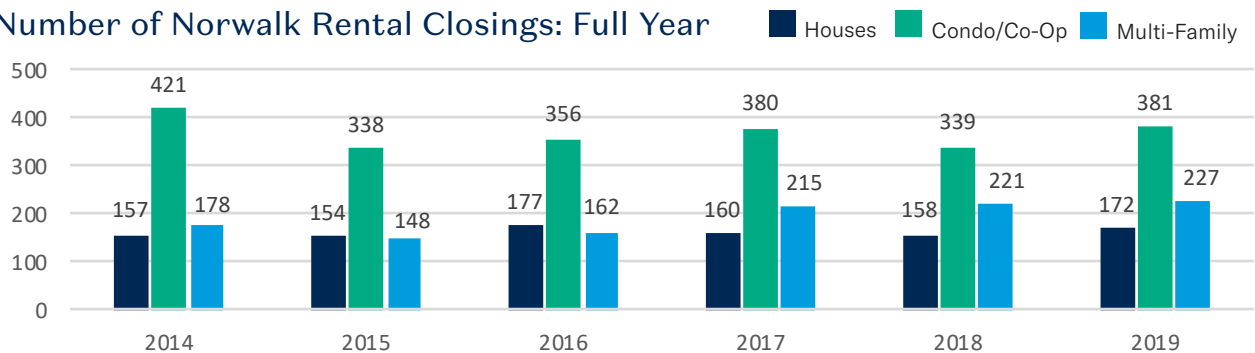


Norwalk Rental Report

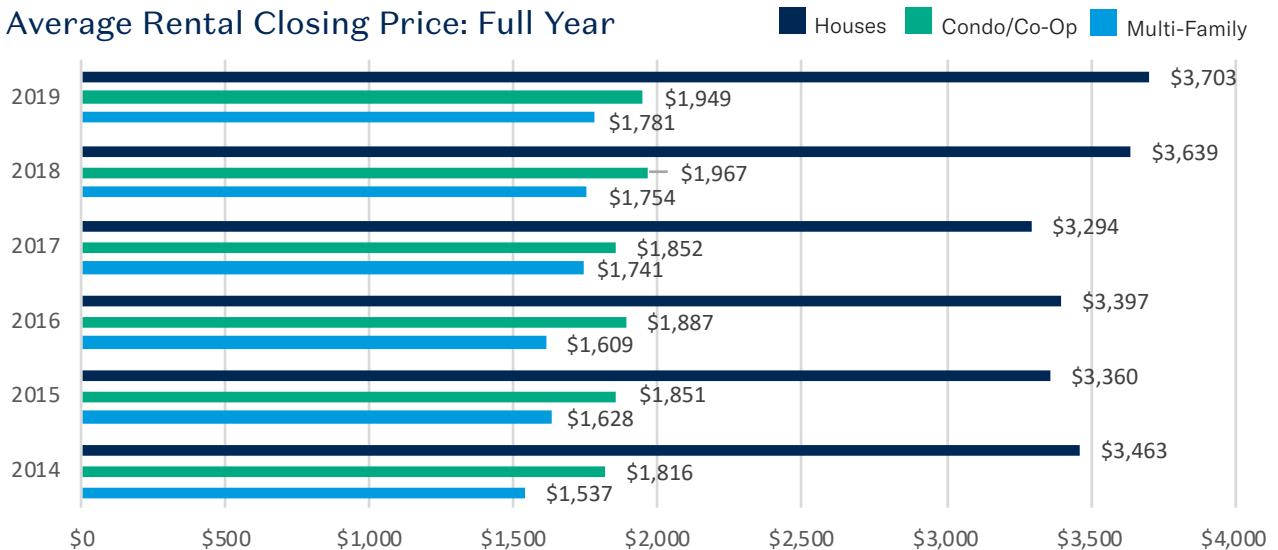
2019 Year End Review

	2019	2018	% CHANGE
SF Houses: Number of Rental Closings Full Year	172	158	+8.9%
SF Houses: Average Rental Closing Price	\$3,703	\$3,639	+1.8%
Condo/Co-Op: Number of Rental Closings Full Year	381	339	+12.4%
Condo/Co-Op: Average Rental Closing Price	\$1,949	\$1,967	-0.9%
Multi-Family: Number of Rental Closings Full Year	227	221	+2.7%
Multi-Family: Average Rental Closing Price	\$1,781	\$1,754	+1.5%

Number of Norwalk Rental Closings: Full Year



Average Rental Closing Price: Full Year



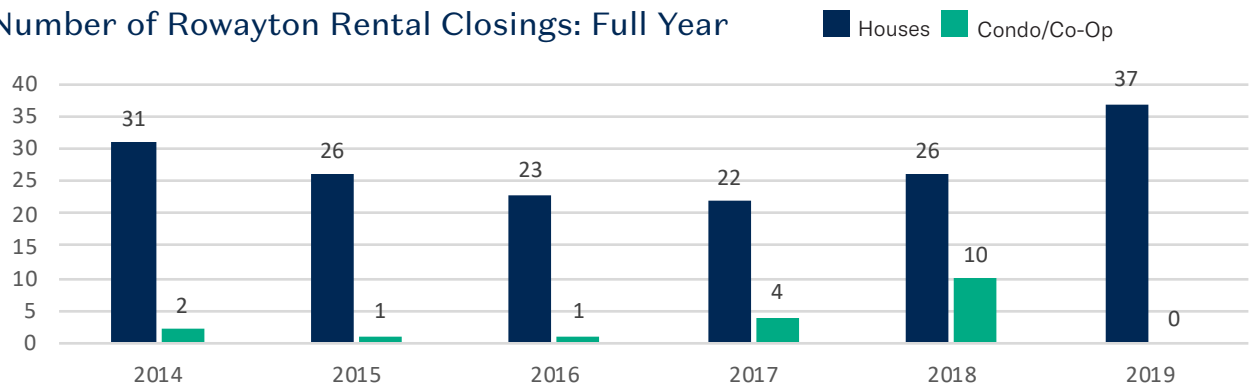


Rowayton Rental Report

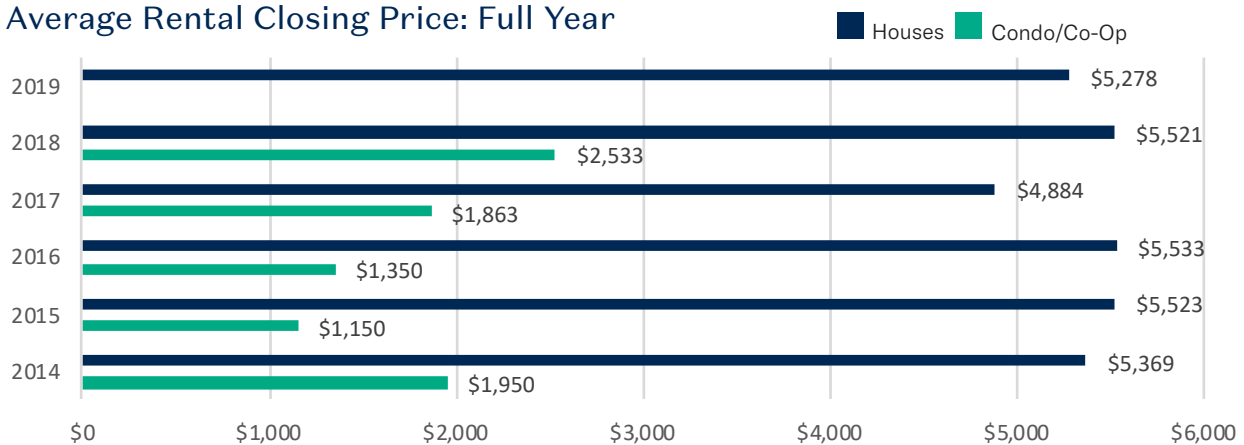
2019 Year End Review

	2019	2018	% CHANGE
SF Houses: Number of Rental Closings Full Year	37	26	+42.3%
SF Houses: Average Rental Closing Price	\$5,278	\$5,521	-4.4%
Condo/Co-Op: Number of Rental Closings Full Year	0	10	NA
Condo/Co-Op: Average Rental Closing Price	--	\$2,533	NA
Multi-Family: Number of Rental Closings Full Year	2	3	-33.3%
Multi-Family: Average Rental Closing Price	\$2,048	\$2,083	-1.7%

Number of Rowayton Rental Closings: Full Year



Average Rental Closing Price: Full Year



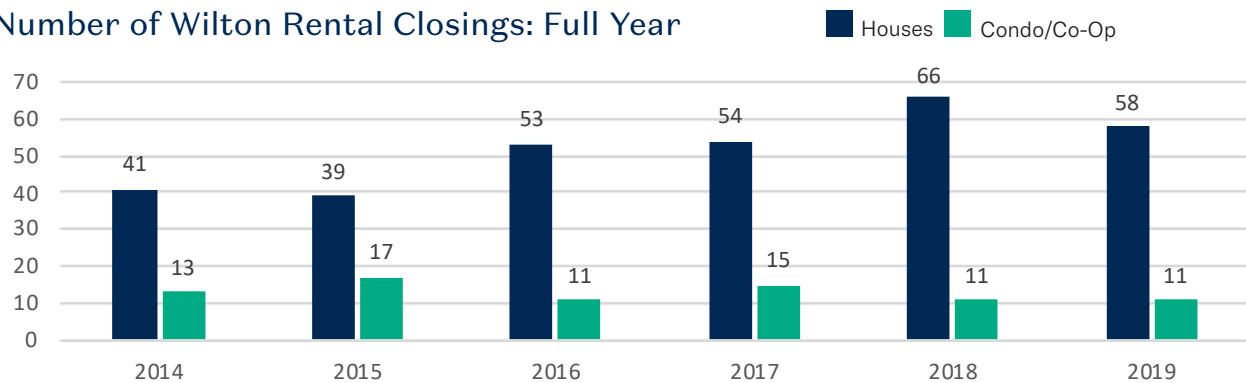


Wilton Rental Report

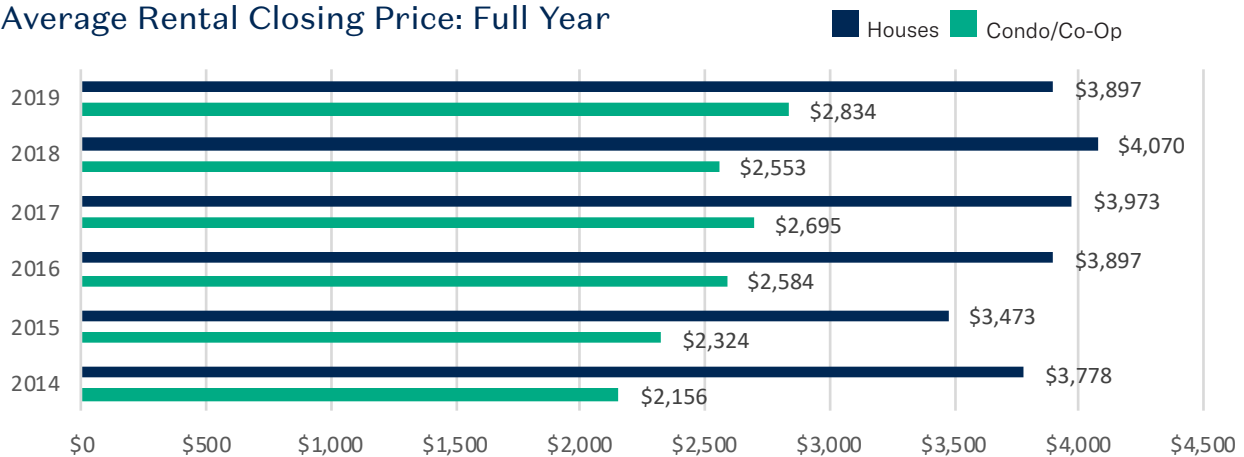
2019 Year End Review

	2019	2018	% CHANGE
SF Houses: Number of Rental Closings Full Year	58	66	-12.1%
SF Houses: Average Rental Closing Price	\$3,897	\$4,070	-4.3%
Condo/Co-Op: Number of Rental Closings Full Year	11	11	0%
Condo/Co-Op: Average Rental Closing Price	\$2,834	\$2,553	+11%
Multi-Family: Number of Rental Closings Full Year	2	2	0%
Multi-Family: Average Rental Closing Price	\$2,323	\$2,273	+2.2%

Number of Wilton Rental Closings: Full Year



Average Rental Closing Price: Full Year



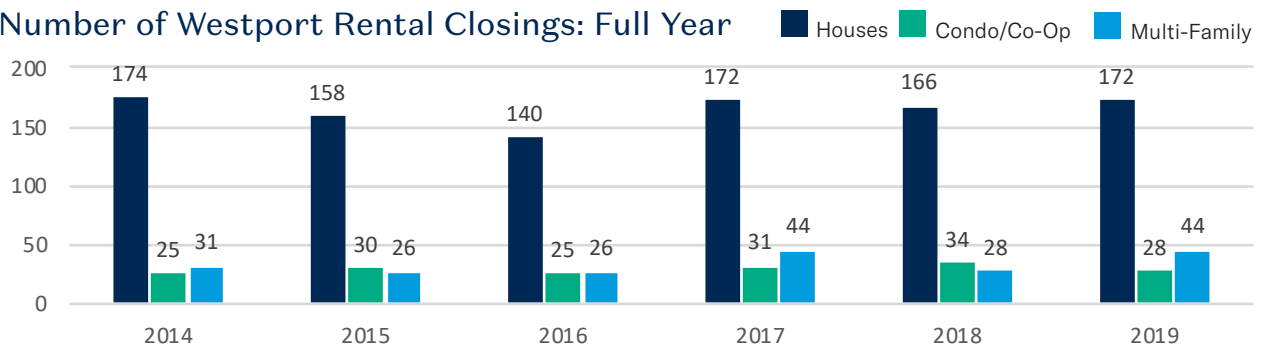


Westport Rental Report

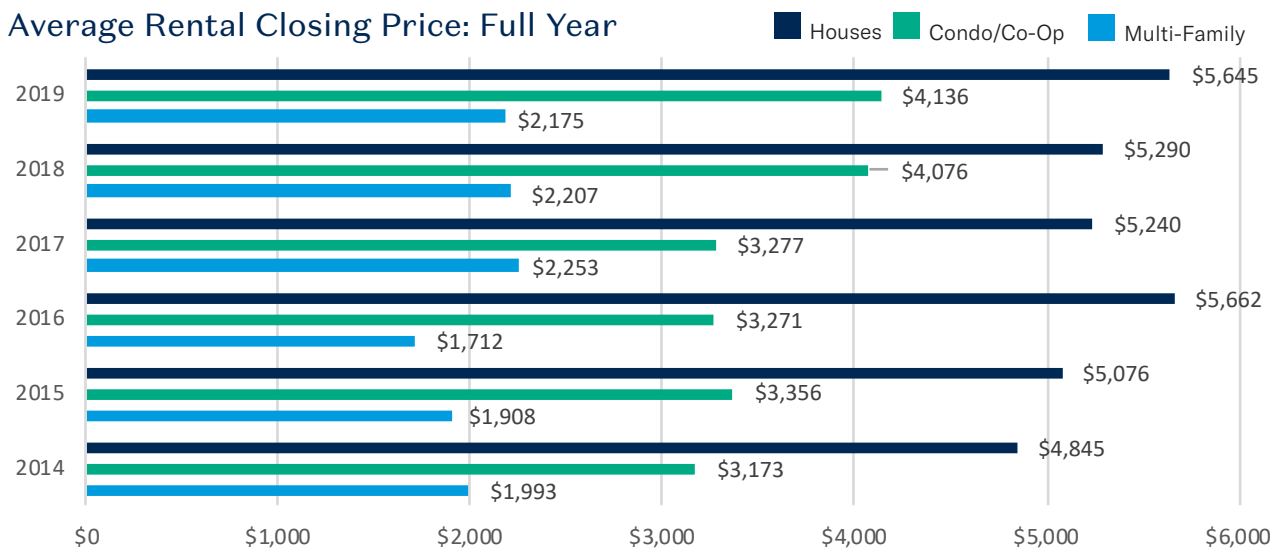
2019 Year End Review

	2019	2018	% CHANGE
SF Houses: Number of Rental Closings Full Year	172	166	+3.6%
SF Houses: Average Rental Closing Price	\$5,645	\$5,290	+6.7%
Condo/Co-Op: Number of Rental Closings Full Year	28	34	-17.6%
Condo/Co-Op: Average Rental Closing Price	\$4,136	\$4,076	+1.5%
Multi-Family: Number of Rental Closings Full Year	44	28	+57.1%
Multi-Family: Average Rental Closing Price	\$2,175	\$2,207	-1.4%

Number of Westport Rental Closings: Full Year



Average Rental Closing Price: Full Year



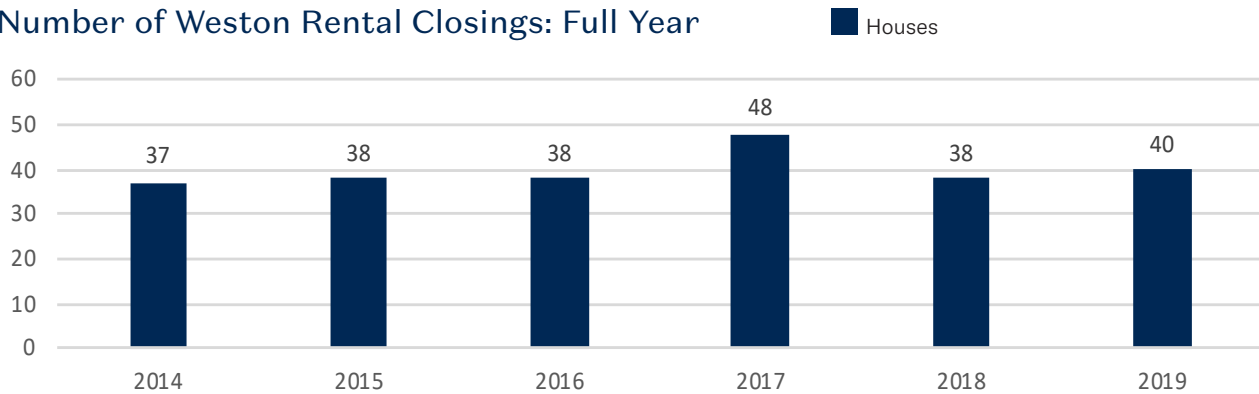


Weston Rental Report

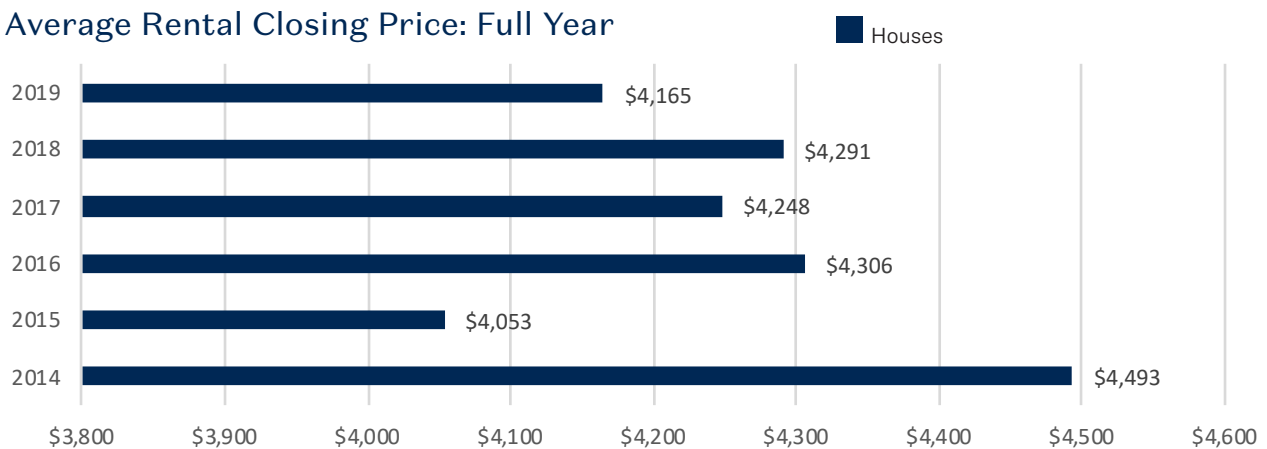
2019 Year End Review

	2019	2018	% CHANGE
SF Houses: Number of Rental Closings Full Year	40	38	+5.3%
SF Houses: Average Rental Closing Price	\$4,165	\$4,291	-2.9%
Multi-Family: Number of Rental Closings Full Year	1	1	0%
Multi-Family: Average Rental Closing Price	\$2,600	\$2,600	0%

Number of Weston Rental Closings: Full Year



Average Rental Closing Price: Full Year



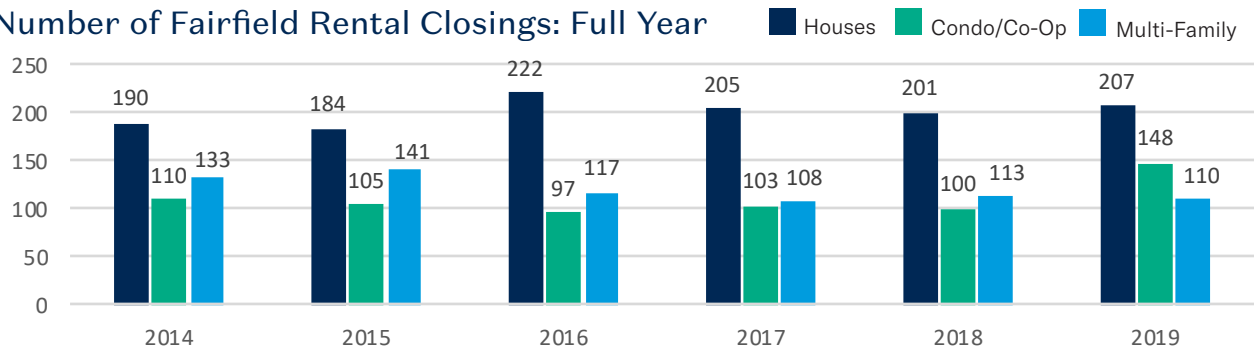


Fairfield Rental Report

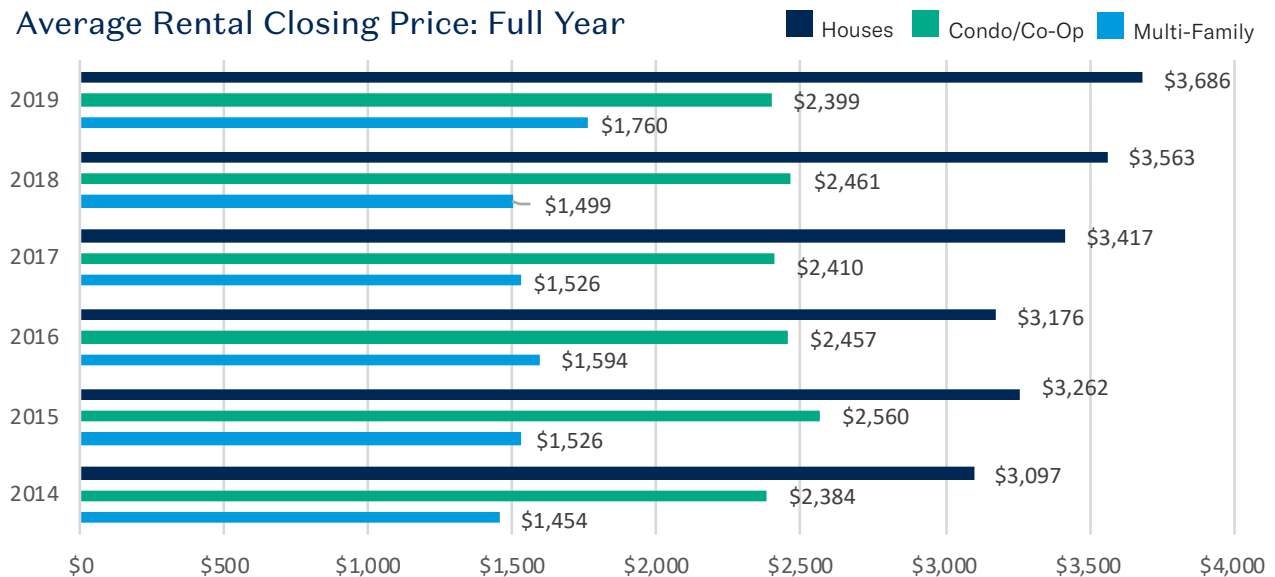
2019 Year End Review

	2019	2018	% CHANGE
SF Houses: Number of Rental Closings Full Year	207	201	+3%
SF Houses: Average Rental Closing Price	\$3,686	\$3,563	+3.4%
Condo/Co-Op: Number of Rental Closings Full Year	148	100	+48%
Condo/Co-Op: Average Rental Closing Price	\$2,399	\$2,461	-2.5%
Multi-Family: Number of Rental Closings Full Year	110	113	-2.7%
Multi-Family: Average Rental Closing Price	\$1,760	\$1,499	+17.4%

Number of Fairfield Rental Closings: Full Year



Average Rental Closing Price: Full Year



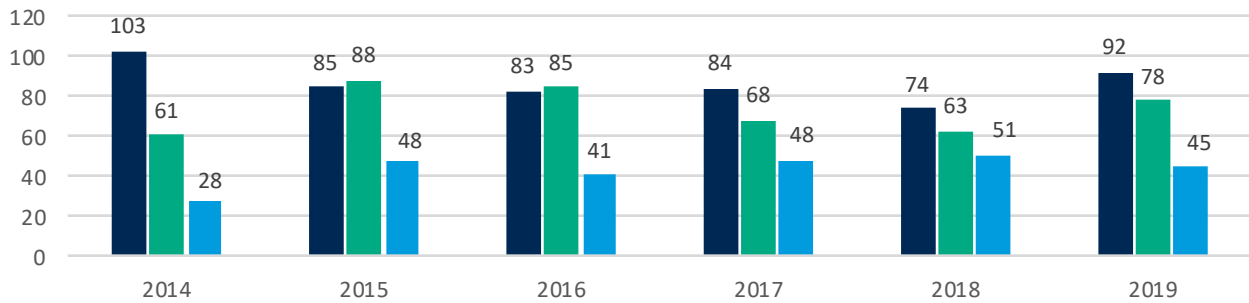


Ridgefield Rental Report

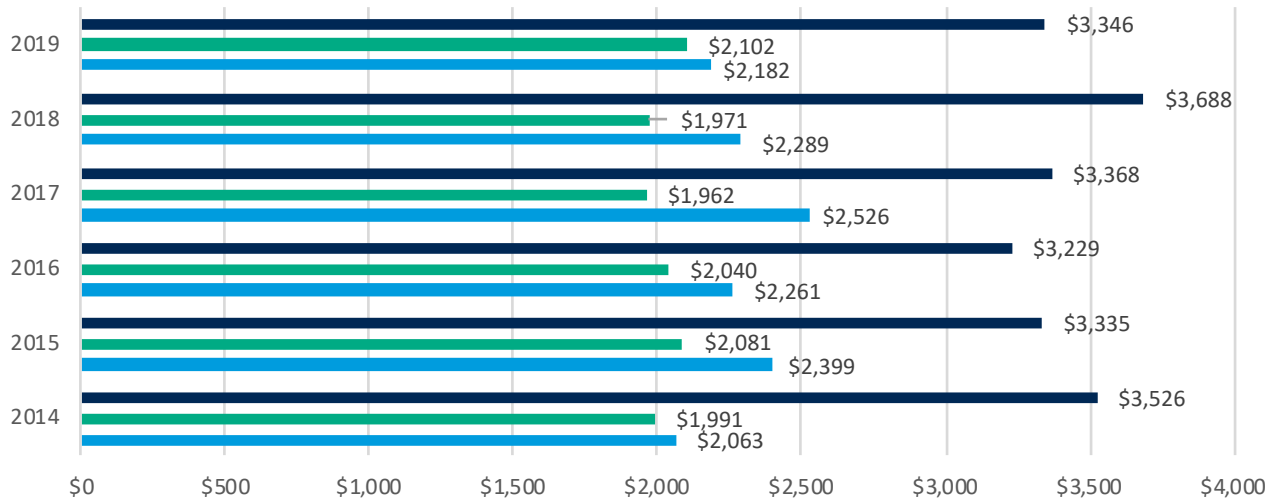
2019 Year End Review

	2019	2018	% CHANGE
SF Houses: Number of Rental Closings Full Year	92	74	+24.3%
SF Houses: Average Rental Closing Price	\$3,346	\$3,688	-9.3%
Condo/Co-Op: Number of Rental Closings Full Year	78	63	+23.8%
Condo/Co-Op: Average Rental Closing Price	\$2,102	\$1,971	+6.7%
Multi-Family: Number of Rental Closings Full Year	45	51	-11.8%
Multi-Family: Average Rental Closing Price	\$2,182	\$2,289	-4.7%

Number of Ridgefield Rental Closings: Full Year ■ Houses ■ Condo/Co-Op ■ Multi-Family



Average Rental Closing Price: Full Year ■ Houses ■ Condo/Co-Op ■ Multi-Family



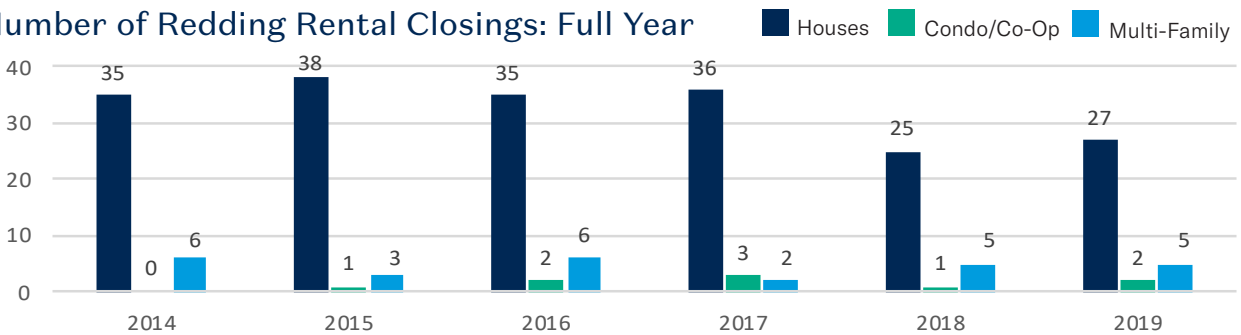


Redding Rental Report

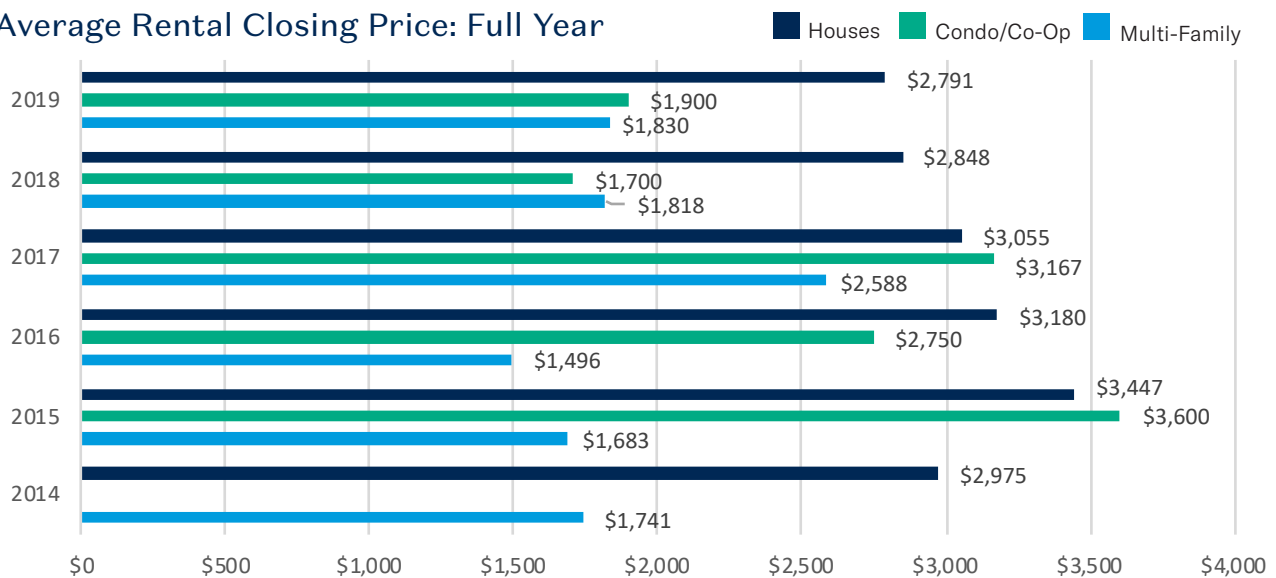
2019 Year End Review

	2019	2018	% CHANGE
SF Houses: Number of Rental Closings Full Year	27	25	+8%
SF Houses: Average Rental Closing Price	\$2,791	\$2,848	-2%
Condo/Co-Op: Number of Rental Closings Full Year	2	1	+100%
Condo/Co-Op: Average Rental Closing Price	\$1,900	\$1,700	+11.8%
Multi-Family: Number of Rental Closings Full Year	5	5	0%
Multi-Family: Average Rental Closing Price	\$1,830	\$1,818	+0.7%

Number of Redding Rental Closings: Full Year



Average Rental Closing Price: Full Year



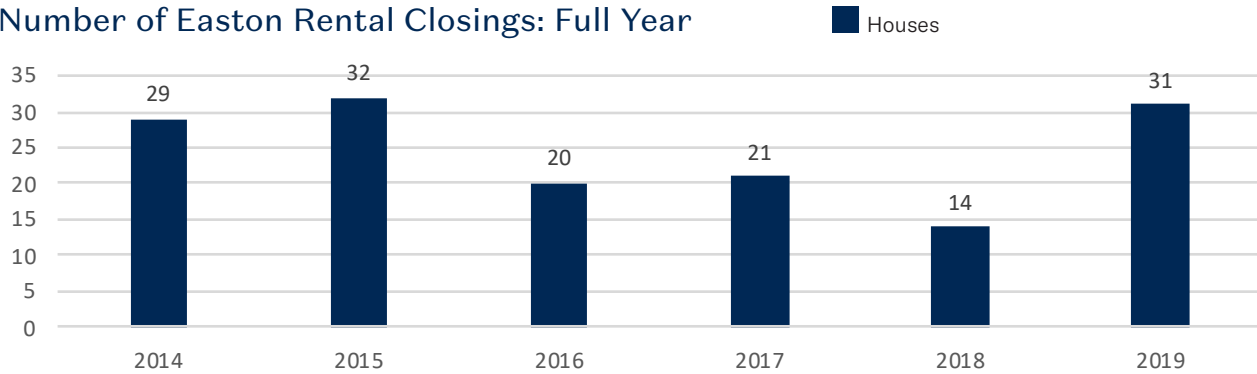


Easton Rental Report

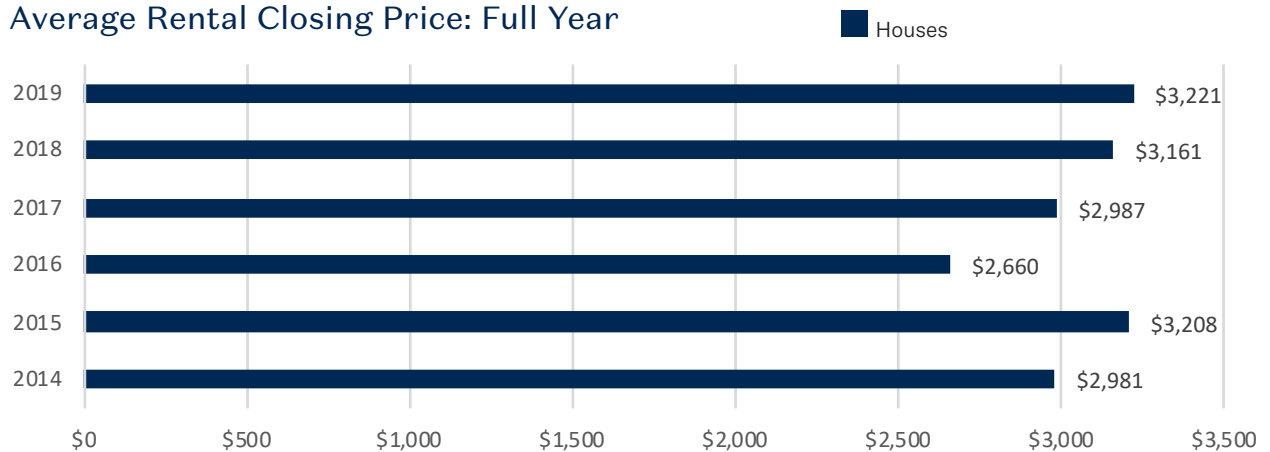
2019 Year End Review

	2019	2018	% CHANGE
SF Houses: Number of Rental Closings Full Year	31	14	+121.4%
SF Houses: Average Rental Closing Price	\$3,221	\$3,161	+1.9%

Number of Easton Rental Closings: Full Year



Average Rental Closing Price: Full Year



Lower Fairfield County

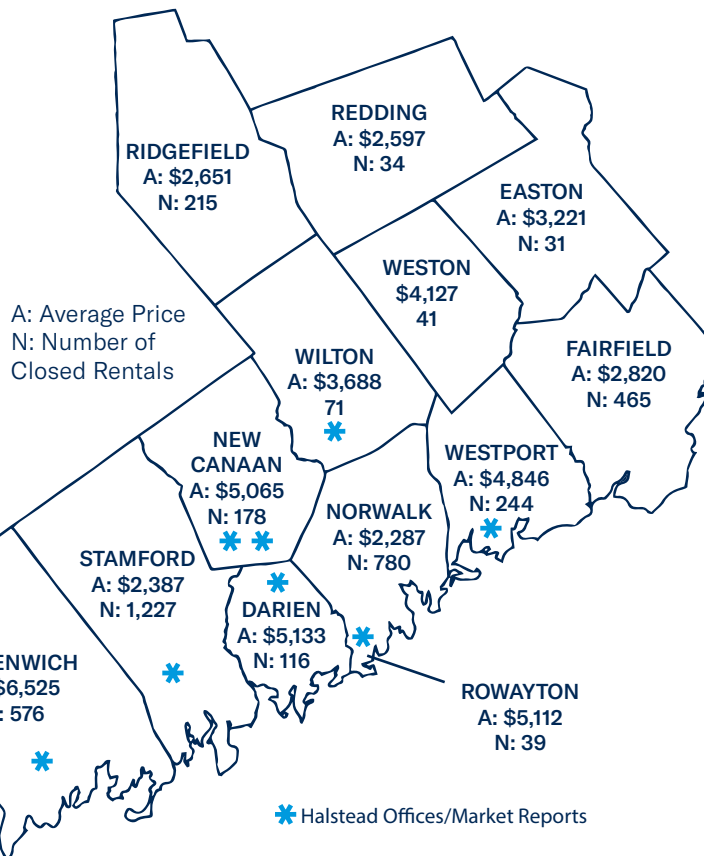


SF House and Condo/Co-Op Combined Average Closing Price By # of Bedrooms: 2019

Town	Average Price by Number of Bedrooms					
	1BR	2BR	3BR	4BR	5BR	6BR
Darien	\$2,975	\$3,592	\$4,247	\$6,249	\$7,853	\$7,750
Easton	\$2,175	\$2,700	\$2,695	\$3,759	\$3,967	--
Fairfield	\$1,701	\$2,415	\$3,091	\$4,041	\$6,159	\$8,900
All of Greenwich	\$2,457	\$3,762	\$5,319	\$6,761	\$9,904	\$13,666
New Canaan	\$2,005	\$2,800	\$4,141	\$5,853	\$8,169	\$11,525
Norwalk	\$1,675	\$2,161	\$3,370	\$4,179	\$4,690	--
Redding	\$1,600	\$2,090	\$2,577	\$3,650	\$4,150	--
Ridgefield	\$1,708	\$2,331	\$2,824	\$3,926	\$4,178	\$4,250
Rowayton	\$4,250	\$3,238	\$5,327	\$5,592	\$7,167	--
Stamford	\$1,698	\$2,357	\$3,254	\$4,137	\$5,963	\$4,700
Weston	\$2,200	\$2,400	\$3,560	\$4,707	\$5,650	\$5,250
Westport	\$2,983	\$3,887	\$4,922	\$5,438	\$9,258	\$7,875
Wilton	\$1,770	\$2,608	\$3,244	\$4,193	\$5,317	\$8,500

Lower Fairfield County Combined House and Condo Average Rental Price and Number of Closed Rentals - 2019

To the right is a look at the average rental closing price and total number of rental closings, for house and condo/co-op rentals combined, for each town in Lower Fairfield County in 2019.



Data sourced from Greenwich MLS and Connecticut Smart MLS. Closings do not include non-mls, apartments or short-term rentals.

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