

Market Assessment – Herbert T. Clark House (Glastonbury, CT)

The Subject Property



The subject property is a single "L" shaped building containing 45 one bedroom apartments with elevator service to two stories. This is a congregate living facility which provides some help with activities for daily living (ADL) in addition to shelter. Adjoining the subject at the bottom of the long leg in the photos at left are 25 additional senior assisted living units.

Congregate Services - As a congregate living facility, a meal from the on site kitchen is provided for each resident daily. Weekly chore services are provided, as well as 24 hour attendant services. And additional assistance with activities of daily living is available

Herbert T. Clark House
45 Canione Road
Glastonbury, CT 06033

Table 1

HERBERT T. CLARK HOUSE					
Type	Property Type	Baths	# of units	Living Area SF	Base Rate
1 Bedroom	FLAT	1	45	545	\$545
Utility Allowance					\$25
Assisted service fee					\$720
Total			45		\$1,290

Additional Property Info

Property Type	Elderly
Program	SR Congregate
Year Built	1990
Parking	50
# of Buildings	1 Building
Acres	5
Handicap Units	All
Vacancy	2 (9-30-2012)
Waiting List	33
Owner	Glastonbury Housing Authority

Subject Property Features and Amenities

- Utilities Provided: Gas Heat, HW
- Tenants pay electric: Utility allowance is \$25
- Refrigerator: Yes
- Stove: Yes
- Microwave: No
- Dishwasher: No
- Laundry Facilities: 5 sets w/d
- Community Room: Yes
- Elevators: Yes



II. Description of Site and Neighborhood

Map of the Area – Below is Exhibit 1: Site Locator Map identifying the Subject Property in relation to surrounding transportation corridors, land uses and physical features.

Exhibit 1 – Subject Site Location Map



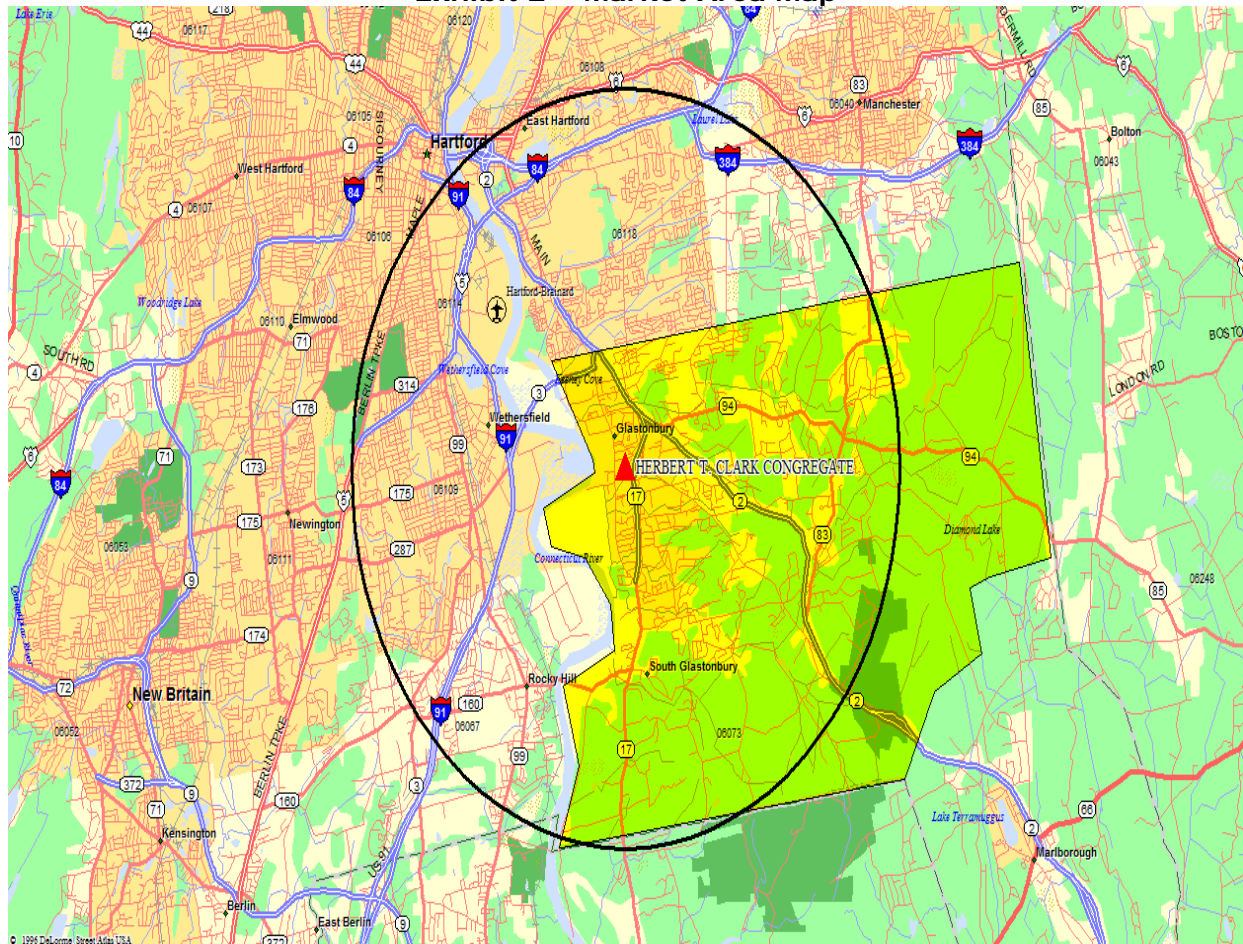
Neighborhood Description & Land Uses – The Subject Property is located in Glastonbury, a south of Hartford east of the river suburban community. The subject is south of Glastonbury Center east of Main Street behind the Glastonbury Police Department. Land use in the immediate neighborhood includes mostly single family homes plus a townhouse condominium complex on Williams Lane. There are two adjoining parks, Herbert T. Clark Memorial Park and Glastonbury Memorial Park.

Access – Canione Road connects to Williams Street west which leads out to Main Street, which in turn runs north to Glastonbury Center and south to Route 17.

Delineation of Market Area – The defined Primary Source Market Area (SMA) of demand for units at the Subject Property is 6 mile radius from center of Glastonbury and includes portions of surrounding communities.

The Competitive Trade Area is the geographic area within which we expect the majority of prospective households to consider affordable housing alternatives. Factors that are considered in the establishment of the Competitive Trade Area include consistency in housing options, access to housing options, distance from the subject property and character of neighborhood. For purpose of this analysis, we have defined the Competitive Trade Area to be Glastonbury and the neighboring towns.

Exhibit 2 – Market Area Map



The accessibility to neighboring towns to the west is impeded by the Connecticut River and the strongest market competition will be within the Glastonbury, East Hartford, Manchester communities, but principally Glastonbury.

I. Economics & Demographics of Market Area

[PLEASE REFER TO MARKET BRIEF IN THE APPENDIX ON TRENDS RELATED TO ECONOMIC AND DEMOGRAPHIC TRENDS FOR THE AREA]

III. Rental Survey

A survey of rental apartments in Glastonbury was conducted with attention to one bedroom units. A separate survey was conducted of assisted living and congregate facilities in the area.

Summary of Rental Market Analysis

- One bedroom units ranged in size from 565 to 800 square feet with a rental range from \$799 to \$1,210.
- The average price for the one bedroom apartments was \$973 with an average size of 733 square feet, almost 200 square feet larger than the subject.
- Available units were identified in most properties surveyed, although in some cases these were advertised in anticipation of a forthcoming vacancy. There was a wait list at several properties for the one bedroom sized units, but often there were two bedroom units available.
- None of these surveyed properties provided the assisted living support service available at Herbert T. Clark Congregate.

Housing Rental Survey

Property	Total Units	Prop. Type	Age	1 BR	1BR size	\$/sf	Utilities In Rent	Unit Availability
Griswold Gardens								
Salem Court Glastonbury	82	Flat		\$1,075	724	\$1.48	H & HW	Wait List
Glastonbury Center Apts								
25 Nanel Dr. Glastonbury	104	Flat		\$1,210	800	\$1.51	H & HW	Wait List
Candlelight Apts.								
80 House St. Glastonbury		Flat		\$925	800	\$1.16	H & HW	Available
Colonial Village Apts.								
Salmon Brook Dr. Glastonbury		Flat		\$1,180	750	\$1.57	H/HW/CG	Wait List
Tolland Apts.								
Tolland St. East Hartford	40	Flat		\$830	750	\$1.11	Basic*	Available
Woodcliff Estates								
Nutmeg Dr. East Hartford	561	Flat		\$799	740	\$1.08	Basic*	Available
Brookside Gardens								
Main St. East Hartford	256	Flat		\$790	565	\$1.40	H & HW	Available
*Basic: Sewer, Trash, Cold Water								
Average				\$973	733	\$1.33		

Source: Property Managers, Rental Agents, Web Sites

Survey of Affordable Senior Housing– In order to better understand the options for affordable senior housing in and around Glastonbury, a survey was undertaken of the local and area affordable inventory. Properties identified are listed in the table below. Over 400 units were identified, two projects in Glastonbury and four other elderly projects in East Hartford. The list is not exhaustive, but generally these properties have a wait list.

Glastonbury

GLASTONBURY GP HOMES	2716 HEBRON AVE GLASTONBURY, CT 06033	860-358-0800	202	Disabled	12	12		12	0	1-BR	01/23/2007
NAUBUC GREEN	193 WELLES STREET GLASTONBURY, CT 06033	860-358-0800		Elderly and Disabled	110	110	105	5	11	1-BR	07/17/2006

East Hartford

HARTFORD EAST	839 MAIN ST EAST HARTFORD, CT 06108	860-381-7000		Elderly and Disabled	120	120	0	0	15	0-BR, 1-BR	07/31/2006
SAINT ELIZABETH MANOR	41 APPLE GATE LANE EAST HARTFORD, CT 06118	860-388-1821	202	Elderly and Disabled	90	90	93	6	6	0-BR, 1-BR	01/12/2007
ST MARY'S ELDERLY	1431 MAIN ST EAST HARTFORD, CT 06108	860-338-5839	221(60/4 MKT)	Elderly and Disabled	56	55	41	3	6	1-BR	02/05/2007
SUMMERFIELD TOWNHOUSES	70 PLAIN DRIVE EAST HARTFORD, CT 06118	(860)560-033		Family	396	275	0	0		3-BR	07/10/2006
VETERAN'S TERRACE	137 COLUMBUS CIR EAST HARTFORD, CT 06108			Family	150	150	0	0	9	2-BR, 3-BR	07/13/2006
WILLOW ARMS APARTMENTS	442 MAIN ST EAST HARTFORD, CT 06118	860-388-1000		Elderly	96	95	88	10	31	1-BR, 2-BR	08/03/2006

Survey of Congregate or Assisted Living Housing– The survey also examined to availability of other assisted living facilities in the broader market area. The range of services at the facilities identified in some cases includes three meals and a level of medical support not available at Herbert T. Clark Congregate.

Property	Contact	Prop. Type	1 BR	1BR size	\$/sf	Utilities In Rent	Unit Availability
Mount Laurel Senior Living	860-652-3444						
Hebron Ave., Glastonbury		Assisted	\$3,520	600	\$5.87	All	Available
April Time RCH	860-649-4519	Group Home with rooms, not apartments					
91 Chestnut St., Manchester			\$2,790 (\$90/day)	x	x	All	Wait list
Emeritus Rocky Hill	860-257-3820						
60 Cold Spring Road, Rocky Hill		Assisted	Would not disclose	650	x	All	Full
Atria Greenridge Place	860-288-5729						
1 Elizabeth Ct., Rocky Hill		Assisted	\$4,600-\$4,900 without ADL service	440	\$10.80	All	Available
Arbors of Hop Brook	860-533-2524						
Manchester		Assisted	\$3,220	675	x	All	Available
Average			\$3,570	591	\$6.04		

VI. Analysis of Current Tenant Base

Demographics-Economics-Rent Structure of Current Tenant Base:

- Total Units: **45**
- Total Occupied Units: **43**
- Total Residents: **48**
- Total # of Children: **0**
- Average Age: **88**
- % Minority: **7%**
- # of Disabled HH under 62: **0**
- % at Base Rent or below: **100%**

- Income Below 25%AMI: **29% (13)**
- Income 25% to 50% AMI: **53% (24)**
- Income 50% AMI or greater: **18% (8)**
- Average Income: **\$20,093**
- Average Tenant Rent: **\$400/m**
- Utility Allowance: **\$25**

Income Distribution

Resident HH Income	Rent Equivalent	% of HH
< \$10,000	\$250	11%
\$10000-\$15000	\$250-\$375	22%
\$15000-\$20000	\$375-\$500	18%
\$20000-\$25000	\$500-\$625	22%
\$25000-\$30000	\$625-\$750	9%
>\$30000	>\$750	18%

VI. Conclusions/Recommendations

a. Rent Structure Opportunity

Market & Property Factors

Positive

- Quiet residential neighborhood
- Adequate on site parking
- Market price position well below private assisted living facilities
- About a quarter of residents may be able to afford a higher rent
- Long Wait List

Challenges

- High Turnover associated with frail elderly.

b. Competitive Rents

*Below is a summary of data compiled on Subject Property and average rents identified within various market segments. **Considering the size, age, layout, amenities and utility configuration of the subject units, a rental range of \$675 to \$775 for the 1-bedroom apartments exclusive of support services, would be considered competitive with the area inventory involving properties with basic amenities.** This is an estimate for the unit rental independent from the congregate support service.*

Unit Type	Subject Property	Subject Property	Local Market Alternatives	Glastonbury MLS Multi-family	Glastonbury MLS Condo	Glastonbury Managed Apartments
	Contract Rent	Avg Rent	Avg Rent	Avg Rent	Avg Rent	Avg Rent
1-BR	\$545	\$400	\$973	No Data	\$986	\$1097

(Disclaimer – this is not a projection of what could be achieved at the subject property, which would need to consider income parameter, target market and policy goals of the program, nor an estimate of rent value*, but a statement of possible rent ranges that have the potential of being competitive in the marketplace).

Tenant Base Trends

- Income of the tenants has increased in the 25%-50% bracket between 2003 and 2011, and decreased modestly in the upper and lower brackets.

Resident HH Income	Year 2003	Year 2012
< 25%AMI	32%	29%
25-50% AMI	43%	53%
50%-80% AMI	20%	18%
Occupancy	97%	100%

Source: DECD, CHFA, Property Owners

Market Depth

To evaluate the capacity for rent restructuring at the Subject property, we have performed a market penetration analysis. This type of analysis bases its assessment of potential market capture on the relationship between the size of the development and its target market, taking into consideration housing options likely to compete with the Subject Property.

The market penetration rate represents the share of eligible target market that the Subject Development must capture in order to achieve full/optimum occupancy, assuming all existing and planned facilities are operating at capacity. As it is used here, it is primarily designed to reflect scale of demand at different price brackets and the capacity to capture that market assuming somewhat conservative penetration rates. Thus at lower household incomes you would expect higher capacity to capture due to lack of affordable options. The opposite is the case at higher household incomes.

As a first step in testing market depth for Rent Stratification, we must first estimate the number of renters from homeowners by income in the primary source market area (in this case the city of Bristol). We assume that most, if not all of the market for the available units will come from households renting homes, rather than from those who are homeowners. As this data is not available at town level for 2010, we start by using data from both 2010 Census and American Community Survey 2011 to arrive at distribution within the county, the lowest level for which current tenure HH data by income is available. Using that data, an adjustment factor was applied to better reflect the tenure base of the the Source Market Area (SMA)¹.

¹ The adjustment was determined based on the ratio of ownership in the SMA to County home ownership.

Hartford County	Hartford County Tenure Distribution		Adjustment Factor Bristol	
Income Distribution	Rent	Own	Rent	Own
under 15,000	76%	24%	76%	24%
15000-25000	61%	39%	62%	38%
25000-35000	52%	48%	53%	47%
35000-50000	42%	58%	43%	57%

Source: US Census 2010, American Community Survey, 2011

The chart below reflects estimated distribution of senior households 75+ in Glastonbury SMA by tenure and income. Based on our analysis of tenure by income, we estimate the primary Source Market Area contains 2538 households whose incomes fall within the income threshold for the target market of which 1121 are renters. The chart also shows current distribution within the Subject Property of senior tenants by income (75+).

Glastonbury	Source Mkt Senior HH 75+			Subject
Income Distrik	Total	Rent	Own	Property
				Senior Tenant Base
under 15,000	693	471	222	13
15000-25000	644	309	335	18
25000-35000	532	191	341	9
35000-50000	669	151	518	3
Total	2538	1121	1417	43
Vacancy				2
			Total Units	45

Source: US Census 2010, American Community Survey, 2011

Other Factors for Determining Market Depth

Other defining factors in determining market capacity of the source market for the proposed rental units of the Subject Property is expected absorption of units by source market renters.

- As demand for congregate housing is largely driven by health care needs and less a result of a voluntary move, the evaluation of market depth focuses on aggregate penetration opportunity as opposed to anticipated rental turnover in the marketplace.
- Relative to source market, we have assumed that 80% of the units will be filled by residents in Glastonbury SMA.

At this level of the senior housing market that is more needs driven, identifying appropriate benchmarks for market penetration becomes more challenging. For seniors 75+, mobility is quite low and any move they take to new housing at this age is generally one of their last. Adding to the challenge is that 9 out of 10 persons 65 and older plan to stay in their home as long as they can - suggesting a trend towards greater reliance on in-home care.

As a rule, benchmark market penetration rates attesting to the project's potential feasibility for independent housing involving targeting very low income households can range from 10 to 20% (and often higher depending on an areas housing availability at such income levels) assuming most or all existing housing options are operating at capacity. As you ratchet up the income brackets and come closer to a household's financial ability to find housing in the broader market, more conservative penetration rates are applied to test feasibility/potential depth of market. Thus at income brackets \$25,000-\$50,000 conservative rates of 3 to 5% are applied to test market depth. In view of the fact that congregate housing is designed as independent housing for seniors who are less active and in need of some services associated with housekeeping, meals, laundry, we have chosen to maintain similar rates of penetration.

To assist in determining potential for rent structuring opportunity, we looked at market depth as a function of potential capture in aggregate overall among all households 75+ within the source area in each bracket (in this case Glastonbury SMA). A comparison is provided between the present income distribution found at the Subject Property among seniors and estimate of aggregate capture potential. This provides a gauge on market depth in the source market area. As can be seen in chart below there is substantial potential under \$25,000, but market depth begins to drop off dramatically above that income baseline.

Glastonbury SMA	Senior HH 75+		Aggregate Potential Capture Total HH 75+		Current Herbert Clark
	Total	HH Renters	Capture Rates	Total Senior HH Capture Potential	# Senior HHs at Sub. Prop
under 15,000	693	471	15%	71	13
15000-25000	644	309	10%	31	18
25000-35000	532	191	5%	10	9
35000-50000	669	151	3%	5	3
Total	2538	1121		116	43

Source: US Census 2010, American Community Survey, 2011

c. Recommendations for Improving Marketability

From a building and/ or operation perspective, we have no specific recommendations on improving marketability.

d. Redevelopment Scenario

From a Market perspective, Herbert Clark House does not reflect a strong need for a redevelopment scenario.

APPENDIX

PROPERTY PHOTOS
MARKET BRIEF



Herbert T. Clark House



Herbert T. Clark House



Herbert T. Clark House



Herbert T. Clark House

Connecticut Towns: Market Assessment Briefs

Town: *Glastonbury, CT*
County: *Hartford County*

1. Economic Trends

Major Employers - Glastonbury

Employer
Allmerica Financial
Amica Insurance
Bank of America Capital
IKON/Office Solutions
Liberty Mutual

Source: CERC Town Profile

Glastonbury is a community east of Connecticut River that has seen substantial economic growth over the past decade with employment increasing by 7%. Much of that growth has been led by financial services, insurance and health care & social assistance.

Key Economic Sectors - Glastonbury

Industry Sector - 2011	% Share of Jobs
Government	11.3%
Health Care & Social Assistance	11.2%
Retail	11.2%
Finance & Insurance	11.1%
Professional -Technical Services	9.6%

Source: CT Dept. of Labor

Glastonbury presents a broad economic mix made up of both public and private sector jobs. Government accounts for 1 in 10 jobs in town with Health Care, Finance and Insurance, Retail Trade and Professional Services providing over 43%.

Labor Force & Employment Trends

Labor Force +Employment	Glastonbury	Hartford County
Labor Force-2011	19,013	472,551
Unemployment -2011	5.8%	9.2%
Total Employment -Workplace	15,939	487,169
2005 - 2011 - Annual Growth	0.9%	0.1%
2010 - 2011 - Annual Growth	3.5%	1.1%

Source: CT Dept. of Labor

Glastonbury's unemployment rate for 2011 of 5.8% ranks as one of the lowest among all towns in the state.

Job growth has also been positive for the town, holding steady during the downturn, but showing signs of renewed vigor since 2010 with a 3.5% increase.

Connecticut Towns: Market Assessment Briefs

Town: *Glastonbury, CT*
County: *Hartford County*

2. Demographic Trends

Population Trends

Population	Glastonbury	Hartford County
2000 Total population	31,876	857,183
2010 Total Population	34,427	894,014
Annual Percentage Growth	0.80%	0.42%
2011 Total Population (est)	34,433	894,443
2016 Total Population (proj.)	34,943	904,416
2011– 2016 Annual Rate	0.29%	0.22%

Population growth in Glastonbury was solid between 2000 and 2010 translating to 0.8% annually. This trend is expected to continue through the middle of this decade, though at a moderated rate of 0.29% annually.

Source: 2010 Census, ESRI Business Systems

Household Trends

Household	Glastonbury	Hartford County
2000 Total Households	12,257	335,098
2010 Total Households	13,135	350,854
Annual Percentage Growth	0.72%	0.46%
2011 Total Households (est.)	13,148	351,028
2016 Total Households (proj.)	13,371	355,438
2011– 2016 Annual Rate	0.34%	0.25%

As seen with population, the number of households expanded as well over the last decade in Glastonbury at a healthy rate of 0.72% . Continued household growth is expected over the near term coinciding with job growth in town.

Source: 2010 Census, ESRI Business Systems

Race & Ethnicity

% Share of Population

Population - 2010	Glastonbury	Hartford County
White Alone	89.3%	72.4%
Black Alone	2.1%	13.3%
Asian Alone	5.6%	4.2%
Hispanic (Any Race)	4.0%	15.3%

Though largely white, the town experienced gains in its minority base in the 2000 period, particularly its Asian population which saw a 65% increase and now represents nearly 6% of its population.

Change - 2000 to 2010

White Alone	-4.1%	-5.9%
Black Alone	40.0%	13.7%
Asian Alone	64.7%	68.0%
Hispanic (Any Race)	60.0%	33.0%

Source: 2010 Census, ESRI Business Systems

Connecticut Towns: Market Assessment Briefs

Town: *Glastonbury, CT*
County: *Hartford County*

2. Demographic Trends (Cont'd)

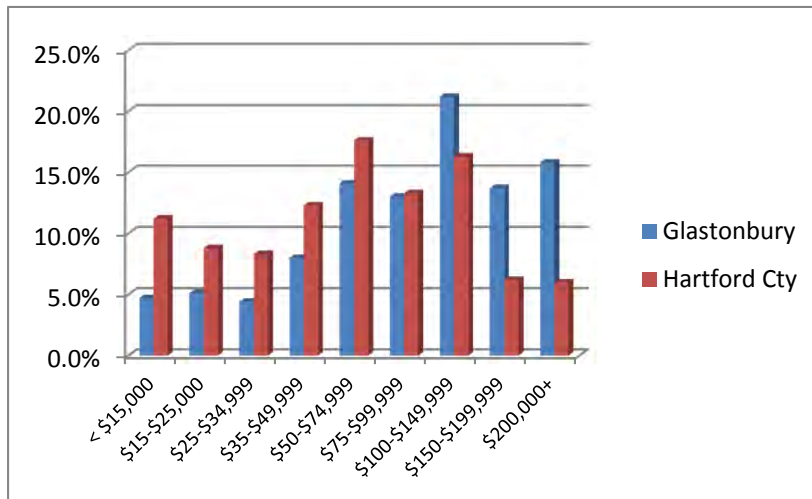
Median Income

Median HH Income	Glastonbury	Hartford County
2000	\$79,082	\$50,777
2011 (est.)	\$101,068	\$61,074
Annual Avg % Growth	2.5%	1.8%

Source: 2010 Census, ESRI Business Systems

Glastonbury has become one of the wealthier communities east of the river with a median income on 2011 of \$101,068.

HH Income Distribution (2011)



Glastonbury is affluent with 51% of its households reporting incomes of over \$100,000. By contrast, the county reports a 29% share for this income category.

HH Income Distribution - 65+ (2010)

HH's	Glastonbury		Hartford County	
	65-74	75+	65-74	75+
Total HHs	1,553	1,482	39,468	41,833
< \$15,000	5.8%	15.5%	11.5%	19.5%
\$15-\$24,999	5.3%	10.3%	11.1%	16.2%
\$25-\$34,999	5.2%	5.7%	10.4%	12.7%
\$35-\$49,999	10.6%	10.1%	16.2%	14.1%
\$50-\$74,999	26.5%	23.8%	20.0%	15.0%
\$75-\$99,999	16.5%	14.6%	13.6%	10.3%
\$100-\$149,999	11.3%	9.9%	9.1%	6.1%
\$150-\$199,999	6.9%	7.7%	3.6%	3.2%
\$200,000+	12.0%	2.7%	4.4%	3.0%
Med Inc.	\$70,411	\$56,563	\$50,601	\$36,308

Source: 2010 Census, ESRI Business Systems

Most Glastonbury seniors report mid to high incomes with 66% indicating earnings of \$50,000 or more. Of this number, 25% earn over \$100,000. Meanwhile, 23% earn less than \$25,000.

Connecticut Towns: Market Assessment Briefs

Town: *Glastonbury, CT*
County: *Hartford County*

2. Demographic Trends (Cont'd)

Poverty Rates

Households - 2010	Glastonbury % Total	Hartford Ct % Total
Married Couple - Family	0.6%	1.1%
Other Family HHs (spouse not present)	1.4%	3.9%
Non-Family HHs	1.6%	5.2%
Poverty Ratio - Total	3.6%	10.2%

Source: ACS Population Survey, ESRI Business Systems

Poverty rates are exceptionally low in Glastonbury at 3.8% with the poverty burden equally split between other family hhs and non-family hhs.

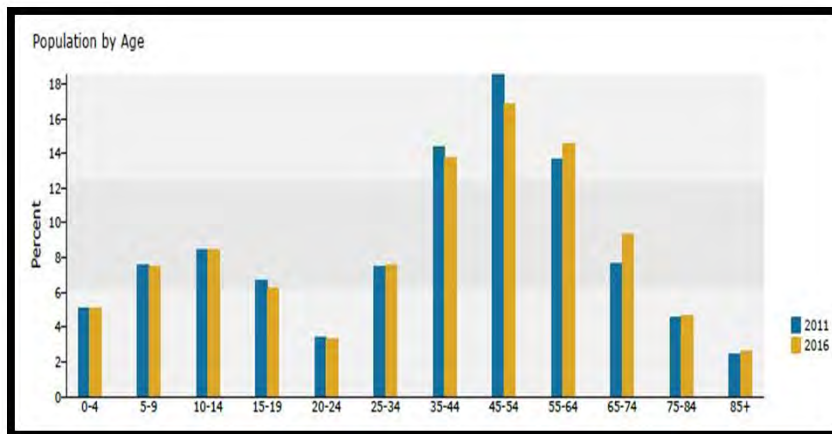
Age Trends

Population - 2010	Glastonbury % Total	Hartford Ct % Total
Age 18+	73.5%	77.2%
Age 65+	14.3%	14.6%
Age 75+	6.9%	7.4%
Median Age	43.0	39.9

Source: 2010 Census, ESRI Business Systems

Reflective of its new growth status , the age profile for Glastonbury is relatively young - though in terms of median age it is below the county.

Age Distribution 2011-2016



Source: 2010 Census, ESRI Business Systems

Much of the new population growth for Glastonbury has been linked with move-ups of residents age 35-55 taking advantage of good schools, low taxes , growing downtown, new jobs . This profile is expected to trend downwards as new hh growth slows and the baby boom population

Connecticut Towns: Market Assessment Briefs

Town: *Glastonbury, CT*
County: *Hartford County*

3. Housing Trends

Tenure and Vacancy

HH's	Glastonbury		Hartford County	
	2000	2010	2000	2010
Own-Occp	81.7%	83.6%	64.2%	65.5%
Own-Units	10,016	10,979	215,275	229,920
Rent-Occp	18.3%	16.4%	35.8%	34.5%
Rent Units	2,245	2,156	119,823	120,934
Ttl Occp Units	12,261	13,135	335,098	350,854
Vacancy	2.8%	3.8%	5.1%	6.3%

Source: 2010 Census, ESRI Business Systems

Over the last ten years, Glastonbury has seen owner-occupancy expand from 82% to 84%, while rentals have dropped in both share and numbers. Vacancy in town stood at 3.8% in 2010, indicative of a relatively tight housing market.

Housing Characteristics

% Share of Total Housing

Structure Type - 2010	Glastonbury	Hartford County
1 Detached	76.5%	55.0%
1-Attached	8.5%	5.5%
2-unit	1.8%	7.8%
3/4 unit	5.1%	10.0%
5+ units	8.1%	21.7%
Total Housing Units - 2010	13,656	374,249

Source: ACS Housing Surveys, ESRI Business Systems

The bulk of Glastonbury's housing inventory is single family . A small amount of multifamily (2-4 units) exist in town associated with older homes. Apartment housing is sparse in Glastonbury with much of the attached housing linked to newer townhomes or condos built in the last 25 years.

Rent-occupied Housing by Contract Rent

Renters with Contract Rent

Contract Rent - 2010 Distribution	Glastonbury	Hartford County
Under \$200	3.2%	6.9%
\$200-\$399	8.9%	8.7%
\$400-\$599	4.2%	14.6%
\$600-\$799	8.4%	28.0%
\$800-\$999	26.0%	21.8%
\$1000-\$1249	26.6%	10.5%
\$1250-\$1499	14.7%	3.4%
\$1500-\$1999	2.4%	1.3%
above \$2000	0.9%	1.2%
Median Contract Rent	\$977	\$733

Source: ACS Housing Surveys, ESRI Business Systems

Older attached product rentals in town generally achieve rates between \$900 to \$1250 while condos , particularly townhouses rent at rates over \$1400/m. The town supports a small amount of assisted housing where rents below \$600 are found.

Connecticut Towns: Market Assessment Briefs

Town: *Glastonbury, CT*
County: *Hartford County*

4. Rental Housing Market

Mfamily

BR	# of Prop	Avg List Price	Avg Rent Sale	Avg DOM	Rental Range
0	N/A				
1	N/A				
2	7	\$1,084	\$1,084	67	\$850-\$1200
3	6	\$1,291	\$1,275	31	\$1050-\$1600
4	N/A				

Source: CT MLS

(Dom- Days on Market)

Condo

BR	# of Prop	Avg List Price	Avg Rent Sale	Avg DOM	Rental Range
0	N/A				
1	4	\$986	\$986	25	\$950-\$1050
2	26	\$1,676	\$1,672	25	\$1100-\$2300
3	8	\$2,637	\$2,310	39	\$1600-\$3000
4	N/A				

Source: CT MLS

(Dom- Days on Market)