

Market Assessment – Twenty One Dowd (Canton, CT)

The Subject Property – Elderly Housing



The subject property includes 6 buildings 40 ranch style apartments. The subject apartments include 30 studio and 10 one-bedroom units. The project was constructed in 1979. Buildings are frame, one story, vinyl sided. Roofs are gable design with asphalt shingle cover. Unit sizes and base rents are shown in the chart below. On the 9/30/11 report there were two vacancies at the subject property. The wait list at 9/30/2011 was 4 households including 3 young disabled households.

Twenty One Dowd

21 Dowd Avenue
Canton, CT 06019

Table 1

CANTON TWENTY ONE						
Type	Property Type	Baths	# of units	Living Area SF	Base Rate 2013	Utility Allowance
Studio	Ranch	1	30	420	\$436	\$115
1 Bedroom	Ranch	1	10	470	\$502	\$125
Total			40			

Additional Property Info	
Property Type	Senior
Program	SH Elderly
Parking	37
Year Built	1979
# of Buildings	6
Acres	6 acres
Handicap Units	4
Vacancy	
Waiting List	
Owner	Canton Housing Authority

Subject Property Features and Amenities

- Utilities Provided: Water and trash removal
- Electric heat, HW, Lights and cooking paid by tenant
- Refrigerator: Yes
- Stove: Yes
- Microwave: No
- Dishwasher: No
- Laundry Facilities: 4 sets w/d
- Community Room: Yes
- Elevators: No
- Parking: Lot, 37 cars



Typical units at Twenty One Dowd

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



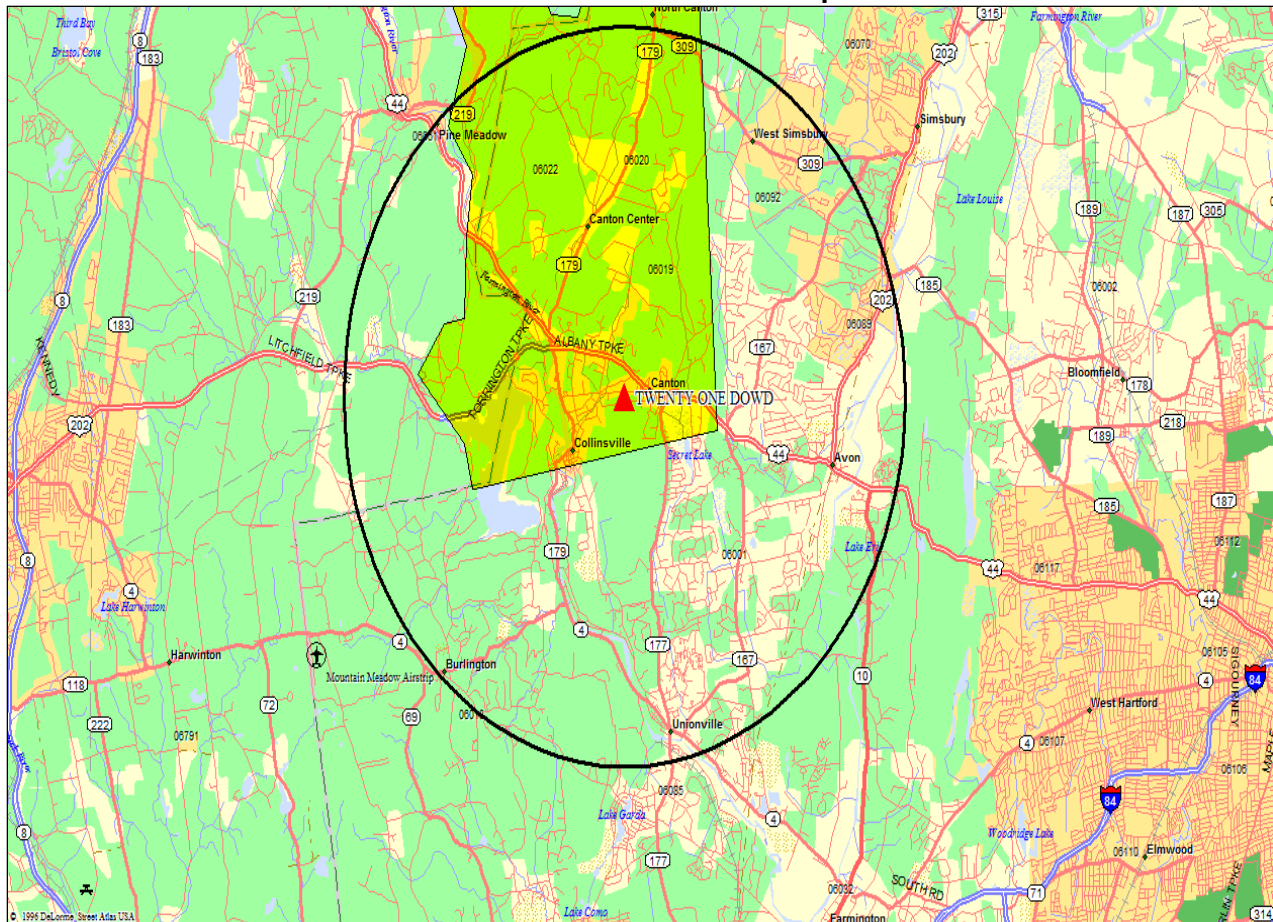
Neighborhood Description & Land Uses – The Subject Property is located in Canton on Dowd Avenue, a local arterial street. Neighboring land uses include a mix of single family dwellings, with some scattered home businesses. Canton Hollow and Canton Village condo communities are just east of the subject. Collinsville Center is west and Canton Center is east. Also east on Dowd is the Maple Glen apartments (affordable housing) and the Canton Business Center. The Farmington Rail/Trail runs through the neighborhood.

Access – Dowd Avenue connects east to Albany Tpke. (Rte 44) which runs east to Simsbury and west to Torrington. Dowd runs into Maple Ave to the west which runs into Collinsville.

Delineation of Market Area – The defined Primary Source Market Area (SMA) of demand for units at the Subject Property is five mile radius from the Subject Property inclusive of Canton and 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 Canton and the neighboring towns.

Exhibit 2 – Market Area Map



As will become evident in the apartment rental survey data, the managed apartment complex market in Canton is limited, particularly in the subject studio and one bedroom segment of the market. There are some ranch and townhouse style condo projects where units are occasionally available for rent. But most homes are owner occupied.



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

No similar apartment complexes were identified in Canton. There were a limited number of multiple dwelling and condo units on the market and their rental data was noted. Data from managed apartment complexes was collected from a wider area in northwest Connecticut and the data for studio units still was very limited.

Below is a summary of the results of the rental survey within the market area.

Summary of Rental Market Analysis

- No similar projects were identified in Canton
- Only one project with studio units was identified. The rental rate for these was \$895 for a 600 square foot unit, including hot water.
- One bedroom units ranged in size from 550 to 966 square feet with a rental range from \$850 to \$1,695.
- The average price for the one bedroom apartments was \$1,130 with an average size of 792 square feet, much larger than the subject.
- Available units were identified in all properties surveyed, although in some cases these were advertised in anticipation of a forthcoming vacancy.

Housing Rental Survey

Property	Total Units	Prop. Type	Age	0 BR	1BR size	\$/sf	1 BR	1BR size	\$/sf	Utilities In Rent	Unit Availability
Canton Village											
434 Dowd Rd, Canton Condo Unit		2BR TH					\$1,258	1190	\$1.06	None	Available
3 River Street, Collinsville											
Unit #3	3	Flat	1900				\$950	550	\$1.73	H & HW	
Avon Place, Avon											
46 Avonwood Road, Avon		Flats					\$1,205	922	\$1.31	H & HW	Available
2 Brickyard Rd, Farmington											
Unit #3C		Flat	1968				\$1,050	750	\$1.40	None	Available
1634 Farmington Ave., Unionville											
Unit #6		Flat					\$850	569	\$1.49	None	Available
Avon Mill, Avon											
75 Avonwood Rd, Avon		Flat					\$1,025	945	\$1.08	H & HW	Available
Mill Commons											
Simsbury		Flat					\$1,595	927	\$1.72	None	Available
							\$1,695	966	\$1.75		
Centennial Apts	x	Garden	x	\$895	600	\$1.49				HW	Available
5 Spring Lane, Farmington											
Holly House Apts.											
23 Hollyhouse St., Litchfield	22	Ranch	1967				\$875	625	\$1.40	H, HW	Available
Woodruff Apts.											
33 Woodruff Lane, Litchfield	33	Garden	1966				\$925	875	\$1.06	H, HW	Available
Average				\$895	600	\$1.49	\$1,130	792	\$1.43		

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 Canton, a survey was undertaken of the local and area affordable inventory. Properties identified are listed in the table below.

The local inventory was limited to two properties including the subject property with the nearest clusters of affordable elderly units located in Torrington to the west and Farmington and Unionville to the south.

Survey of Affordable Senior Housing

Property Name	Address	Owner	Public Funder	Deter. Of Rent	Elderly Units	Age	Vacancy/ Waitlist
Twenty One Dowd	Canton	HA	SH Elderly	Base Rent	40	1979	Available
Maple Glen	Canton	Maple Glen Assoc.	HUD Elderly	Income	73		70 on wait list
Burlington Group Home	Burlington	BGH, Inc.		Income	18	1984	
Westerleigh I & II	Unionville	Non-Profit	Sect 8	Income	60		
Tunxis Apts.	Farmington				32		
Village at Hunter's Ridge	Unionville	For Profit	LIHTC	Base Rent	51		1BRs Full
Maple Village	Farmington	HA	Sect 8	Income	40	1975	Waitlist
Torrington West	Torrington	POHA	Sect 8	Income	79	1983	Available
Total					393		

VI. Analysis of Current Tenant Base

Demographics-Economics-Rent Structure of Current (2013) Tenant Base:

- Total Units: **40**
- Total Occupied Units: **39**
- Total Residents: **42**
- Total # of Children: **0**
- Average Age: **70**
- % Minority: **3%**
- # of Disabled HH under 62: **14**
- % at Base Rent or below: **100%**
- Income Below 25%AMI: **42% (16)**
- Income 25% at 50% AMI: **58% (22)**
- Income 50% AMI or greater: **0%**
- Average Income: **\$13,138**
- Average Tenant Rent: **\$221/m**
- Utility Allowance: **\$115 studio and \$125 IBR**

Income Distribution

Resident HH Income	Rent Equivalent	% of HH
< \$10,000	\$250	28%
\$10000-\$15000	\$250-\$375	36%
\$15000-\$20000	\$375-\$500	28%
\$20000-\$25000	\$500-\$625	8%
\$25000-\$30000	\$625-\$750	0%
>\$30000	>\$750	0%

VI. Conclusions/Recommendations

a. Rent Structure Opportunity

Market & Property Factors

Positive

- Country setting
- Convenient to shops and services
- Adequate on site parking
- Limited competition

Challenges

- Tenant income profile has been trending up, but remains more than 60% below eligibility limit and all tenants require subsidy.

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 \$580 to \$680 for the studio units; and \$625 to \$725 for the 1-bedroom would be considered competitive with the area inventory involving properties with basic amenities.** (Disclaimer – this is not a projection of what could be achieved at the subject property, which would need to consider income eligibility parameters, target market and policy goals of the program, nor an “estimate of rent value”¹, but a statement of possible rent ranges that have the potential of being competitive in the marketplace if no affordable housing restrictions were in place).*

Unit Type	Subject Property	Subject Property	Local Market Alternatives	Canton MLS Multi-family	Canton MLS Condo	Managed Apartments
	2013 Contract Rent	Avg Rent	Avg Rent	Avg Rent	Avg Rent	Avg Rent
Studio	\$436	\$188	\$895	No Data	No Data	No Data
1-BR	\$502	\$317	\$1,130	No Data	No Data	No Data

(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).

¹ Among Market Analysts and Appraisers the term “Estimate of Rent Value” has a distinct meaning calling for analytical process for determining value, typically requiring at a minimum a Rent Comparability Study. The “Estimate of Rent Value” study includes the use of a Rent Comparability Grid for valuing and documenting adjustments to comparables in order to calculate an “estimate of rent” for the Subject Property. The Market Assessment conducted herein is designed to offer a broad assessment of the market environment and a statement on possible rents for subject units potentially competitive within the marketplace, discounting any age or income restriction or other program parameter in affect at the subject property. These factors along with issues related to policy goals and market served would need to be considered as part of any final rent determination.

Tenant Base Trends

- Twenty One Dowd has a history of stable occupancy
- 2013 Rent roll noted 1 unit available
- In 2003 all families were in the very lowest income category, under 25% AMI. As of 2011 44% of tenants are in the 25%-50% income category.

Resident HH Income	Year 2003	Year 2011
< 25%AMI	84%	42%
25-50% AMI	16%	58%
50%-80% AMI	0%	0%
Occupancy	92%	95%

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 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 Primary Source Market Area is defined as five mile radius around the Subject Property*). 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)².

	Hartford County Tenure Distribution		Adjustment Factor – Canton Area	
Income Distribution	Rent	Own	Rent	Own
under 15,000	76%	24%	68%	32%
15000-25000	61%	39%	49%	51%
25000-35000	52%	48%	37%	63%
35000-50000	42%	58%	24%	76%

Source: US Census 2010, American Community Survey, 2011

² The adjustment was determined based on the ratio of ownership in the SMA to County home ownership.

The chart below reflects estimated distribution of senior households in the Canton SMA by tenure and income. Based on our analysis of tenure by income, we estimate the primary Source Market Area contains 1581 households whose incomes fall within the income threshold for the target market of which 674 are renters. The chart also shows current distribution within the Subject Property of senior tenants by income (excludes young disabled).

Canton Area	Source Mkt Senior HH 65+			Subject
Income Distrik	Total	Rent	Own	Property
				Senior Tenant Base
under 15,000	358	245	113	14
15000-25000	372	181	191	11
25000-35000	343	127	216	0
35000-50000	508	121	387	0
Total	1581	674	907	25
Young/Disab				14
Vacancy				1
			Total Units	40

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 overall rental turnover in the marketplace and expected absorption of units by source market renters.

- Based on discussions with area property managers and census data on mobility patterns, we have assumed a 30% turnover rate within the market place with respect to renters.
- Relative to market penetration, we have assumed that 80% of the units will be filled by residents in Canton area.

As a rule, for housing projects looking to capture very low income households , market penetration rates of 10 to 20% attest to the project's potential feasibility (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 rates of 3 to 5% are being applied to test market depth.

To assist in determining potential for rent structuring, we looked at both market depth on an annual based on assumption of turnover per year in the marketplace as well as the potential demand overall among all households 65+ within the source area in each bracket. Our analysis of potential demand annually was compared with estimate of senior households from source market currently in the property.

In the chart below are the results on the analysis for estimating demand on an annual basis. Not surprisingly more market depth is observed at the lower incomes levels \$25,000 and below. At incomes below \$25,000, source market potential shows 15 units. While above

\$25,000, the potential market base is estimated at 3 units based on a 3 to 5% penetration of market.

Canton Area	Canton - 65+ Households				
Income Distr	Total	Rent	Turnover ratio	# Renters Moving	Current Senior HH Tenants
under 15,000	358	245	30%	74	14
15000-25000	372	181	30%	54	11
25000-35000	343	127	30%	38	0
35000-50000	508	121	30%	36	0
Young/disabled					14
Vacancy					1
Total	1581	674	907	202	40
Potential capture rates:		Annual Potential Capture Rate	Current # Senior HHs at Sub. Prop		
under 15,000	15%	10	14		
15000-25000	10%	5	11		
25000-35000	5%	2	0		
35000-50000	3%	1	0		
Total		18	25		

* Formula = (# Renters Moving X % from Source Mkt) X Potential Capture Rate

Source: US Census 2010, American Community Survey, 2011

In the chart below, we identify the capture potential for total number of 65+ households within the defined source market area at each income bracket without consideration to turnover.

Canton Area	SMA - HH 65+		Aggregate Potential Capture Total HH 65+	
Income Distribution	Total	65+ HH Renters	Capture Rates	Total Senior HH Capture Potential
under 15,000	358	245	15%	37
15000-25000	372	181	10%	18
25000-35000	343	127	5%	6
35000-50000	508	121	3%	4
Total	1581	674		65

Source: US Census 2010, American Community Survey, 2011

c. Recommendations for Improving Marketability

The property has a history of stable occupancy with normal turnover. No marketability enhancements appear necessary.

d. Redevelopment Scenario

From a Market perspective, Twenty One Dowd does not reflect a strong need for a redevelopment scenario.

APPENDIX

SUBJECT PHOTOS MARKET BRIEF



Aerial view of Canton Twenty One



Dowd Road at property entrance



Canton Twenty One Dowd Road



Canton Twenty One Dowd Road, Community Building

Connecticut Towns: Market Assessment Briefs

Town: *Canton, CT*
County: *Hartford County*

1. Economic Trends

Major Employers - Canton

Employer	Sector
Canton Board of Education	education
Cherry Brook Health Care Center	health services
Farmington Valley ARC	social services
Kohl's Department Store	trade
Shaw's Supermarket	trade

Canton's major employers include education, health care, trade, health and social services. Cherry Brook Health and Farmington Valley ARC provide health and social services.

Source: CERC Town Profile 2012

Key Job Sectors - Canton

Industry Sector - 2011	% Share of Jobs
Retail Trade	35.1%
Accom & Food Services	13.0%
Other Services	7.6%
Construction	6.0%
Health Care	4.8%

Canton has a substantial trade sector as a result of extensive retail development/destination shopping during the past 15 years. Retail & Food Services together aggregate 48% of all employment in Canton.

Source: CT Dept. of Labor

Labor Force & Employment Trends

Labor Force +Employment	Canton	Hartford County
Labor Force-2011	5,947	472,551
Unemployment -2011	6.5%	9.2%
Total Employment -Workplace	3,141	487,169
2005 - 2011 - Annual Growth	-0.3%	0.1%
2010 - 2011 - Annual Growth	2.9%	1.1%

Source: CT Dept. of Labor

Canton's well-educated labor force has recently fared better than Hartford County as a whole, with an unemployment rate of 6.5% vs. 9.2% for the county and 8.9% for the state. However, the jobs base suffered a bit worse than the county's, losing jobs through 2011. Most recently, however, Canton has rebounded more strongly than Hartford County.

Connecticut Towns: Market Assessment Briefs

Town: *Canton, CT*
County: *Hartford County*

2. Demographic Trends

Population Trends

Population	Canton	Hartford County
2000 Total population	8,840	857,183
2010 Total Population	10,292	894,014
Annual Percentage Growth	1.53%	0.42%
2011 Total Population (est)	10,146	894,443
2016 Total Population (proj.)	9,946	904,416
2011– 2016 Annual Rate	-0.35%	0.22%

Canton's population growth was substantial by CT standards, increasing at an annual rate of 1.53% over the past decade, three times the rate of the county. However, population is projected to decline through 2016.

Source: 2010 Census, ESRI Business Systems

Household Trends

Household	Canton	Hartford County
2000 Total Households	3,516	335,098
2010 Total Households	4,150	350,854
Annual Percentage Growth	1.67%	0.46%
2011 Total Households (est.)	4,089	351,028
2016 Total Households (proj.)	4,014	355,438
2011– 2016 Annual Rate	-0.37%	0.25%

Consistent with population trends, households grew strongly in the last decade but are projected to decline by some 75 through 2016.

Source: 2010 Census, ESRI Business Systems

Race & Ethnicity

% Share of Population

Population - 2010	Canton	Hartford County
White Alone	95.7%	72.4%
Black Alone	0.9%	13.3%
Asian Alone	1.5%	4.2%
Hispanic (Any Race)	2.6%	15.3%

Canton remains strongly majority white at 96%. While rates of increase were high for minorities, they generate off of very small bases and have had minimal impact on overall town demographics.

Change - 2000 to 2010

White Alone	-1.4%	-5.9%
Black Alone	80.0%	13.7%
Asian Alone	114.3%	68.0%
Hispanic (Any Race)	100.0%	33.0%

Source: 2010 Census, ESRI Business Systems

Connecticut Towns: Market Assessment Briefs

Town: *Canton, CT*
County: *Hartford County*

2. Demographic Trends (Cont'd)

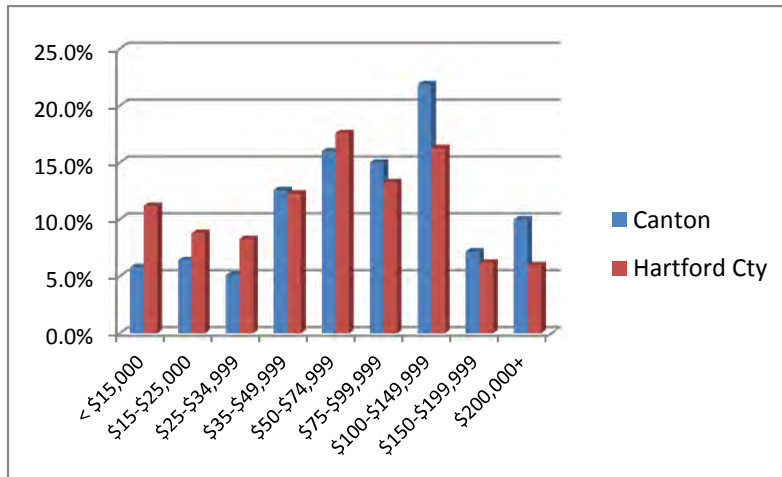
Median Income

Median HH Income	Canton	Hartford County
2000	\$65,523	\$50,777
2011 (est.)	\$80,341	\$61,074
Annual Avg % Growth	2.1%	1.8%

Source: 2010 Census, ESRI Business Systems

Median Income in Canton grew at a good rate of 2.1% in the last decade, ahead of the average annual 1.8% rate for the county. As a well established bedroom community for Hartford, Canton's median income of \$80K is 32% higher than that of the county.

HH Income Distribution (2011)



Source: 2010 Census, ESRI Business Systems

Consistent with income growth, household income distribution skews high in Canton, with nearly 40% of households having incomes of \$100K+.

HH Income Distribution - 65+ (2010)

HH's	Canton		Hartford Cty	
	65-74	75+	65-74	75+
Total HHs	502	394	39,468	41,833
< \$15,000	2.2%	16.0%	11.5%	19.5%
\$15-\$25,000	6.4%	22.6%	11.1%	16.2%
\$25-\$34,999	6.0%	12.2%	10.4%	12.7%
\$35-\$49,999	20.5%	15.5%	16.2%	14.1%
\$50-\$74,999	23.5%	12.7%	20.0%	15.0%
\$75-\$99,999	6.0%	9.1%	13.6%	10.3%
\$100-\$149,999	15.9%	7.6%	9.1%	6.1%
\$150-\$199,999	9.4%	1.5%	3.6%	3.2%
\$200,000+	10.2%	2.8%	4.4%	3.0%
Med Inc.	\$63,303	\$34,192	\$50,601	\$36,308

Source: 2010 Census, ESRI Business Systems

Canton seniors 65-74 are relatively well-off by county standards. However, older seniors 75+ tend to be somewhat less well off, with 51% having incomes of \$35K or less vs. just 15% of those 65-74 and more apt to be still working.

Connecticut Towns: Market Assessment Briefs

Town: *Canton, CT*
County: *Hartford County*

2. Demographic Trends (Cont'd)

Poverty Rates

Households - 2010	Canton % Total	Hartford Ct % Total
Married Couple - Family	0.9%	1.1%
Other Family HHs (spouse not present)	0.9%	3.9%
Non-Family HHs	2.7%	5.2%
Poverty Ratio - Total	4.4%	10.2%

Households poverty rates in Canton are low at 4.4% in 2010 compared to 10.2% in the County.

Source: ACS Population Survey, ESRI Business Systems

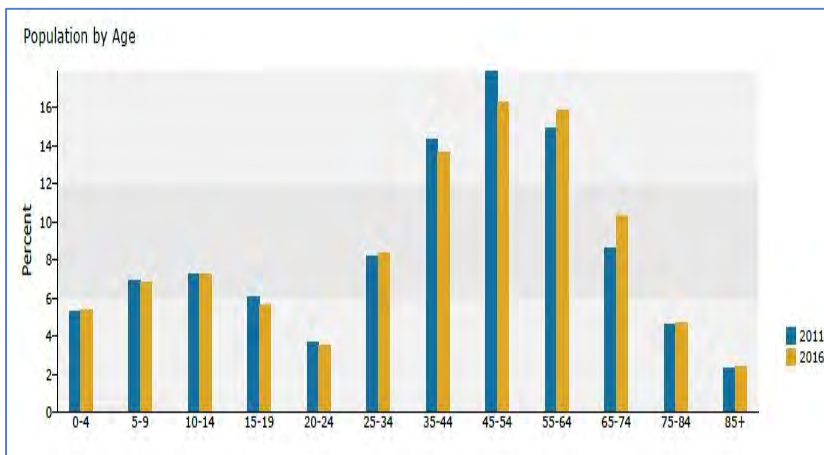
Age Trends

Population - 2010	Canton % Total	Hartford Ct % Total
Age 18+	75.9%	77.2%
Age 65+	15.2%	14.6%
Age 75+	6.9%	7.4%
Median Age	43.8	39.9

Canton's population profile is older compared to the county with a median age of 44 vs. 40 for the county.

Source: 2010 Census, ESRI Business Systems

Age Distribution 2011-2016



The older cohort influence is shown in the age distribution chart, with growth coming in the 55+ groups. Meanwhile, there is a relatively small share of children and persons 25-34 (8%).

Source: 2010 Census, ESRI Business Systems

Connecticut Towns: Market Assessment Briefs

Town: *Canton, CT*
County: *Hartford County*

3. Housing Trends

Tenure and Vacancy

HH's	Canton		Hartford Cty	
	2000	2010	2000	2010
Own-Occp	80.6%	81.8%	64.2%	65.5%
Own-Units	2,835	3,394	215,275	229,920
Rent-Occp	19.4%	18.2%	35.8%	34.5%
Rent Units	681	756	119,823	120,934
Ttl Occp Units	3,516	4,150	335,098	350,854
Vacancy	2.8%	4.4%	5.1%	6.3%

Source: 2010 Census, ESRI Business Systems

Canton added more than 600 new units in the last decade, and remains majority owner occupied by tenure at 82%. Absorption was good, with vacancy at just 4.4% in 2010 vs. 6.3% for the county. Of some concern for vacancy is the projected loss of households through 2016.

Housing Characteristics

% Share of Total Housing

Structure Type - 2010	Canton	Hartford County
1 Detached	71.1%	55.0%
1-Attached	5.9%	5.5%
2-unit	6.7%	7.8%
3/4 unit	4.0%	10.0%
5+ units	12.2%	21.7%
Total Housing Units - 2010	4,339	374,249

Source: ACS Housing Surveys, ESRI Business Systems

While Canton's housing stock is majority single family detached, there is also a 12% share (approximately 500 units) in larger complexes. Additionally, Canton has a modest supply of multi-families, mainly in the Collinsville section of town, which had a manufacturing base.

Rent-occupied Housing by Contract Rent

Renters with Contract Rent

Contract Rent - 2010 Distribution	Canton	Hartford County
Under \$200	7.3%	6.9%
\$200-\$399	5.1%	8.7%
\$400-\$599	11.2%	14.6%
\$600-\$799	16.1%	28.0%
\$800-\$999	32.3%	21.8%
\$1000-\$1249	4.8%	10.5%
\$1250-\$1499	8.3%	3.4%
\$1500-\$1999	8.2%	1.3%
above \$2000	2.1%	1.2%
Median Contract Rent	\$831	\$733

Source: ACS Housing Surveys, ESRI Business Systems

Canton's rent structure is fairly highly concentrated in the range of \$400 to \$1,000. Median rent of \$831 trends 13% higher than the county median. Rent support tops out at \$1,000.

Connecticut Towns: Market Assessment Briefs

Town: *Canton, 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	4	\$1,112	\$1,106	44	\$1050-\$1150
3	N/A				
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	N/A				
2	7	\$1,321	\$1,307	29	\$1000-\$1700
3	N/A				
4	N/A				

Source: CT MLS

(Dom- Days on Market)