

# Rent

# CONNECTICUT ECONOMY

SUMMER 2024  
CONNECTICUT  
RENTAL REPORT



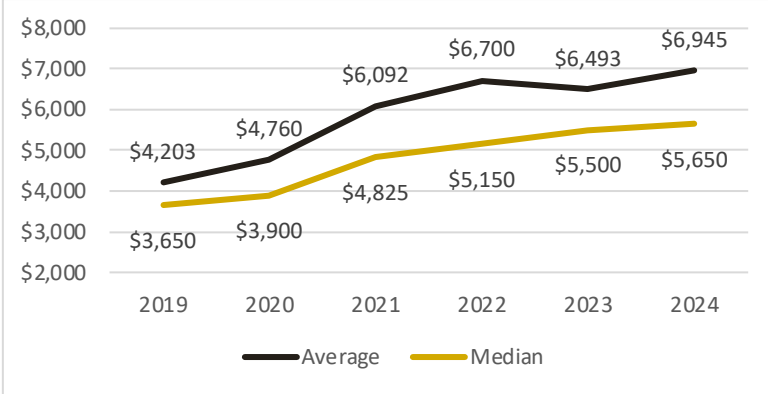
**BHS** THE Craft of Research

26 RICHMOND HILL ROAD, GREENWICH

# Brown Harris Stevens - Rental Report

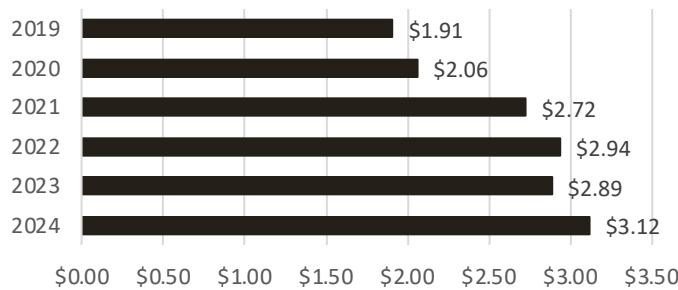
## Lower Fairfield County - Long Term House Rental Prices

### Average and Median Rental Price, 2-4 BR Houses January - June (6 months)



From January through June of 2024, the average monthly rental closing price for a 2-4 bedroom house in Lower Fairfield County was \$6,945, a 7% increase compared to the same period in 2023. The median price also rose 3% year-over-year to \$5,650. For all bedroom counts, the average rental price saw an increase of 3% to \$7,606.

### Average Rental Price Per Sq. Ft., 2-4 BR Houses January - June (6 months)



In the first half of 2024, the average monthly price per square foot for a 2-4 bedroom house rental rose to \$3.12, marking a 8% year-over-year increase. For all bedroom counts, the average price per square foot rose 7% to \$3.09.

### Town Comparison: House Rental Closings: January - June 2024, All BR Counts

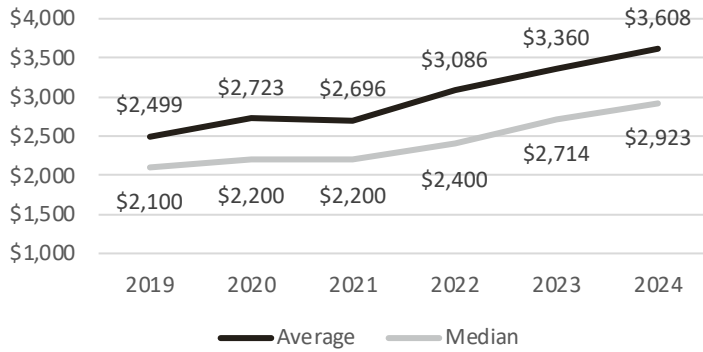
| Town             | # House Rental Closings |      |          | Average Monthly Rental Price |          |          |
|------------------|-------------------------|------|----------|------------------------------|----------|----------|
|                  | 2024                    | 2023 | % change | 2024                         | 2023     | % change |
| All of Greenwich | 135                     | 138  | -2.2%    | \$10,912                     | \$10,510 | +3.8%    |
| Darien           | 16                      | 22   | -27.3%   | \$8,417                      | \$8,018  | +5%      |
| Easton           | 10                      | 5    | +100%    | \$4,345                      | \$7,420  | -41.4%   |
| Fairfield        | 51                      | 58   | -12.1%   | \$5,091                      | \$5,518  | -7.7%    |
| New Canaan       | 22                      | 25   | -12%     | \$9,723                      | \$12,598 | -22.8%   |
| Norwalk          | 42                      | 62   | -32.3%   | \$5,865                      | \$6,194  | -5.3%    |
| Redding          | 8                       | 13   | -38.5%   | \$4,193                      | \$3,727  | +12.5%   |
| Ridgefield       | 13                      | 28   | -53.6%   | \$3,719                      | \$4,353  | -14.6%   |
| Stamford         | 68                      | 64   | +6.3%    | \$5,882                      | \$5,581  | +5.4%    |
| Weston           | 5                       | 6    | -16.7%   | \$9,720                      | \$9,608  | +1.2%    |
| Westport         | 44                      | 52   | -15.4%   | \$8,050                      | \$6,802  | +18.3%   |
| Wilton           | 7                       | 13   | -46.2%   | \$6,471                      | \$4,577  | +41.4%   |

# Brown Harris Stevens - Rental Report

## Lower Fairfield County, Long Term Condo Rental Prices

### Average and Median Rental Price, 1-3 BR Condos

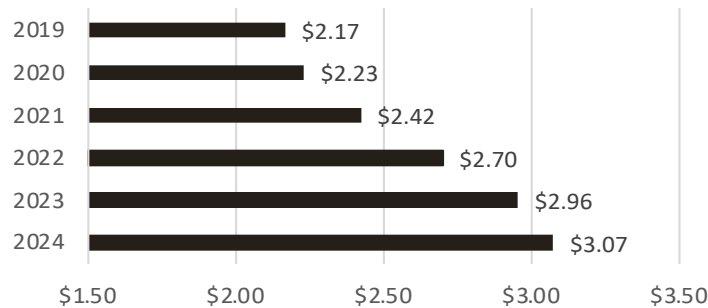
January - June (6 months)



From January through June of 2024, the average monthly closing price for a 1-3 bedroom condo in Lower Fairfield County was \$3,608, a 7% increase compared to the same period in 2023. The median price also rose 8% year-over-year to \$2,923. For all bedroom counts, the average condo rental price saw an increase of 8% to \$3,601.

### Average Rental Price Per Sq. Ft., 1-3 BR Condos

January - June (6 months)



In the first half of 2024, the average monthly price per square foot for a 1-3 bedroom condo rental rose to \$3.07, marking a 4% year-over-year increase. For all bedroom counts, the average price per square foot rose 4% to \$3.08.

### Town Comparison: Condo Rental Closings: January - June 2024, All BR Counts

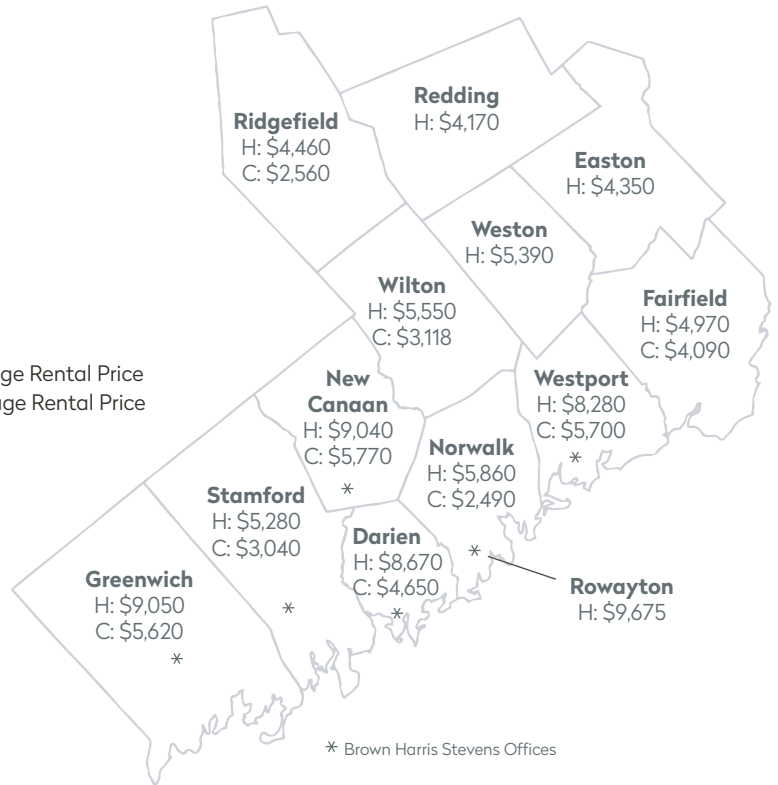
| Town             | # Condo Rental Closings |         |          | Average Rental Price |         |          |
|------------------|-------------------------|---------|----------|----------------------|---------|----------|
|                  | 2024                    | 2023    | % change | 2024                 | 2023    | % change |
| All of Greenwich | 93                      | \$5,711 | -98.4%   | \$5,796              | \$6,817 | -15%     |
| Darien           | 9                       | \$4,649 | -99.8%   | \$4,710              | \$6,320 | -25.5%   |
| Fairfield        | 42                      | \$3,968 | -98.9%   | \$3,916              | \$3,699 | +5.9%    |
| New Canaan       | 17                      | \$5,951 | -99.7%   | \$6,036              | \$4,804 | +25.6%   |
| Norwalk          | 114                     | \$2,461 | -95.4%   | \$2,534              | \$2,372 | +6.8%    |
| Ridgefield       | 14                      | \$2,559 | -99.5%   | \$2,529              | \$2,750 | -8%      |
| Stamford         | 266                     | \$3,024 | -91.2%   | \$3,043              | \$2,807 | +8.4%    |
| Westport         | 17                      | \$5,702 | -99.7%   | \$5,613              | \$4,445 | +26.3%   |
| Wilton           | 5                       | \$3,118 | -99.8%   | \$2,998              | \$2,600 | +15.3%   |

# Lower Fairfield County

## Average Rent Price Town Comparison, 2-4 BR Houses and 1-3 BR Condos

To the right is an overview of the average long-term rental prices for 2-4 bedroom houses and 1-3-bedroom condos in each Lower Fairfield County town from January to June 2024.

H: House Average Rental Price  
C: Condo Average Rental Price



Average condo rental prices are listed only for towns with at least five condo rental closings in the first 6 months of 2024.

All data in report sourced from Connecticut Smart MLS and Greenwich MLS. Long Term rentals are listings with a rental term of only long-term length (For example: "Long Term" "Yearly", "Two Year"). Condos include condos and co-ops.

## Combined House and Condo Average Rent Price, January - June 2024 (6 Months)

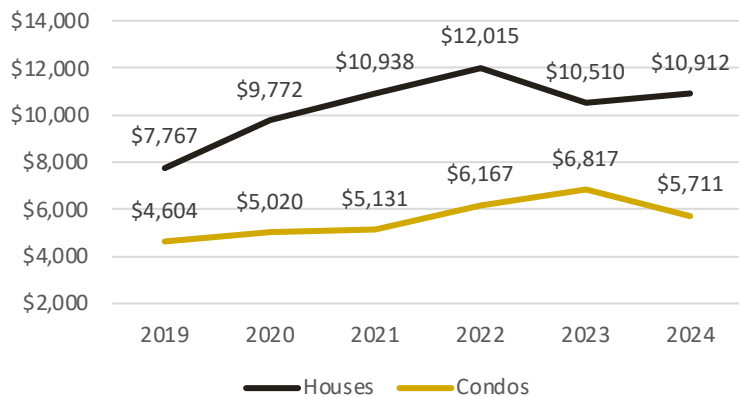
| Town             | Average Rental Closing Price by Number of Bedrooms - Long Term Rentals |         |         |          |          |          |
|------------------|--|---------|---------|----------|----------|----------|
|                  | 1BR  | 2BR     | 3BR     | 4BR      | 5BR      | 6BR      |
| All of Greenwich | \$4,180  | \$5,069 | \$8,714 | \$8,600  | \$8,850  | NA       |
| Darien           | NA   | \$3,950 | \$4,117 | \$4,813  | NA       | NA       |
| Easton           | \$3,179  | \$3,996 | \$4,666 | \$6,053  | \$8,000  | NA       |
| Fairfield        | \$3,048  | \$5,659 | \$7,536 | \$11,819 | \$15,320 | \$18,000 |
| New Canaan       | \$3,225  | \$3,729 | \$8,718 | \$9,722  | \$8,867  | \$20,500 |
| Norwalk          | \$2,092  | \$2,996 | \$5,673 | \$6,629  | \$7,875  | NA       |
| Redding          | \$2,500  | \$2,290 | \$3,383 | \$6,300  | \$6,000  | NA       |
| Ridgefield       | \$2,331  | \$3,084 | \$3,950 | \$5,500  | \$4,800  | NA       |
| Rowayton         | NA   | NA      | \$9,600 | \$9,750  | \$10,750 | NA       |
| Stamford         | \$2,219  | \$3,408 | \$4,707 | \$6,856  | \$5,511  | \$25,000 |
| Weston           | NA   | \$5,500 | NA      | \$5,925  | NA       | \$15,625 |
| Westport         | \$3,545  | \$5,398 | \$6,250 | \$10,439 | \$11,634 | \$17,400 |
| Wilton           | \$2,200  | \$3,118 | \$4,575 | \$7,317  | \$12,000 | NA       |

# All of Greenwich Overview

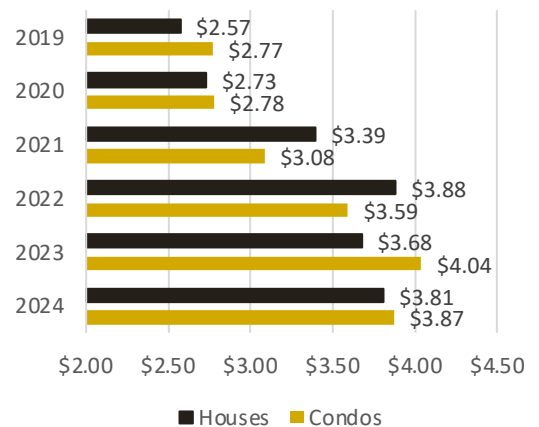
## House and Condo Long-Term Rental Closings: January to June (6 Month Period)

| January to June                                      | 2024     | 2023     | % CHANGE |
|--|----------|----------|----------|
| Single Family Houses: Number Rental Closings         | 135      | 138      | -2.2%    |
| Single Family Houses: Average Rent Price             | \$10,912 | \$10,510 | +3.8%    |
| Single Family Houses: Average Rent Price Per Sq. Ft. | \$3.81   | \$3.68   | +3.6%    |
| Single Family Houses: Average Days on Market         | 43       | 37       | +14.8%   |
| Condos: Number Rental Closings                       | 93       | 85       | +9.4%    |
| Condos: Average Rent Price                           | \$5,711  | \$6,817  | -16.2%   |
| Condos: Average Rent Price Per Sq. Ft.,              | \$3.87   | \$4.04   | -4.1%    |
| Condo: Average Days on Market                        | 35       | 34       | +4.8%    |

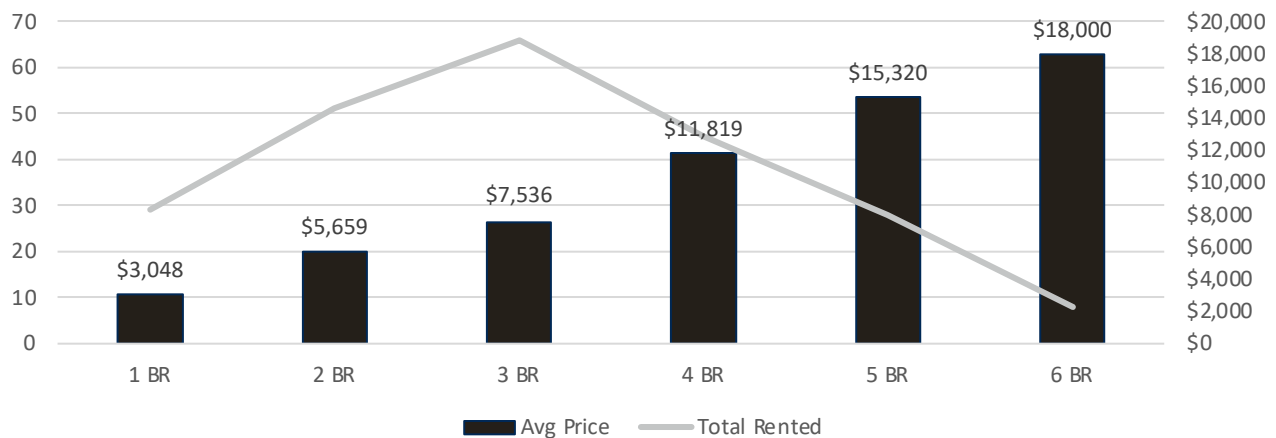
### Average House and Condo Rental Closing Price: January - June



### Avg. Price Per Sq. Ft, House/Condo January - June



### Combined House and Condo Rental Closings, by # of Bedrooms, January - June

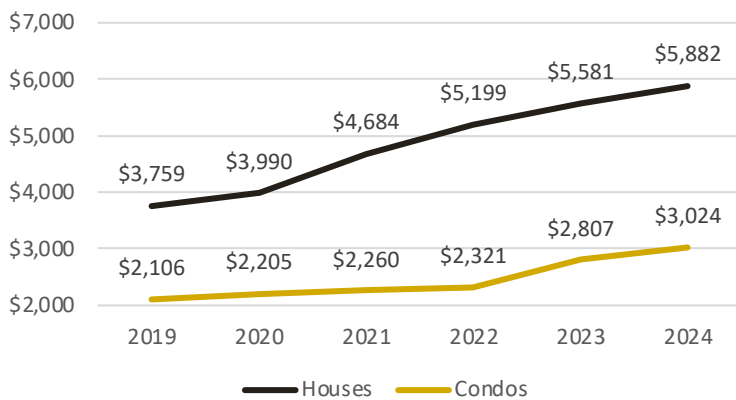


# Stamford Overview

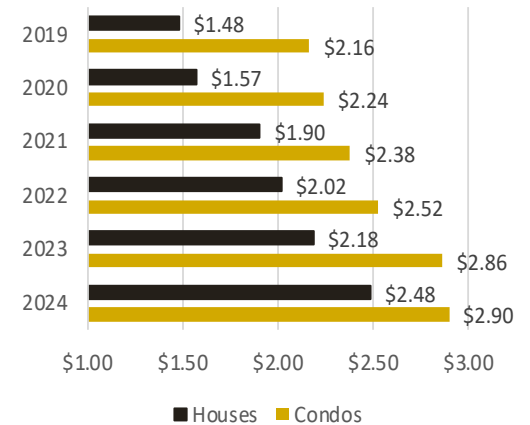
## House and Condo Long-Term Rental Closings: January to June (6 Month Period)

| January to June (6 Month Period)                     | 2024    | 2023    | % CHANGE |
|--|---------|---------|----------|
| Single Family Houses: Number Rental Closings         | 68      | 64      | +6.3%    |
| Single Family Houses: Average Rent Price             | \$5,882 | \$5,581 | +5.4%    |
| Single Family Houses: Average Rent Price Per Sq. Ft. | \$2.48  | \$2.18  | +13.7%   |
| Single Family Houses: Average Days on Market         | 48      | 32      | +50.5%   |
| Condos: Number Rental Closings                       | 266     | 429     | -38%     |
| Condos: Average Rent Price                           | \$3,024 | \$2,807 | +7.7%    |
| Condos: Average Rent Price Per Sq. Ft.,              | \$2.90  | \$2.86  | +1.5%    |
| Condo: Average Days on Market                        | 50      | 104     | -52.2%   |

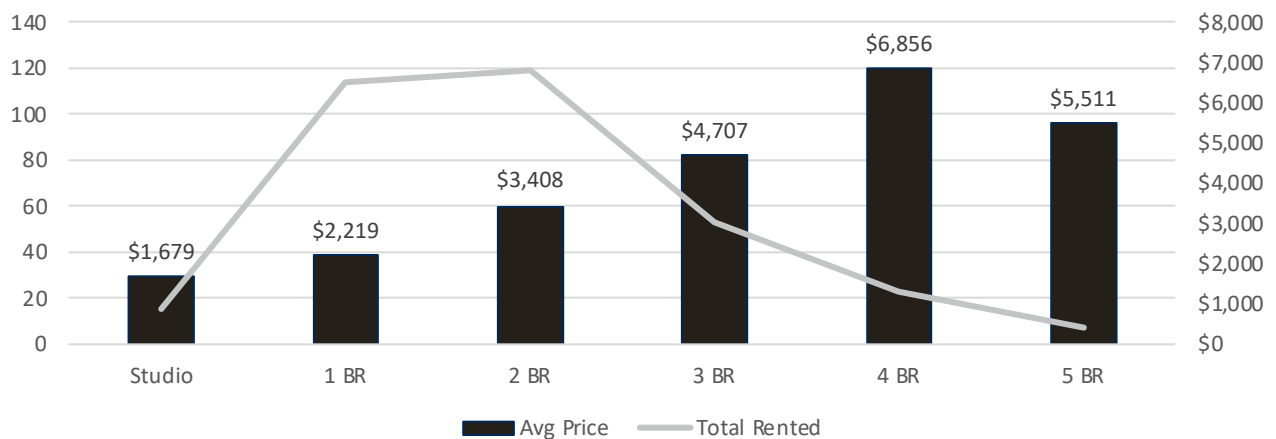
### Average House and Condo Rental Closing Price: January - June



### Avg. Price Per Sq. Ft, House/Condo January - June



### Combined House and Condo Rental Closings, by # of Bedrooms, January - June

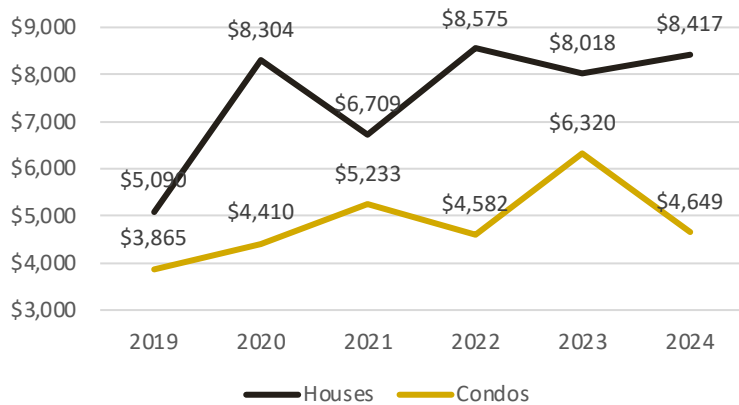


# Darien Overview

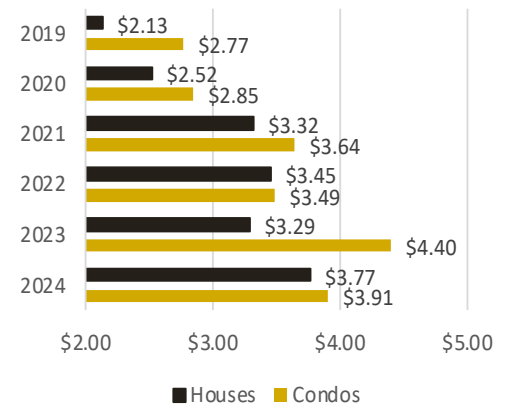
## House and Condo Long-Term Rental Closings: January to June (6 Month Period)

| January to June (6 Month Period)                     | 2024    | 2023    | % CHANGE |
|--|---------|---------|----------|
| Single Family Houses: Number Rental Closings         | 16      | 22      | -27.3%   |
| Single Family Houses: Average Rent Price             | \$8,417 | \$8,018 | +5%      |
| Single Family Houses: Average Rent Price Per Sq. Ft. | \$3.77  | \$3.29  | +14.5%   |
| Single Family Houses: Average Days on Market         | 78      | 54      | +42.4%   |
| Condos: Number Rental Closings                       | 9       | 22      | -59.1%   |
| Condos: Average Rent Price                           | \$4,649 | \$6,320 | -26.4%   |
| Condos: Average Rent Price Per Sq. Ft.,              | \$3.91  | \$4.40  | -11.2%   |
| Condo: Average Days on Market                        | 63      | 169     | -62.8%   |

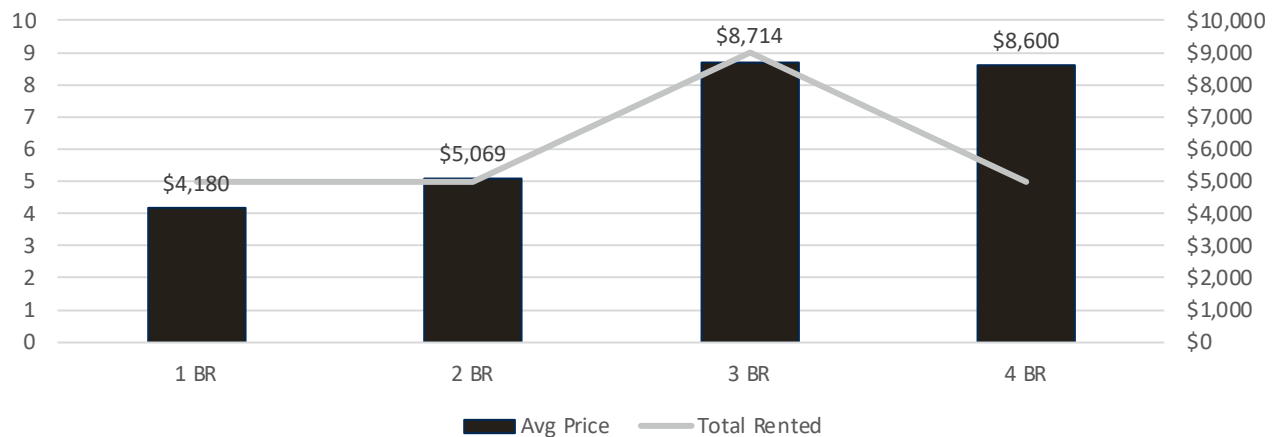
Average House and Condo Rental Closing Price: January - June



Avg. Price Per Sq. Ft, House/Condo January - June



Combined House and Condo Rental Closings, by # of Bedrooms, January - June

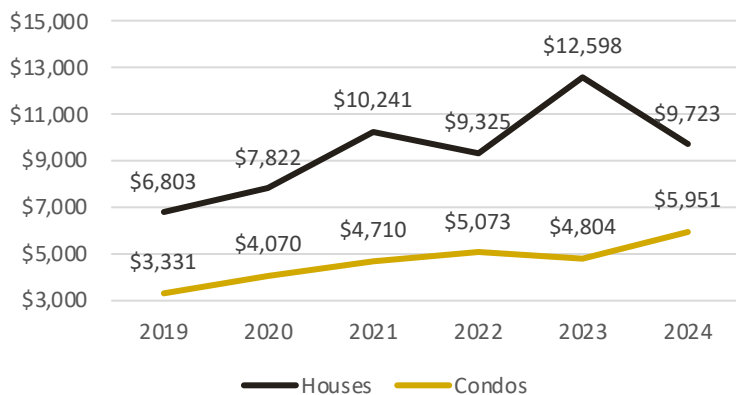


# New Canaan Overview

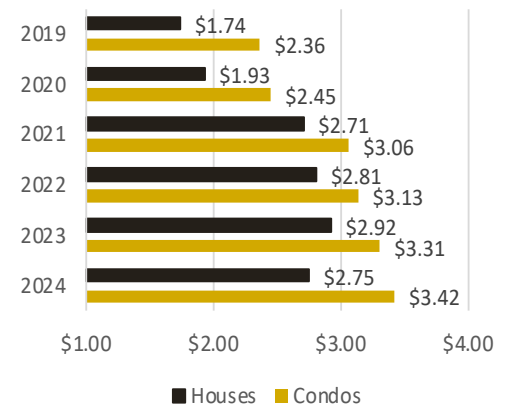
## House and Condo Long-Term Rental Closings: January to June (6 Month Period)

| January to June (6 Month Period)                     | 2024    | 2023     | % CHANGE |
|--|---------|----------|----------|
| Single Family Houses: Number Rental Closings         | 22      | 25       | -12%     |
| Single Family Houses: Average Rent Price             | \$9,723 | \$12,598 | -22.8%   |
| Single Family Houses: Average Rent Price Per Sq. Ft. | \$2.75  | \$2.92   | -5.9%    |
| Single Family Houses: Average Days on Market         | 75      | 42       | +77.8%   |
| Condos: Number Rental Closings                       | 17      | 20       | -15%     |
| Condos: Average Rent Price                           | \$5,951 | \$4,804  | +23.9%   |
| Condos: Average Rent Price Per Sq. Ft.,              | \$3.42  | \$3.31   | +3.5%    |
| Condo: Average Days on Market                        | 45      | 68       | -33.2%   |

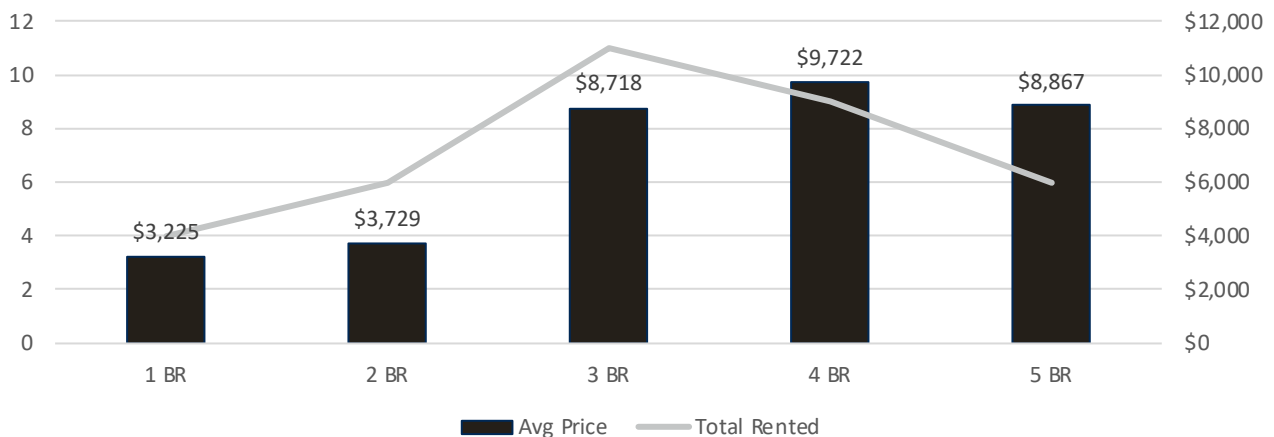
### Average House and Condo Rental Closing Price: January - June



### Avg. Price Per Sq. Ft, House/Condo January - June



### Combined House and Condo Rental Closings, by # of Bedrooms, January - June

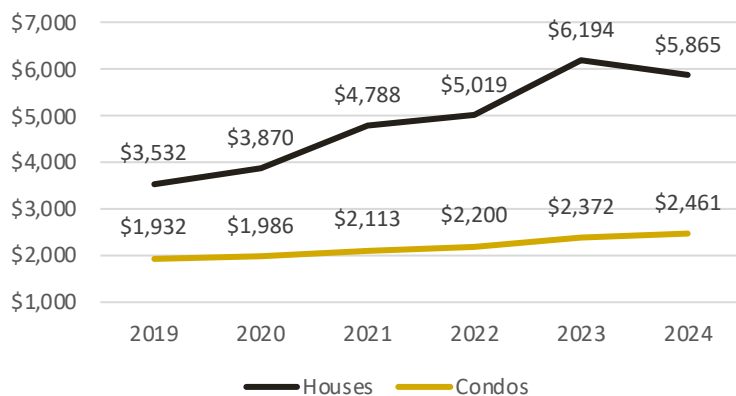


# Norwalk Overview

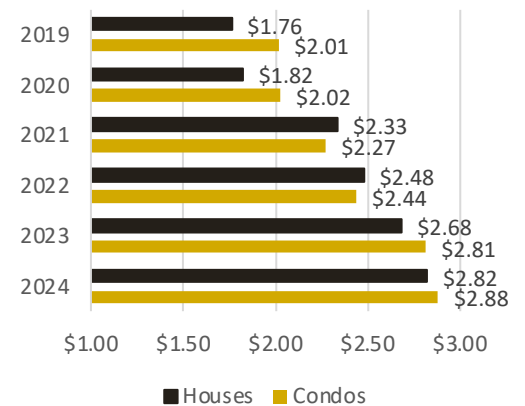
## House and Condo Long-Term Rental Closings: January to June (6 Month Period)

| January to June (6 Month Period)                     | 2024    | 2023    | % CHANGE |
|--|---------|---------|----------|
| Single Family Houses: Number Rental Closings         | 42      | 62      | -32.3%   |
| Single Family Houses: Average Rent Price             | \$5,865 | \$6,194 | -5.3%    |
| Single Family Houses: Average Rent Price Per Sq. Ft. | \$2.82  | \$2.68  | +5.2%    |
| Single Family Houses: Average Days on Market         | 69      | 44      | +54.7%   |
| Condos: Number Rental Closings                       | 114     | 196     | -41.8%   |
| Condos: Average Rent Price                           | \$2,461 | \$2,372 | +3.8%    |
| Condos: Average Rent Price Per Sq. Ft.,              | \$2.88  | \$2.81  | +2.5%    |
| Condo: Average Days on Market                        | 66      | 81      | -19%     |

### Average House and Condo Rental Closing Price: January - June



### Avg. Price Per Sq. Ft. House/Condo January - June



### Combined House and Condo Rental Closings, by # of Bedrooms, January - June

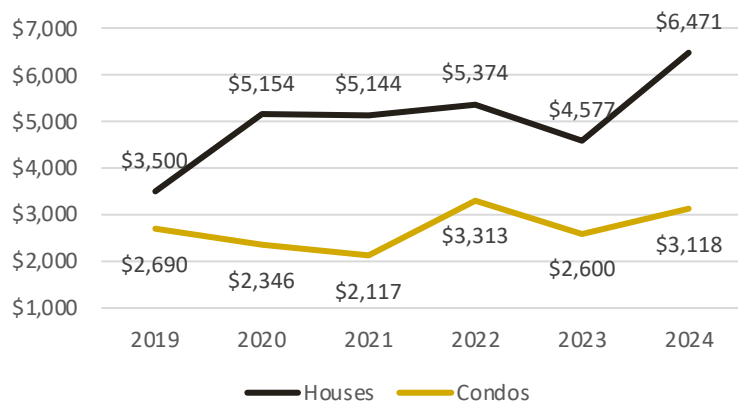


# Wilton Overview

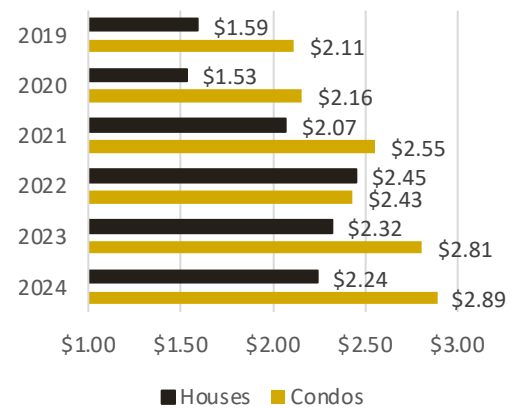
## House and Condo Long-Term Rental Closings: January to June (6 Month Period)

| January to June (6 Month Period)                     | 2024    | 2023    | % CHANGE |
|--|---------|---------|----------|
| Single Family Houses: Number Rental Closings         | 7       | 13      | -46.2%   |
| Single Family Houses: Average Rent Price             | \$6,471 | \$4,577 | +41.4%   |
| Single Family Houses: Average Rent Price Per Sq. Ft. | \$2.24  | \$2.32  | -3.5%    |
| Single Family Houses: Average Days on Market         | 51      | 54      | -6.3%    |
| Condos: Number Rental Closings                       | 5       | 4       | +25%     |
| Condos: Average Rent Price                           | \$3,118 | \$2,600 | +19.9%   |
| Condos: Average Rent Price Per Sq. Ft.,              | \$2.89  | \$2.81  | +3%      |
| Condo: Average Days on Market                        | 40      | 50      | -19.2%   |

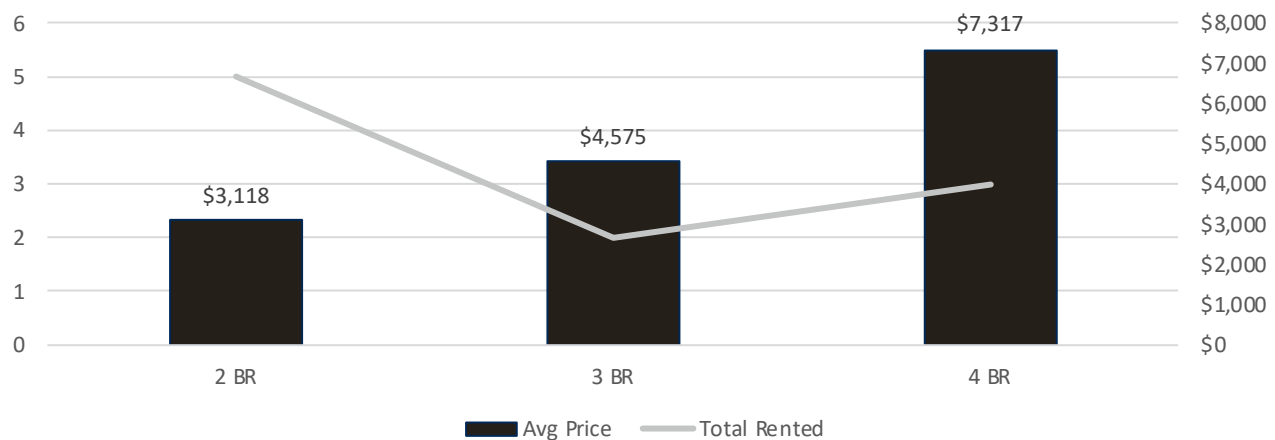
Average House and Condo Rental Closing Price: January - June



Avg. Price Per Sq. Ft, House/Condo January - June



Combined House and Condo Rental Closings, by # of Bedrooms, January - June

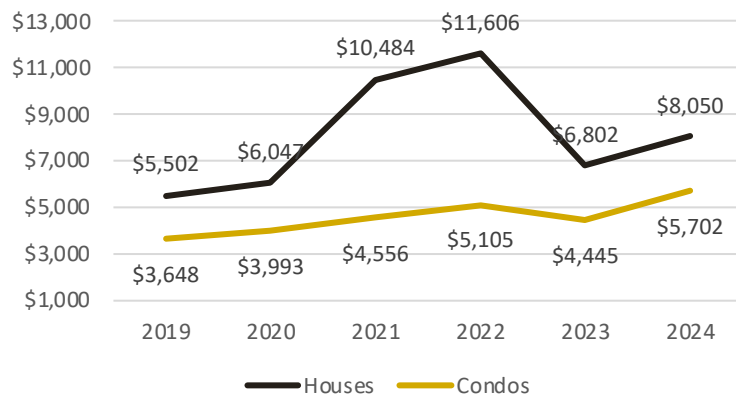


# Westport Overview

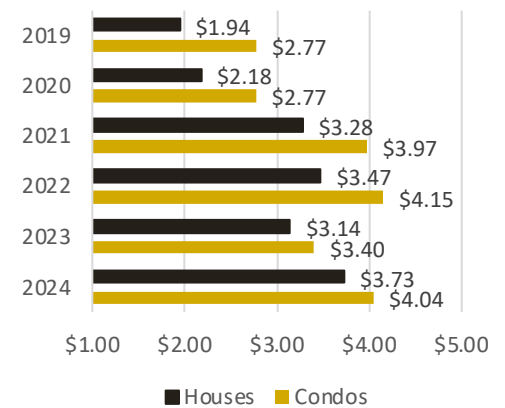
## House and Condo Long-Term Rental Closings: January to June (6 Month Period)

| January to June (6 Month Period)                     | 2024    | 2023    | % CHANGE |
|--|---------|---------|----------|
| Single Family Houses: Number Rental Closings         | 44      | 52      | -15.4%   |
| Single Family Houses: Average Rent Price             | \$8,050 | \$6,802 | +18.3%   |
| Single Family Houses: Average Rent Price Per Sq. Ft. | \$3.73  | \$3.14  | +18.6%   |
| Single Family Houses: Average Days on Market         | 55      | 46      | +18.5%   |
| Condos: Number Rental Closings                       | 17      | 17      | 0%       |
| Condos: Average Rent Price                           | \$5,702 | \$4,445 | +28.3%   |
| Condos: Average Rent Price Per Sq. Ft.,              | \$4.04  | \$3.40  | +18.8%   |
| Condo: Average Days on Market                        | 84      | 46      | +82.6%   |

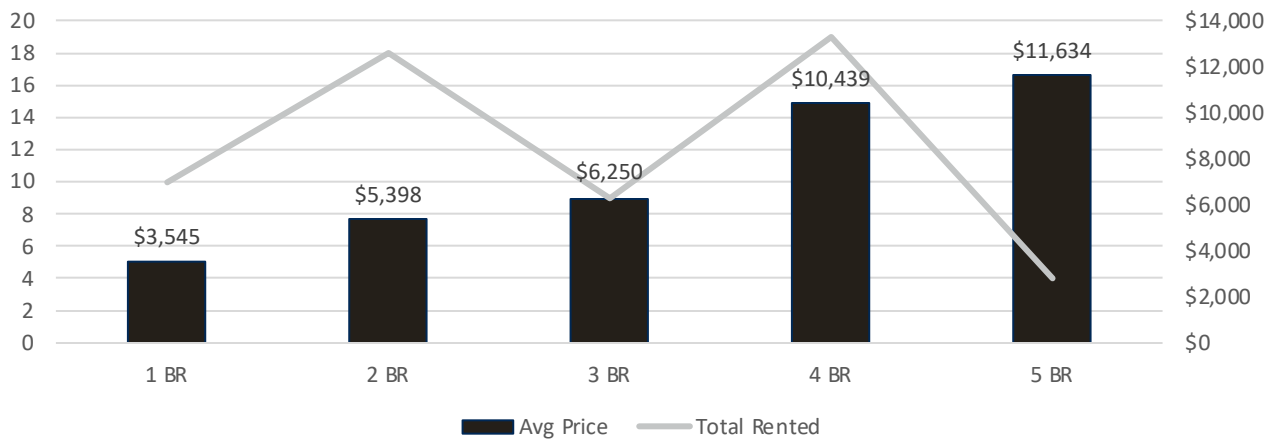
### Average House and Condo Rental Closing Price: January - June



### Avg. Price Per Sq. Ft, House/Condo January - June



### Combined House and Condo Rental Closings, by # of Bedrooms, January - June

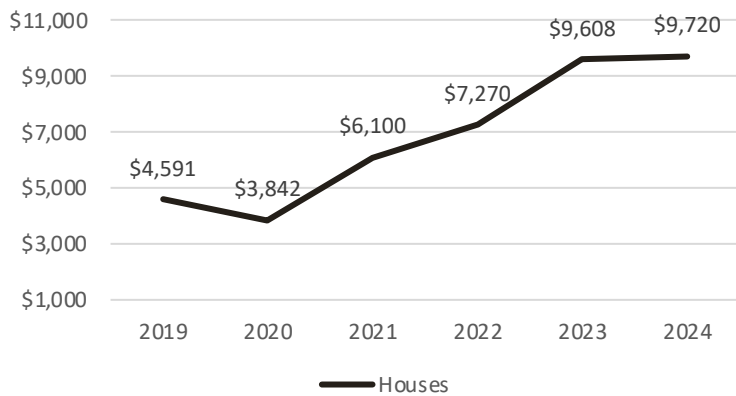


# Weston Overview

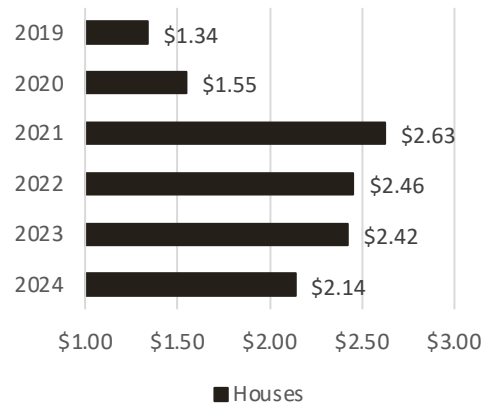
## House and Condo Long-Term Rental Closings: January to June (6 Month Period)

| January to June (6 Month Period)                     | 2024    | 2023    | % CHANGE |
|--|---------|---------|----------|
| Single Family Houses: Number Rental Closings         | 5       | 6       | -16.7%   |
| Single Family Houses: Average Rent Price             | \$9,720 | \$9,608 | +1.2%    |
| Single Family Houses: Average Rent Price Per Sq. Ft. | \$2.14  | \$2.42  | -11.8%   |
| Single Family Houses: Average Days on Market         | 56      | 56      | +1.3%    |

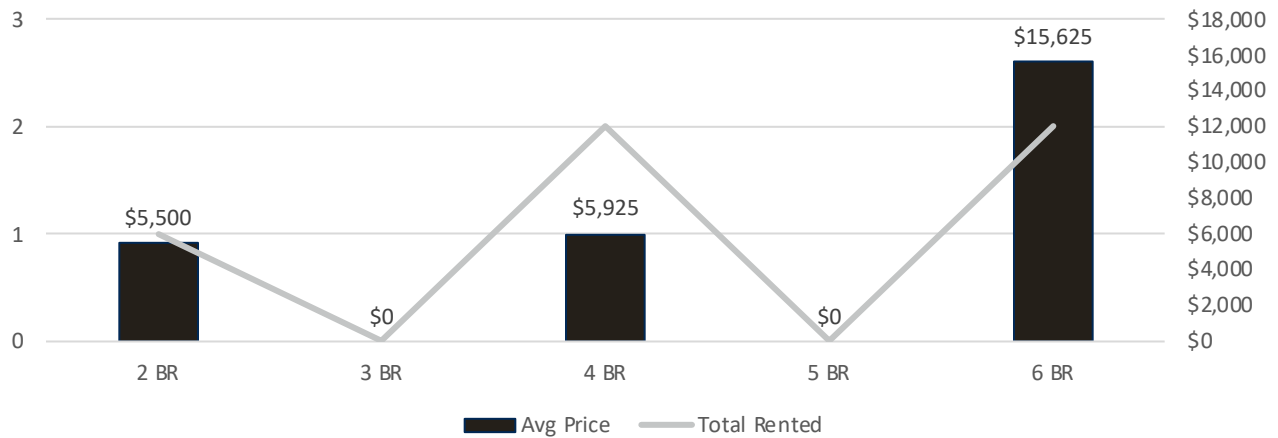
### Average House and Condo Rental Closing Price: January - June



### Avg. Price Per Sq. Ft, House/Condo January - June



### Combined House and Condo Rental Closings, by # of Bedrooms, January - June

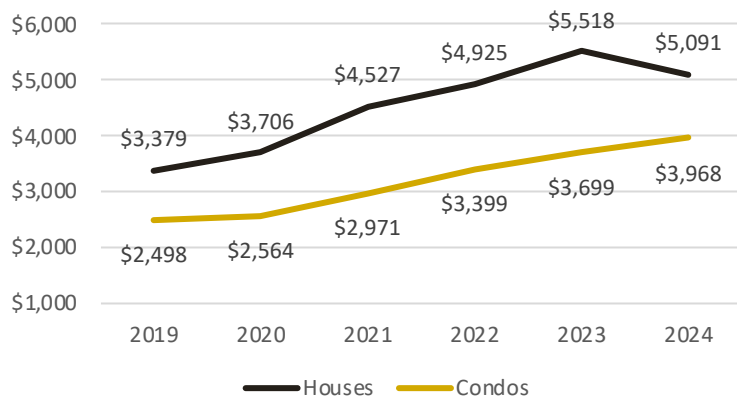


# Fairfield Overview

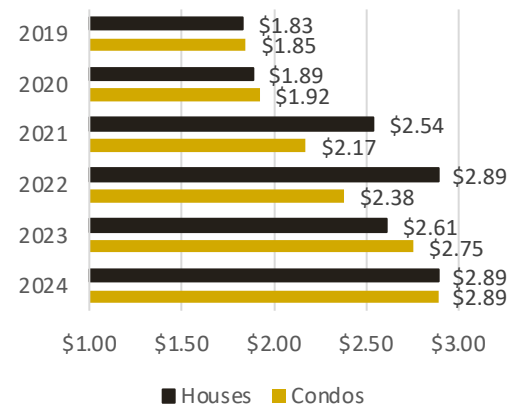
## House and Condo Long-Term Rental Closings: January to June (6 Month Period)

| January to June (6 Month Period)                     | 2024    | 2023    | % CHANGE |
|--|---------|---------|----------|
| Single Family Houses: Number Rental Closings         | 51      | 58      | -12.1%   |
| Single Family Houses: Average Rent Price             | \$5,091 | \$5,518 | -7.7%    |
| Single Family Houses: Average Rent Price Per Sq. Ft. | \$2.89  | \$2.61  | +10.6%   |
| Single Family Houses: Average Days on Market         | 49      | 43      | +12.2%   |
| Condos: Number Rental Closings                       | 42      | 53      | -20.8%   |
| Condos: Average Rent Price                           | \$3,968 | \$3,699 | +7.3%    |
| Condos: Average Rent Price Per Sq. Ft.,              | \$2.89  | \$2.75  | +5%      |
| Condo: Average Days on Market                        | 62      | 59      | +4.7%    |

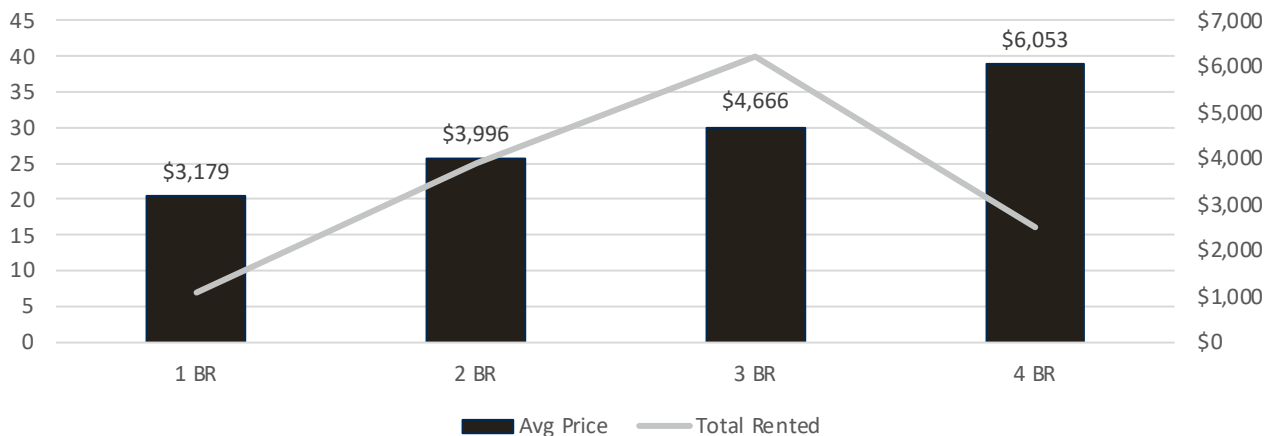
### Average House and Condo Rental Closing Price: January - June



### Avg. Price Per Sq. Ft. House/Condo January - June



### Combined House and Condo Rental Closings, by # of Bedrooms, January - June

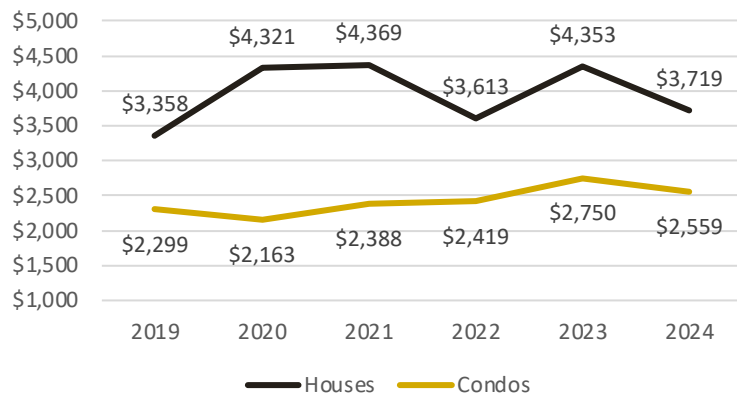


# Ridgefield Overview

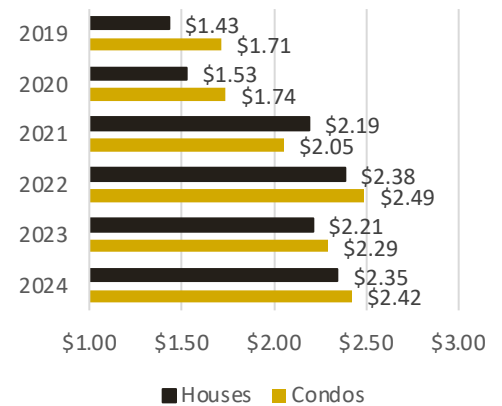
## House and Condo Long-Term Rental Closings: January to June (6 Month Period)

| January to June (6 Month Period)                     | 2024    | 2023    | % CHANGE |
|--|---------|---------|----------|
| Single Family Houses: Number Rental Closings         | 13      | 28      | -53.6%   |
| Single Family Houses: Average Rent Price             | \$3,719 | \$4,353 | -14.6%   |
| Single Family Houses: Average Rent Price Per Sq. Ft. | \$2.35  | \$2.21  | +6.1%    |
| Single Family Houses: Average Days on Market         | 51      | 63      | -18.6%   |
| Condos: Number Rental Closings                       | 14      | 12      | +16.7%   |
| Condos: Average Rent Price                           | \$2,559 | \$2,750 | -6.9%    |
| Condos: Average Rent Price Per Sq. Ft.,              | \$2.42  | \$2.29  | +5.6%    |
| Condo: Average Days on Market                        | 21      | 26      | -19.6%   |

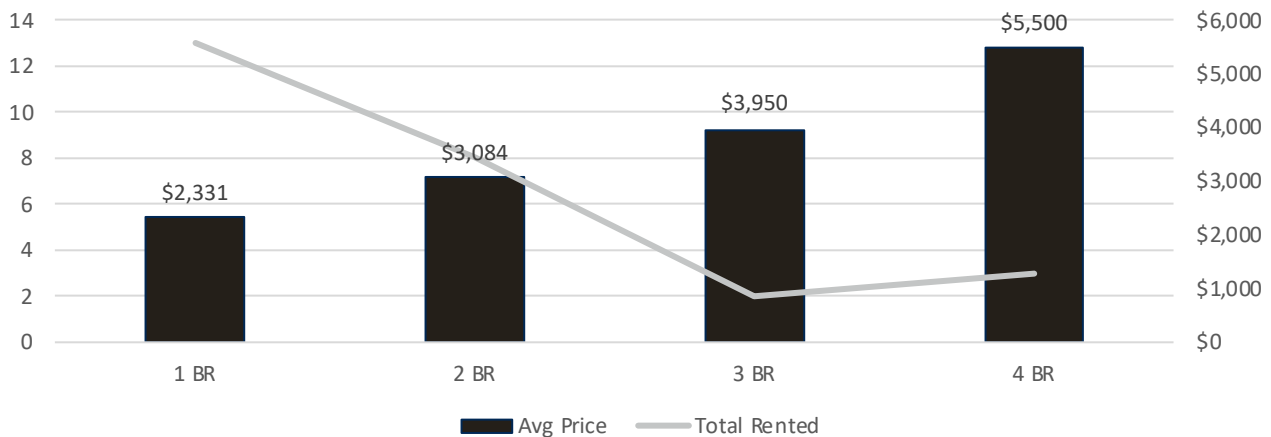
### Average House and Condo Rental Closing Price: January - June



### Avg. Price Per Sq. Ft. House/Condo January - June



### Combined House and Condo Rental Closings, by # of Bedrooms, January - June

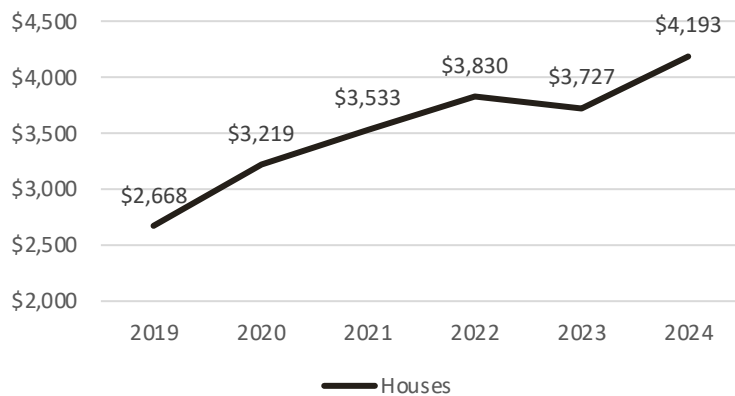


# Redding Overview

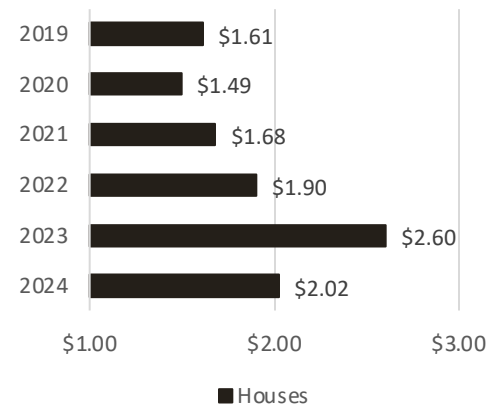
## House and Condo Long-Term Rental Closings: January to June (6 Month Period)

| January to June (6 Month Period)                     | 2024    | 2023    | % CHANGE |
|--|---------|---------|----------|
| Single Family Houses: Number Rental Closings         | 8       | 13      | -38.5%   |
| Single Family Houses: Average Rent Price             | \$4,193 | \$3,727 | +12.5%   |
| Single Family Houses: Average Rent Price Per Sq. Ft. | \$2.02  | \$2.60  | -22.3%   |
| Single Family Houses: Average Days on Market         | 22      | 34      | -35.4%   |

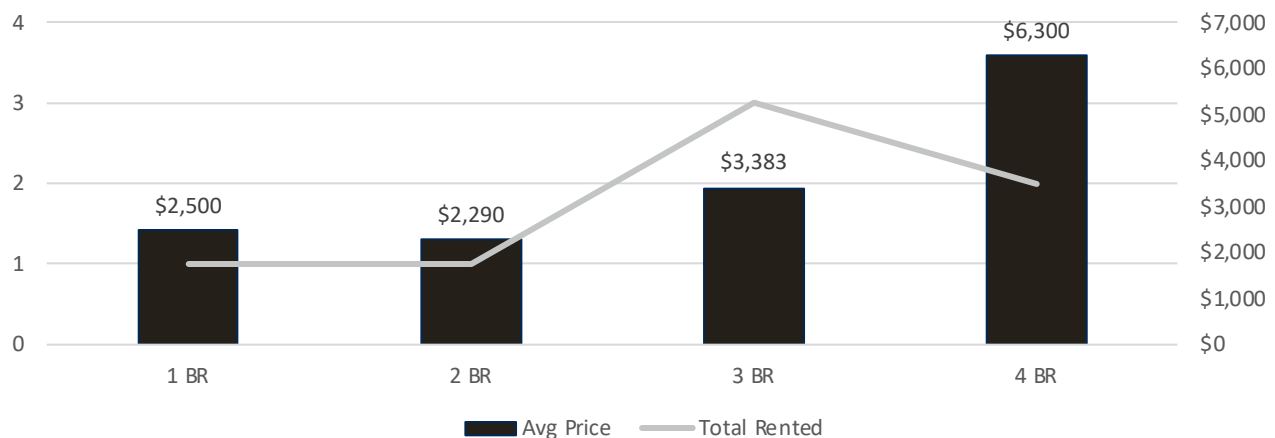
### Average House and Condo Rental Closing Price: January - June



### Avg. Price Per Sq. Ft, House/Condo January - June



### Combined House and Condo Rental Closings, by # of Bedrooms, January - June

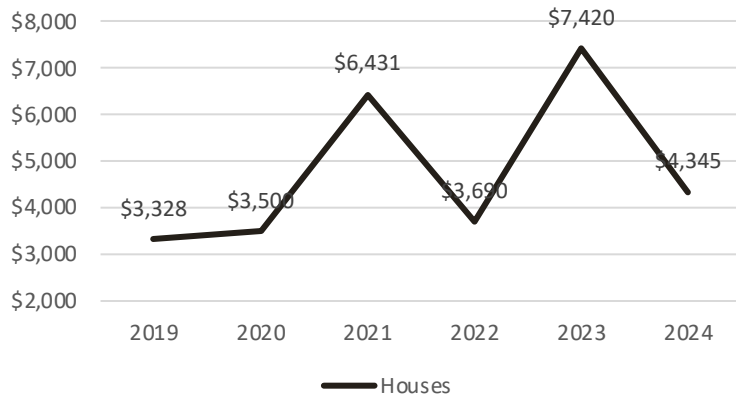


# Easton Overview

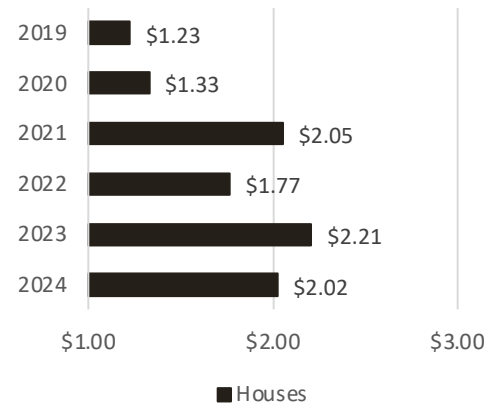
## House and Condo Long-Term Rental Closings: January to June (6 Month Period)

| January to June (6 Month Period)                     | 2024    | 2023    | % CHANGE |
|--|---------|---------|----------|
| Single Family Houses: Number Rental Closings         | 10      | 5       | +100%    |
| Single Family Houses: Average Rent Price             | \$4,345 | \$7,420 | -41.4%   |
| Single Family Houses: Average Rent Price Per Sq. Ft. | \$2.02  | \$2.21  | -8.4%    |
| Single Family Houses: Average Days on Market         | 53      | 92      | -42.6%   |

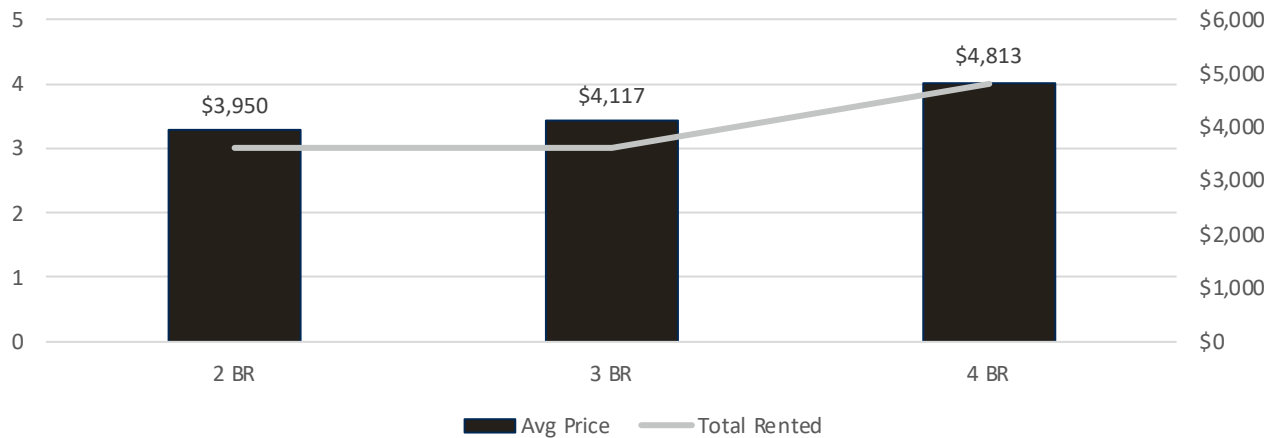
### Average House and Condo Rental Closing Price: January - June



### Avg. Price Per Sq. Ft, House/Condo January - June



### Combined House and Condo Rental Closings, by # of Bedrooms, January - June



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