

MARKET REPORT

OFFICE

New Haven-Fairfield County Metro Area

IPA INSTITUTIONAL PROPERTY ADVISORS

2Q/21

Office 2021 Outlook

EMPLOYMENT:

+2.9%



21,000 JOBS

will be created

CONSTRUCTION:

0.3%

of stock



310,000 SQ. FT.

will be completed

VACANCY:

18.2%



50 BASIS POINT

increase in vacancy

RENT:

\$26.15

per sq. ft.



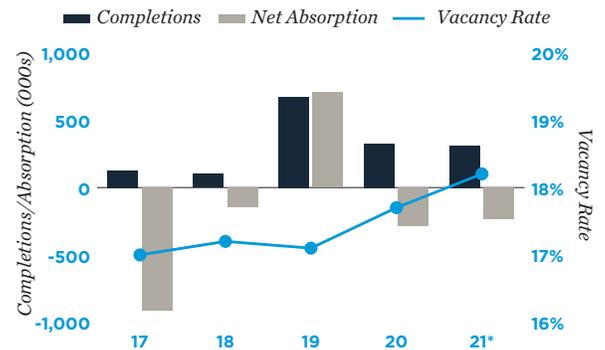
3.1% DECREASE

in asking rent

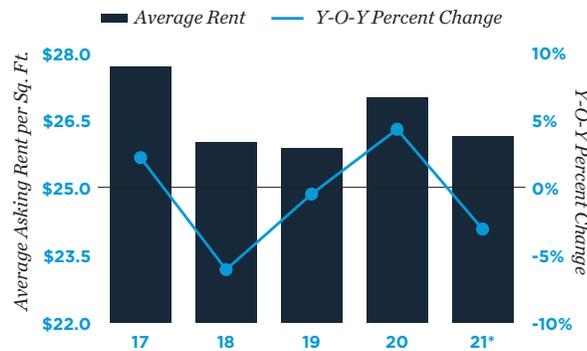
Employment Trends



Supply and Demand



Rent Trends



Sales Trends



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* Forecast

** Through 1Q

Sources: BLS; CoStar Group, Inc.; Real Capital Analytics

The information contained in this report was obtained from sources deemed to be reliable. Every effort was made to obtain accurate and complete information; however, no representation, warranty or guarantee, express or implied, may be made as to the accuracy or reliability of the information contained herein. Note: Metro-level employment growth is calculated based on the last month of the quarter/year. Sales data includes transactions sold for \$1 million or greater unless otherwise noted. This is not intended to be a forecast of future events and this is not a guaranty regarding a future event. This is not intended to provide specific investment advice and should not be considered as investment advice. Sources: IPA Research Services; Bureau of Labor Statistics; CoStar Group, Inc.; Real Capital Analytics

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Price: \$250