

Rent Pricing Report

17 Mahl Ave

Hartford, CT 06120

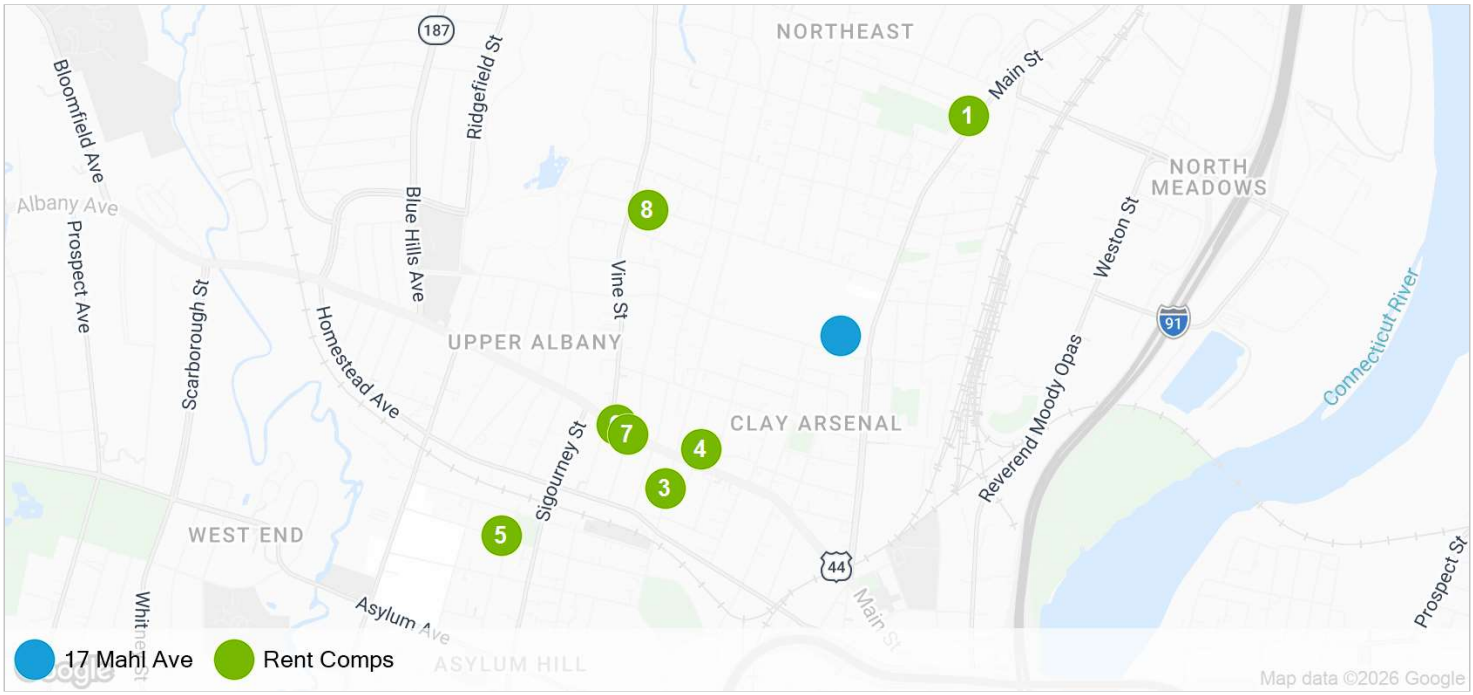
0 Bed / 0 Bath /

Apartments.com™

Rent Comparables Summary

17 Mahl Ave

Rent Comps	Avg Rent	Avg Rent Per SF	Avg Days on Market
8	$1,143	$1.69	19.0



There are 8 properties nearby that have been identified as comparable to this property, based on things like the number of bedrooms, age of the property and size of the property. Factors to consider in determining if the asking rent is appropriate are the number of bedrooms and baths, the total SF, and the location.

RENT

$700 Low | **$1,143** Avg | **$1,350** High

RENT PER SF

$1.31 Low | **$1.69** Avg | **$1.99** High

BED/BATH COMBO

0/0

0/1 Low | **1/1** Avg

SQUARE FOOTAGE

650 SF Low | **725 SF** Avg | **800 SF** High

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Rent Comparables Summary

17 Mahl Ave

	Property Address	Type/Unit #	Beds	Baths	Miles Away	SF	Rent	Rent/SF	Walk Score	School Rating	Days on Market
1	**2620 Main St** Hartford, CT 06120	Apartment	1	1	0.6	-	$1,350	-	60	1.5	2
2	**280-290-290 Garde...** Hartford, CT 06112	Unit 8R	1	1	0.6	700	$1,300	$1.86	70	3.3	2
3	**280-290-290 Garde...** Hartford, CT 06112	Unit 4F	0	1	0.6	650	$1,295	$1.99	70	3.3	32
4	**445 Albany Ave** Hartford, CT 06120	Unit A4	0	1	0.5	750	$1,200	$1.60	-	3.3	31
5	**20 May St** Hartford, CT 06105	Unit 308	1	1	1.0	-	$1,150	-	70	3.2	54
6	**57 Magnolia St** Hartford, CT 06112	Unit Studio	1	1	0.6	-	$1,100	-	60	3.3	15
7	**54 Magnolia St** Hartford, CT 06112	Unit #2	1	1	0.6	800	$1,050	$1.31	60	3.3	14
8	**84 Mansfield St** Hartford, CT 06112	Unit Shares apartment	1	1	0.6	-	$700	-	60	2.1	2
	17 Mahl Ave Hartford, CT 06120		0	0	-	-	-	-	70	-	0

* Walk Score: Measures walkability of a neighborhood. Scores range from 0-100 (Scores <25 = Most errands require a car; Scores >69 = Most errands can be accomplished on foot).
* School Rating: Generated by GreatSchools to include things like test scores and college readiness. Ratings are on a scale of 1 (below average) to 10 (above average).

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Rent Comparables Summary

17 Mahl Ave

1

2620 Main St
Apartment

1 Beds / 1 Baths / - SF
0.6 miles away

Rent $1,350 / - Per SF

2

280-290-290 Garden St
Unit 8R

1 Beds / 1 Baths / 700 SF
0.6 miles away

Rent $1,300 / $1.86 Per SF

3

280-290-290 Garden St
Unit 4F

0 Beds / 1 Baths / 650 SF
0.6 miles away

Rent $1,295 / $1.99 Per SF

4

445 Albany Ave
Unit A4

0 Beds / 1 Baths / 750 SF
0.5 miles away

Rent $1,200 / $1.60 Per SF

5



20 May St
Unit 308

1 Beds / 1 Baths / - SF
1.0 miles away

Rent $1,150 / - Per SF

6

57 Magnolia St
Unit Studio

1 Beds / 1 Baths / - SF
0.6 miles away

Rent $1,100 / - Per SF

7



54 Magnolia St
Unit #2

1 Beds / 1 Baths / 800 SF
0.6 miles away

Rent $1,050 / $1.31 Per SF

8

84 Mansfield St
Unit Shares apartment

1 Beds / 1 Baths / - SF
0.6 miles away

Rent $700 / - Per SF

Subject Property

17 Mahl Ave

0 Beds / 0 Baths / - SF

Rent - / - Per SF

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Market Conditions

17 Mahl Ave

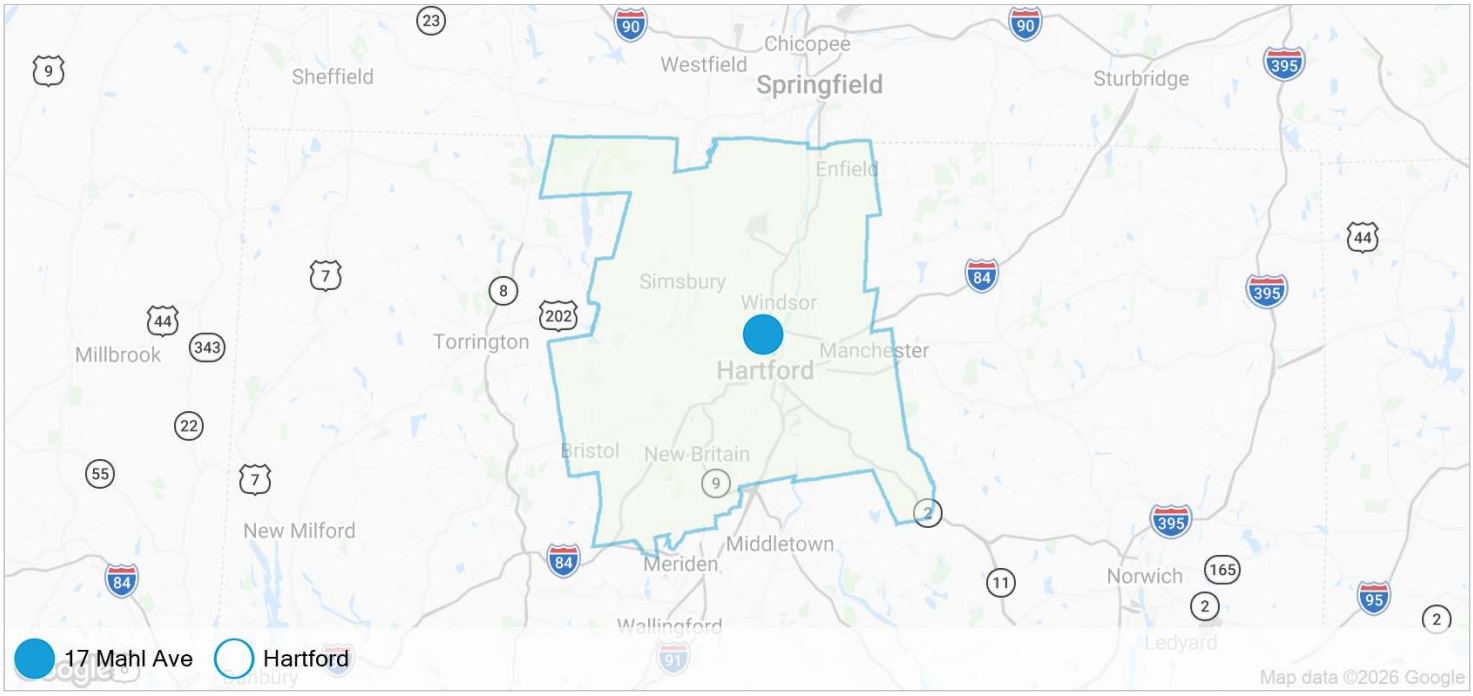
Weak

Renter Market | Balanced Market | Landlord Market

Properties for Rent	Days On Market	Rent
575	31.9	$2,075

PRICING ADVANTAGE

Market conditions are less favorable for landlords today compared to one year ago. Asking rents are down close to ($280) per month compared to this time last year. There are more properties for rent today, giving renters more choices. And properties are staying on the market for a shorter period of time, indicating demand is higher for the inventory available today compared to one year ago.



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Market Conditions

17 Mahl Ave

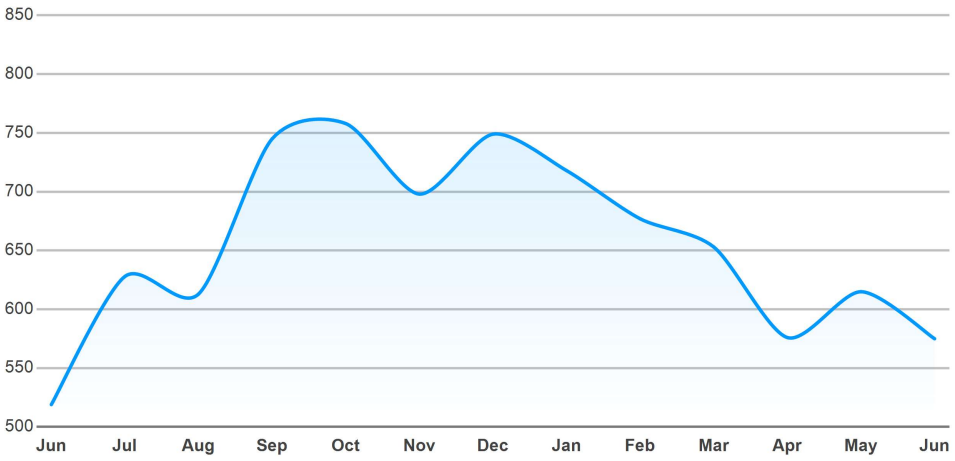
PROPERTIES FOR RENT

575

Properties for Rent

10.8%

Past 12 Months



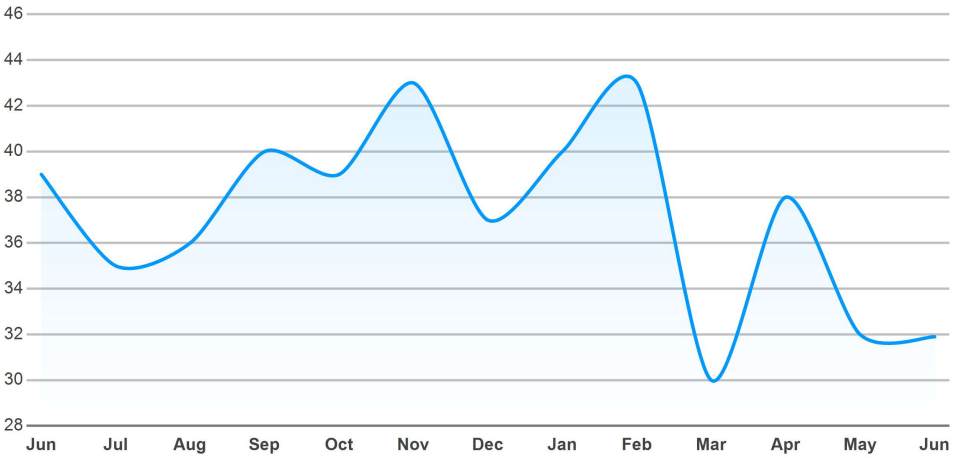
AVERAGE DAYS ON MARKET

31.9

Days On Market

-18.2%

Past 12 Months



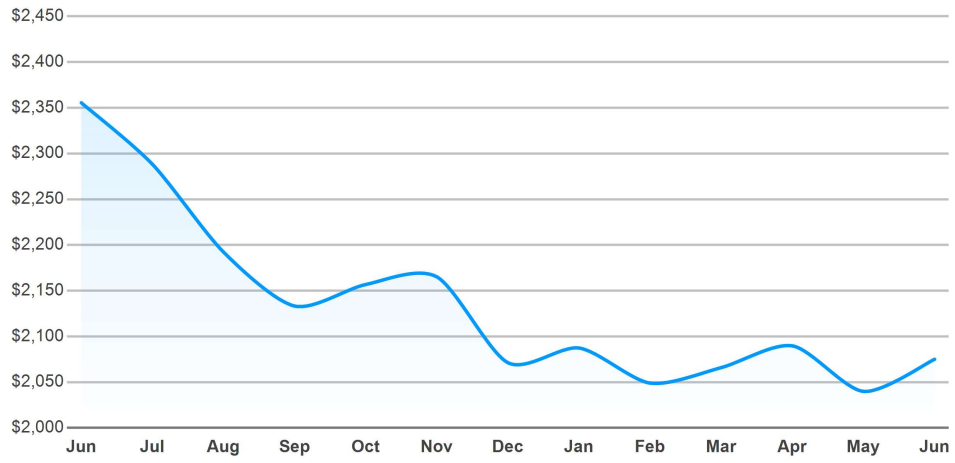
AVERAGE RENT

$2,075

Average Rent

-11.9%

Past 12 Months



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