



**CITY OF  
STAMFORD**  
*innovating since 1641*



2018

# Q2 REPORT

Economic Development Activity  
April-June 2018



# Q2 Overview

The second quarter of 2018 saw positive job growth as well as multiple corporate relocation and expansion announcements.

The biggest news came from ITV America which announced they are relocating a large portion of their operations and production teams to Stamford's South End and will create over 450 new jobs in the process. ITV America is known for producing *The Real Housewives of New Jersey*, *Queer Eye*, *Hell's Kitchen* with Gordon Ramsey, and *Pawn Stars*.

That same week, PwC announced they are designating their Stamford office as their US Tax Division headquarters and will be adding 400 new jobs in addition to the almost 600 employees already in Stamford.

Stamford-based biotechnology company, Sema4 announced they will be closing their NYC office, and will be moving 200 jobs from New York and will be creating another 200 jobs in Stamford over the next few years, bringing their headcount to just under 500 in Stamford.

## Fairfield Five's "CT in the City"

Stamford continues to do corporate outreach to attract new businesses and promote Fairfield County as a great place to live, work, play, and learn.

The Fairfield Five is going back to New York City in September to entice start-up companies as well as entrepreneurs to lower Fairfield County. The networking event series is back, and has a catchy new title, "CT [see-tee] in the City".

The Fairfield Five was created in 2017, and is an economic development group aimed at captivating new companies and promoting tourism throughout the region. The members are Greenwich, Stamford, Norwalk, Westport, and Fairfield with Stamford's Mayor David R. Martin the chairman of the group.

The Fairfield Five's "CT in the City" event in September is targeted toward New York City based start-up companies as well as entrepreneurs. The Fairfield Five will be bringing multiple venture

While Stamford saw many high-profile announcements, many of those leases have yet to be signed. Leasing this quarter was mostly smaller companies taking space left by larger corporations. Both KPMG and Perkins Eastman announced they will be relocating from other areas of Stamford to 677 Washington Blvd, the former UBS Investment Bank's headquarters. Due to 677's convenient location across from the Stamford Transportation Center, and Stamford's more affordable rents when compared to New York City and Greenwich, we expect this building to sign more tenants very quickly.

Stamford saw a decrease of 0.4% in the unemployment rate, which now sits at 4.0%, the lowest Q2 unemployment rate in over ten years.

Other major news this quarter included the 2018 Fortune list, on which Stamford has 8 Fortune 1000 and 5 Fortune 500 companies, the city's AAA bond rating which was awarded by both S&P and Fitch Ratings, as well as the announcement by the U.S. Census bureau that puts Stamford on track to be the second-largest city in the State of Connecticut by next year.

capitalists, angel investors, intellectual property consultants, and growth services groups to speak to the crowd and discuss how Fairfield County can invest in their company and help them thrive. The stipulation is that a company must relocate to one of the five municipalities to receive investment funds.

Promotional materials provided at the event showcase the benefits of Fairfield County including lower rents compared to New York City for both commercial and residential space, strong education systems that enhance our labor force, and the countless activities and cultural institutions that make Fairfield County a fun, vibrant place to live and work.

The September event will be held at Indeed.com's Manhattan office at the Hippodrome building on their rooftop terrace. Partners and sponsors include: Indeed.com, Columbia University Venture Community, Connecticut Innovations, Connecticut Department of Economic & Community Development, Stamford Symphony, and Prime Stamford Restaurant.

## City of Stamford

# Economic Headlines

### [Stamford Advocate: ITV America To Open Stamford Hub with 450 New Jobs](#)

"Reality-show powerhouse ITV America will relocate a large portion of its operations to Stamford's South End and startup Wheelhouse Entertainment will set up in the same facility in a state-backed project expected to create about 450 jobs."

### [Stamford Advocate: PwC to Add Hundreds of Jobs and Open New HQ in Stamford](#)

"PricewaterhouseCoopers, one of the world's largest professional services firms, is planning to add up to 400 jobs in the state during the next five years and create a Tax Division headquarters in Stamford"

### [Hartford Courant: Biotech Company Sema4 Relocating its NYC Lab to Stamford and Will Create over 400 Jobs](#)

"Sema4, a Mount Sinai Health System spin-out that develops advanced genetic testing, will move about 200 jobs from New York and create another 200 jobs between that new lab and Sema4's existing Stamford headquarters"

### [Stamford Advocate: Baby-products firm, Mayborn Group, relocates to Stamford](#)

"Baby-products manufacturer Mayborn Group has relocated its U.S. headquarters to downtown Stamford from Norwood, Mass. Its brands include Tommee Tippee, a producer of feeding, soothing and hygiene products."

### [Stamford Advocate: Stamford on Track to Surpass New Haven as Connecticut's Second-Largest City](#)

"The U.S. Census Bureau estimates that Stamford was home to nearly 131,000 people in 2017, while New Haven was at 131,014. Stamford, which grew by 1 percent — the fastest growing city last year — is on pace to pass New Haven's population count."

### [Stamford Advocate: Bank of America Eyes Fall Launch of Stamford Center](#)

"Bank of America is planning to open a Stamford center this fall...signing a lease for some 115,000 square feet in the downtown hub. 'Increasing our presence in Connecticut, in particular in downtown Stamford, offers convenient access to a large metro area with high-quality talent in financial services,' Bank of America said in a statement."

# Commercial Real Estate

## 110,246

Q2 Leasing Activity (SF)

## 33.7%

Vacancy Rate

## 43.34

Avg Asking Rent (\$)

## 16M

Total Inventory (SF)

### Leasing

While Q2 lacked the large leases seen in previous quarters, there were many smaller leases that helped fill in spaces left by larger companies. The largest lease was a renewal by Cenveo of their 30,590 sf headquarters at 200 First Stamford Place, followed by Black Diamond Capital Management's new lease at 2187 Atlantic Street for almost 23,000 sf.

The biggest leasing news this quarter was the announcement that two companies will be relocating their current Stamford offices to 677 Washington Boulevard, which was the investment banking headquarters for UBS for 20 years and has stood

vacant since late 2016. KPMG announced they will relocate some 325 employees from 3001 Summer Street in the spring of 2019 and will create another 100 jobs. Architectural firm Perkins Eastman also signed a 13,000 sf lease at 677 Washington, leaving their former office at 422 Summer Street.

### Sales

Commercial sales this quarter were slower than in previous years, with only two major sales taking place. The largest sale was for an apartment complex on Strawberry Hill Road which sold for \$25.5 million dollars at a value of over \$414 a square foot.

## Key New Lease Transactions

Tenant	Building	Type	Submarket	SF	Industry
Cenveo	200 First Stamford Pl	Renewal	Non-CBD	30,590	Manufacturing
Black Diamond Capital Mgmt.	2187 Atlantic St	New Lease	Non-CBD	22,948	Finance
ACE Tempest Re (CHUBB)	281 Tresser Blvd	Renewal	CBD	18,450	Reinsurance
Perkins Eastman	677 Washington Blvd	New Lease	CBD	13,000	Architecture
Aberdeen Asset Management	201 Broad St	New Lease	CBD	11,982	Finance
Corecommodity	680 Washington Blvd	Renewal	CBD	11,576	Commodities
Jones Lang LaSalle (JLL)	100 First Stamford Pl	Renewal	Non-CBD	6,344	Real Estate

## Key New Sales Transactions

Building	Submarket	Sale Price	Price/SF	SF
120 Strawberry Hill Ave (Apartments)	Non-CBD	\$25.5 Million	\$414.10	61,580
316 Courtland Ave (Warehouse)	Non-CBD	\$13.3 Million	\$112.02	118,724

Source: Newmark Knight Frank

# Residential Real Estate

## Home Sales

This quarter experienced average sales, which was lower than expected given the strong sales seen during the normally slow first quarter. The total number of residential home sold in Q2 of 2018 was 168 which is a 14% decrease over the 196 sold in Q2 2017 but a 9% increase over the 153 sold in Q2 2016. The number of multi-family home sales was in line with last quarter at 20 sold in Q2 of 2018 and the total number of residential sales increased modestly to 168 from 161 in Q1 2018.

The average home sale price during Q2 was \$663,519, the median was \$600,000 and the highest sale was for \$2,180,000. Together, all Q2 home sales are valued at over \$112 million. While the number of sales decreased this quarter, the sale prices have risen

Source: City of Stamford Assessor's Office

dramatically, about 9%, over the past two quarters. This is helping buck the long-term declining sale price trend over the past two years.

## Condo Sales

The condo market had sales in-line with the previous quarter with 138 in Q2. Total sales for Q2 were about \$50.4 million, with the median sales price being \$330,000. Both total sales and median value decreased slightly from Q1 2018 and Q2 2017.

## Apartment Market

The Stamford apartment market continues to be red hot. Vela on the Park was completed in March, adding 209 units in Q2 2018. There are 1,745 units currently under construction with another 1,723 units approved by the zoning board.

# Current Developments



**Park 215- 215 Stillwater Ave**  
78 Units & 24,000 sf commercial  
Estimated Completion: Q3 2018



**Stamford Police Station- 805 Bedford St**  
94,000 sf Police Station  
Estimated Completion: Q1 2019



**URBY Stamford- 57 Greyrock Pl**  
648 Units & 5,100 sf retail  
Estimated Completion: 2020



**Davenport Landing- 28 Southfield Ave**  
218 Units & 4.4 Acre Boatyard  
Estimated Completion: Q3 2018

# Stamford by the NUMBERS



**36**  
Median Age



**51,811**  
Housing Units



**\$7.2B**  
Assessed Value of Commercial Property



**\$11.6B**  
Assessed Value of Residential Property



**AAA**  
S&P and Fitch Bond Rating

Sources: US Census Bureau, City of Stamford, S&P, Fitch

# Employment Activity

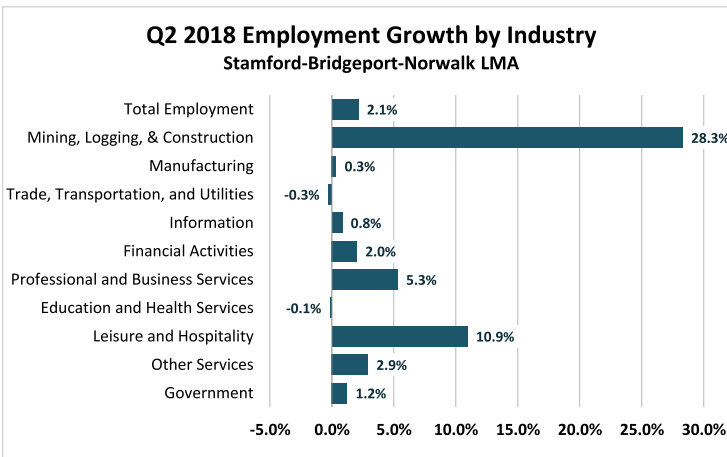
Stamford, saw a 0.4% drop in the unemployment rate since the Q2 of 2017, with much of the gains being made in the Mining, Logging, and Construction as well as in Leisure and Hospitality sectors. While Stamford has historically maintained a much lower unemployment rate than that of Connecticut and the US, that difference has reduced over the past two years.

When compared with other local cities, Stamford still maintains one of the lowest unemployment rates, with only Danbury, Norwalk, and White Plains having lower unemployment. It's worth noting that Stamford's labor force is significantly larger than any other city in Connecticut or in Westchester County, NY.

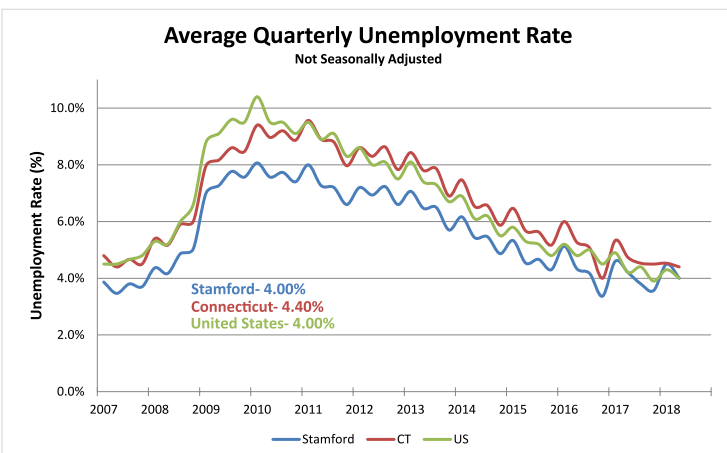
## Stamford Labor Statistics

	Labor Force	Employed	Unemployed	Unemployment Rate
Q2 2018	70,253	67,515	2,739	4.0%
Q2 2017	72,212	69,004	3,208	4.4%

Source: CT Department of Labor



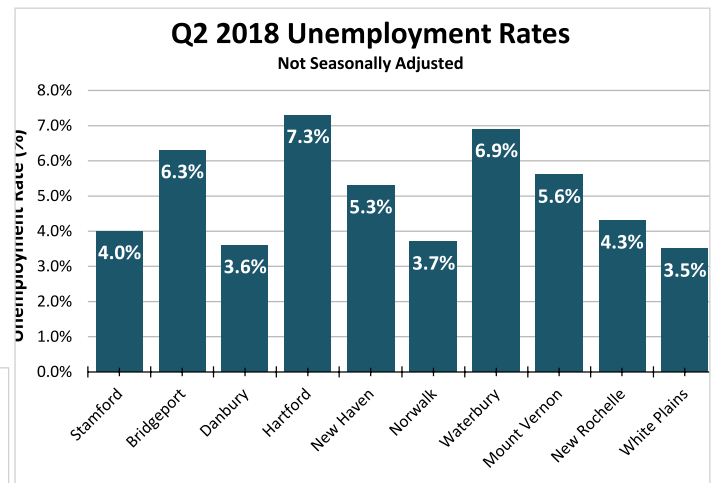
Source: US Bureau of Labor Statistics



Source: CT Department of Labor

The Stamford-Bridgeport-Norwalk LMA had a massive 28.3% increase in Mining, Logging, and Construction sector jobs and an almost 11% increase in Leisure and Hospitality. Overall, the LMA saw a 2.1% increase in jobs versus the same period last year, equating to a gain of over 9,300 jobs.

The Education and Health Services sector saw a decrease, although it was a minor 0.1%, while the Trade, Transportation, and Utilities sector saw a 0.3% decrease in employment.



Sources: CT Department of Labor, NYS Department of Labor

## Top 15 Employers

EMPLOYER	EMPLOYEES	RANK
City of Stamford	3,292	1
Stamford Health Group	3,200	2
Stamford Town Center	1,850	3
Gartner	1,250	4
Charter Communications	1,000	5
Deloitte	971	6
Indeed.com	806	7
UBS AG	800	8
NBC Sports Group	775	9
World Wrestling Entertainment	700	10
Synchrony Financial	661	11
RBS Securities/NatWest Markets	620	12
PwC	574	13
Nestlé Waters North America	550	14
Point72 Asset Management	550	14
<b>TOTAL</b>	<b>17,609</b>	

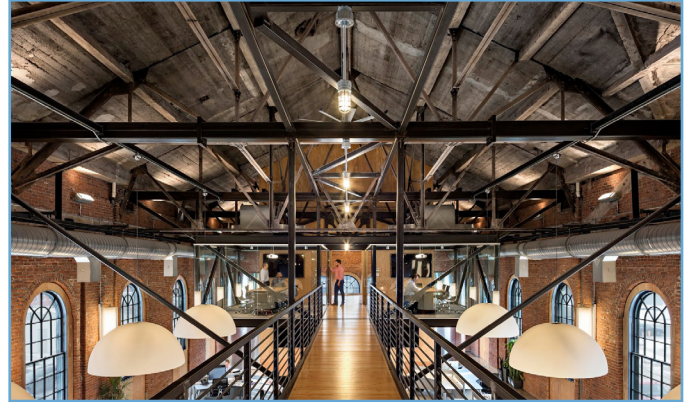
Source: City of Stamford Office of Economic Development



# Company Highlight



KAYAK is the world's leading travel search engine and is available in more than 30 countries. The company's websites and mobile apps allow people to easily search hundreds of travel sites at once for flights, hotels, rental cars and vacation packages.



Their headquarters is in what was formally an abandoned police station, that has been transformed into a collaborative workspace inspired by travel. The space features vintage airplane fuselages and other metal accents creating an aeronautical feel. The renovation, completed by Beinfield Architecture, left the existing historic building largely untouched allowing the raw materials of the existing structure to remain intact.

KAYAK was founded in 2004, and moved to Stamford, Connecticut in 2013. Their global headquarters at 7 Market Street is within the new Harbor Point redevelopment area of Stamford. Harbor Point has attracted thousands of millennials and dozens of design and technology companies including the headquarters of Design Within Reach, ITV America, & Rhone Apparel.

KAYAK's mission is to help people experience the world by creating their favorite travel tools. With every query, KAYAK searches other sites to show travelers the information they need to find the right flights, hotels, rental cars and vacation packages.



KAYAK employs about 60 at their global headquarters in Stamford with much of their focus on financial planning, marketing and advertising, and sales.

In 2013, KAYAK was purchased by Norwalk, Connecticut based Booking Holdings (formally known as The Priceline Group) for \$1.8 billion and continues to operate as a separate brand.

Visit [KAYAK.com](https://www.kayak.com) for more company details.

# FORTUNE 500 & 1000 COMPANIES

#74

## Charter Communication

Revenues (\$M) - \$41,581  
Telecommunications

#173

## Synchrony Financial

Revenues (\$M) - \$16,695  
Banking & Finance

#424

## United Rentals

Revenues (\$M) - \$6,641  
Equipment Rentals

#596

## Silgan Holdings

Revenues (\$M) - \$4,090  
Packaging & Containers

#657

## Pitney Bowes

Revenues (\$M) - \$3,550  
Software & Office Equipment

#697

## Gartner

Revenues (\$M) - \$3,312  
Information Technology

#777

## Crane Co.

Revenues (\$M) - \$2,786  
Industrial Machinery

#960

## Hexcel

Revenues (\$M) - \$1,973  
Aerospace & Defense

Stamford has 8 Fortune 1000 and 3 Fortune 500 companies in 2018. For a city of 130,000 people, this concentration of major corporate headquarters is an anomaly and speaks to Stamford's strength as a small, but vital city.

Stamford companies also had some of the largest increase in rankings verses last year on the Fortune list. United Rentals jumped a whopping 28 spaces, Charter Communications increased 22 positions, and Synchrony Financial rose 12 spaces.

Companies recently removed from the list include Harman International which was acquired by Samsung in 2016 was ranked 386 in 2017 and Starwood Hotels & Resorts merged with Marriott International in 2016 and ranked 444 back in 2016. It's important to note that both Harman and Starwood maintained their corporate headquarters in Stamford after acquisition, seeing the city as vital to the success of their businesses.

## Bond Rating

Both Standard & Poor's and Fitch have again affirmed their highest rating to the City of Stamford. In their reports, the City was recognized for its strong local economy, fiscal management, budgetary performance, and liquidity.

Stamford's AAA bond rating is higher than the ratings of the State of Connecticut and the U.S. Government. Standard & Poor's commented that, "while the State continues to bear the adverse effects of a sluggish state-wide economic recovery, Stamford has realized steady growth." Both agencies highlighted the City's proactive steps to prepare for the inevitable cuts as a result of the State's perpetual failure to address its own long-term liabilities.

## Municipal Bond Ratings

Municipality	Standard & Poor's	Fitch
Stamford	AAA	AAA
Norwalk	AAA	AAA
Bridgeport	A	A
New Haven	BBB+	A-
Hartford	A	A2 (Moody's)
Waterbury	AA-	AA-



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