

FAIRFIELD COUNTY, CONNECTICUT

Relocation Guide

Everything you need to know
before making your move.

Residential • Rentals • Select Commercial

Brian LaRocca

LICENSED REAL ESTATE ADVISOR

CapMark Realty

(516) 506-2258

Brian.LaRocca@CapMarkRealty.net

www.brianlarocca.realtor

Local insight. Real estate opportunity.

RELOCATION GUIDE

WELCOME

A Note From Brian



Welcome to Fairfield County.

Relocating is more than finding a property. It is choosing a community, understanding a new market, planning a commute, and figuring out the little details that make a new place feel like home.

I created this guide as a starting point for buyers and renters exploring Fairfield County. Inside, you will find an overview of the area, community snapshots, transportation considerations, the Connecticut buying and rental process, and practical relocation checklists.

My primary focus is residential sales and rentals, with the ability to assist with select commercial opportunities through CapMark Realty. If you are comparing towns or simply trying to understand what your options look like, I am happy to be a resource.

***"The goal is not just to find a property -
it is to find the right fit for your next move."***

- BRIAN LAROCCA

OVERVIEW

Why Fairfield County?

Connected

- Direct access to New York City through Metro-North and major highways.
- A coastline along Long Island Sound with beaches, marinas, parks, and waterfront communities.
- A wide range of environments - from active urban centers to quieter residential and estate settings.
- Strong regional employment centers in Stamford, Greenwich, Norwalk, and nearby Westchester County.

Varied

- Housing options ranging from apartments and condos to single-family homes, multifamily property, and luxury estates.
- A broad dining, shopping, recreation, and cultural scene across the county.
- Convenient access to Westchester County Airport and the wider New York metropolitan region.
- Different towns offer very different lifestyles, which makes community selection an important part of the move.

The key to relocating here is not finding the "best" town.

It is finding the town whose housing, commute, amenities, and pace match your priorities.

QUICK REFERENCE

Find Your Starting Point

AREA	FEEL	TRANSIT	HOUSING	GOOD TO EXPLORE IF...
Greenwich	Coastal / upscale	Strong rail	Condos to estates	You want luxury, villages, and NYC access
Stamford	Urban / mixed	Major hub	Condos to homes	You want walkability, jobs, and variety
Darien	Coastal / residential	Strong rail	Single-family focus	You want a smaller-town coastal setting
Norwalk	Urban / coastal	Multiple stations	Condos to multifamily	You want variety and access
Westport	Coastal / cultural	Rail access	Single-family focus	You want beaches, downtown, and arts
Fairfield	College / coastal	Two stations	Broad mix	You want a lively center and shoreline access
New Canaan	Village / residential	Branch line	Single-family / estates	You want a village center and larger lots
Wilton	Wooded / lower density	Branch line	Single-family	You want space and a quieter setting

COMMUNITY PROFILES

Greenwich • Stamford • Darien

Greenwich

COASTAL • VILLAGES • LUXURY

CHARACTER

A collection of distinct villages and neighborhoods with strong NYC access.

HOUSING

Condos, single-family homes, waterfront properties, and estate-scale residences.

EXPLORE

Downtown Greenwich, Old Greenwich, Riverside, Cos Cob, Backcountry.

Stamford

URBAN • CONNECTED • DIVERSE

CHARACTER

Fairfield County's largest city with a major business district and active downtown.

HOUSING

High-rise condos, apartments, townhomes, and suburban single-family neighborhoods.

EXPLORE

Downtown, Harbor Point, North Stamford, Glenbrook, Springdale.

Darien

COASTAL • RESIDENTIAL • VILLAGE

CHARACTER

A smaller coastal town with residential neighborhoods and commuter access.

HOUSING

Predominantly single-family with luxury and waterfront segments.

EXPLORE

Downtown, Noroton Heights, Tokeneke, Ox Ridge, coastal areas.

Tip: Compare neighborhoods, not just town names.

The commute, housing stock, lot size, walkability, taxes, and feel of a town can change significantly from one neighborhood to another. A relocation tour should compare several areas side by side.

COMMUNITY PROFILES

Norwalk • Westport • Fairfield

Norwalk

COASTAL • URBAN • VARIED

CHARACTER

A mix of waterfront districts, neighborhoods, and commercial corridors.

HOUSING

Condos, multifamily, single-family homes, and rental inventory.

EXPLORE

SONO, East Norwalk, Rowayton, Cranbury, Silvermine.

Westport

COASTAL • CULTURAL • RESIDENTIAL

CHARACTER

A shoreline town with an active downtown and strong arts identity.

HOUSING

Single-family homes from classic New England properties to newer luxury construction.

EXPLORE

Downtown, Saugatuck, Compo, Greens Farms, Coleytown.

Fairfield

COASTAL • COLLEGE • COMMUNITY

CHARACTER

A larger town with beach areas, multiple commercial centers, and two rail stations.

HOUSING

Condos, starter homes, larger single-family homes, and waterfront opportunities.

EXPLORE

Town Center, Beach Area, Southport, Stratfield, Greenfield Hill.

Also worth exploring

New Canaan • Wilton • Ridgefield • Trumbull • Bridgeport • Weston

The right shortlist depends on budget, transportation needs, property type, desired density, and lifestyle priorities.

GETTING AROUND

Commuting & Transportation

Metro-North

- New Haven Line service connects many Fairfield County communities with Grand Central Terminal.
- Express patterns, station parking, and travel times vary - compare the station you would actually use.
- Branch-line service also reaches communities away from the shoreline corridor.

Road & Air

- I-95 serves the shoreline corridor; the Merritt Parkway provides an inland east-west route.
- Route 7 is an important north-south connection through central Fairfield County.
- Westchester County Airport (HPN) and Tweed New Haven Airport (HVN) are convenient to lower Fairfield County and private/general aviation travelers.

RELOCATION EXERCISE

Test the commute before choosing the home.

If commuting matters, compare the door-to-door trip at the time you expect to travel. Include station parking, transfers, walking, and the drive from the property - not just the published train time.

Rail

MULTIPLE METRO-NORTH STATIONS

Road

I-95 • MERRITT • ROUTE 7

Air

HPN / REGIONAL AIRPORT ACCESS
HVN / REGIONAL AIRPORT ACCESS

PROCESS

Buying or Renting in Connecticut

Buying

- 1. Strategy / buyer consultation
- 2. Financing and pre-approval
- 3. Town and property search
- 4. Offer and negotiation
- 5. Inspection / due diligence
- 6. Contract, attorney, mortgage & appraisal
- 7. Final walkthrough
- 8. Closing and move-in

Renting

- Define target towns and timing
- Prepare income / employment documentation
- Review credit and application requirements
- Understand broker compensation
- Confirm parking, utilities, pets, and lease terms
- Review deposits and move-in requirements
- Document condition at move-in
- Track renewal / notice dates

This is a simplified overview. Your attorney, lender, broker, and other professionals will guide transaction-specific requirements.

BUDGETING

Beyond the Purchase Price

PROPERTY TAXES

Vary by municipality and property. Review the actual tax bill and assessment.

INSURANCE

Homeowners, condo, flood, or other coverage may apply depending on the property.

UTILITIES

Electric, heating fuel/gas, water, sewer, internet, and other services vary.

HOA / CONDO

Review common charges, assessments, reserves, amenities, and association rules.

COMMUTING

Train passes, parking, tolls, fuel, or vehicle costs can meaningfully affect the budget.

MAINTENANCE

Plan for routine service, landscaping, snow, repairs, and long-term capital items.

RELOCATION

Moving From New York?

Many Fairfield County relocations begin in New York City, Long Island, or Westchester. The distance may be short, but the process can still involve meaningful differences in housing, transportation, taxes, and logistics.

Before the Move

- Compare the full commute, not only train time.
- Coordinate the timing of a sale, purchase, or rental.
- Ask your tax professional about state-specific implications.
- Update driver's license, vehicle registration, insurance, and mailing information as required.

After Arrival

- Confirm school / municipal registration requirements directly with the appropriate local office.
- Plan movers, storage, parking, building access, and closing-day logistics early.
- If you are not sure where to buy, consider a rental period while learning the area.
- Build a local service network before you need it.

NEED A TOWN SHORTLIST?

Start with budget + commute + housing type + lifestyle priorities.

NEW HOME ESSENTIALS

Your First 30 Days

- ☐ Rekey or change exterior locks and organize spare keys.
- ☐ Locate the main water shutoff, electrical panel, and other key systems.
- ☐ Test smoke and carbon-monoxide alarms and review fire safety equipment.
- ☐ Transfer / confirm utilities and learn trash / recycling schedules.
- ☐ Review the inspection report again after living in the property.
- ☐ Record HVAC filter size, major equipment information, and service dates.
- ☐ Create a home-maintenance calendar and emergency contact list.
- ☐ Build a trusted local vendor list before an urgent repair happens.

Local Resource List

- Attorney
- Lender
- Insurance
- Plumber
- Electrician
- HVAC
- Contractor
- Landscaper
- Mover
- Cleaning
- Locksmith
- Pest control

PRINTABLE

Relocation Checklist

60 DAYS BEFORE

- ☐ Set budget / financing plan
- ☐ Create town shortlist
- ☐ Research commute
- ☐ Interview movers
- ☐ Plan sale / lease timing

30 DAYS BEFORE

- ☐ Finalize housing
- ☐ Book movers / storage
- ☐ Prepare utilities
- ☐ Update insurance
- ☐ Start address-change list

1 WEEK BEFORE

- ☐ Confirm closing / lease logistics
- ☐ Pack essentials separately
- ☐ Confirm keys / access
- ☐ Photograph valuables
- ☐ Plan first-night supplies

FIRST WEEK HOME

- ☐ Test safety devices
- ☐ Locate shutoffs
- ☐ Confirm trash schedule
- ☐ Update IDs / registrations
- ☐ Create service-provider list



Ready to explore Fairfield County?

Whether you are buying, renting, relocating for work, or simply comparing communities, I would be happy to help you understand the local market and plan your next move.

BRIAN LAROCCA

Licensed Real Estate Advisor | CapMark Realty

Cell: (516) 506-2258 • Office: (877) 638-5457

Brian.LaRocca@CapMarkRealty.net • www.CapMarkRealty.com

500 West Putnam Ave, Suite 400, Greenwich, CT 06830



SCAN TO CONNECT