Local Market Update – August 2026

A Research Tool Provided by SmartMLS

SMART MLS

Ellington

Tolland County

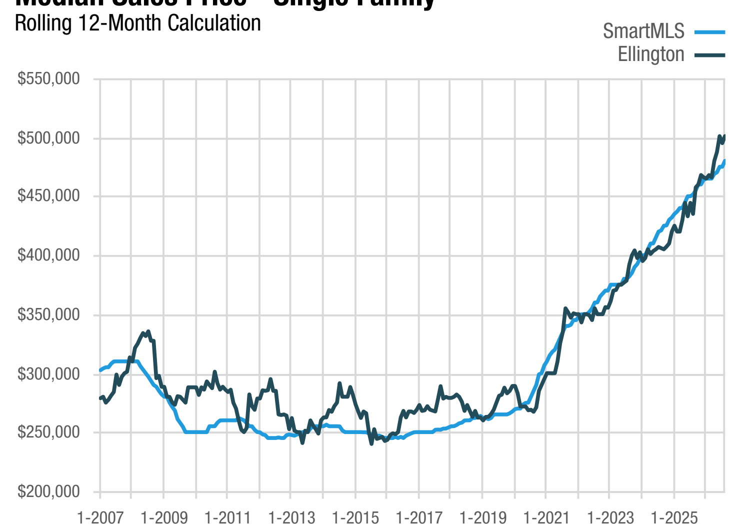
Single Family	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	13	**18**	+ 38.5%	107	**116**	+ 8.4%
Pending Sales	8	**12**	+ 50.0%	91	**88**	- 3.3%
Closed Sales	17	**11**	- 35.3%	91	**83**	- 8.8%
Days on Market Until Sale	11	**11**	0.0%	15	**23**	+ 53.3%
Median Sales Price*	$440,000	**$610,000**	+ 38.6%	$449,000	**$501,000**	+ 11.6%
Average Sales Price*	$480,494	**$540,491**	+ 12.5%	$487,215	**$534,940**	+ 9.8%
Percent of List Price Received*	106.1%	**105.2%**	- 0.8%	104.4%	**103.6%**	- 0.8%
Inventory of Homes for Sale	20	**21**	+ 5.0%	—	**—**	—
Months Supply of Inventory	1.8	**2.0**	+ 11.1%	—	**—**	—

Townhouse/Condo	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	4	**2**	- 50.0%	16	**18**	+ 12.5%
Pending Sales	2	**3**	+ 50.0%	15	**14**	- 6.7%
Closed Sales	1	**2**	+ 100.0%	15	**13**	- 13.3%
Days on Market Until Sale	19	**3**	- 84.2%	10	**13**	+ 30.0%
Median Sales Price*	$235,000	**$238,750**	+ 1.6%	$230,000	**$200,000**	- 13.0%
Average Sales Price*	$235,000	**$238,750**	+ 1.6%	$274,337	**$194,739**	- 29.0%
Percent of List Price Received*	104.5%	**107.4%**	+ 2.8%	105.7%	**102.6%**	- 2.9%
Inventory of Homes for Sale	4	**4**	0.0%	—	**—**	—
Months Supply of Inventory	2.0	**1.9**	- 5.0%	—	**—**	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

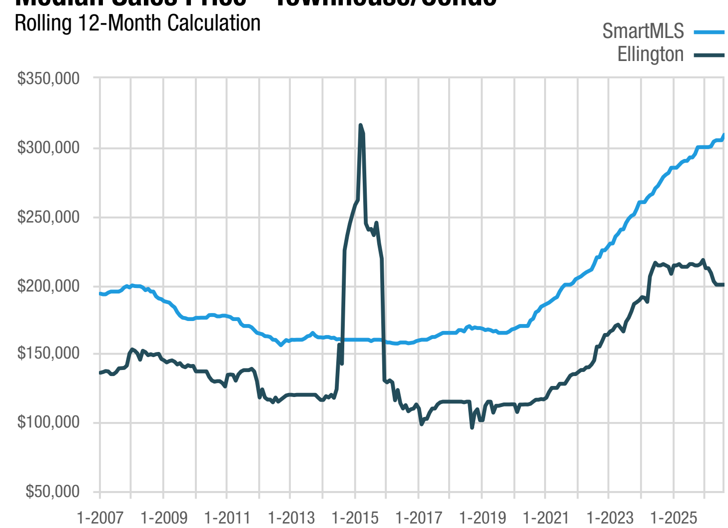
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.