

Somers

Tolland County

Single Family	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	12	12	0.0%	81	68	- 16.0%
Pending Sales	6	5	- 16.7%	60	53	- 11.7%
Closed Sales	4	3	- 25.0%	60	49	- 18.3%
Days on Market Until Sale	7	43	+ 514.3%	22	25	+ 13.6%
Median Sales Price*	\$467,500	\$365,000	- 21.9%	\$478,500	\$519,900	+ 8.7%
Average Sales Price*	\$475,000	\$403,500	- 15.1%	\$489,001	\$516,511	+ 5.6%
Percent of List Price Received*	101.7%	110.4%	+ 8.6%	101.7%	103.3%	+ 1.6%
Inventory of Homes for Sale	22	19	- 13.6%	—	—	—
Months Supply of Inventory	3.0	2.8	- 6.7%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	2	1	- 50.0%	2	11	+ 450.0%
Pending Sales	2	1	- 50.0%	2	7	+ 250.0%
Closed Sales	1	1	0.0%	2	6	+ 200.0%
Days on Market Until Sale	2	5	+ 150.0%	16	7	- 56.3%
Median Sales Price*	\$525,000	\$620,000	+ 18.1%	\$502,000	\$613,500	+ 22.2%
Average Sales Price*	\$525,000	\$620,000	+ 18.1%	\$502,000	\$614,983	+ 22.5%
Percent of List Price Received*	100.0%	109.7%	+ 9.7%	100.0%	103.6%	+ 3.6%
Inventory of Homes for Sale	0	4	—	—	—	—
Months Supply of Inventory	—	3.5	—	—	—	—

* 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.

