

Stafford

Tolland County

Single Family	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	15	10	- 33.3%	84	115	+ 36.9%
Pending Sales	15	7	- 53.3%	68	92	+ 35.3%
Closed Sales	15	8	- 46.7%	65	91	+ 40.0%
Days on Market Until Sale	13	19	+ 46.2%	17	23	+ 35.3%
Median Sales Price*	\$340,000	\$333,000	- 2.1%	\$335,000	\$365,000	+ 9.0%
Average Sales Price*	\$386,000	\$421,938	+ 9.3%	\$348,459	\$384,599	+ 10.4%
Percent of List Price Received*	105.3%	103.7%	- 1.5%	104.9%	104.1%	- 0.8%
Inventory of Homes for Sale	19	23	+ 21.1%	—	—	—
Months Supply of Inventory	2.3	2.1	- 8.7%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	1	2	+ 100.0%	16	17	+ 6.3%
Pending Sales	1	0	- 100.0%	16	11	- 31.3%
Closed Sales	2	1	- 50.0%	16	11	- 31.3%
Days on Market Until Sale	23	29	+ 26.1%	13	22	+ 69.2%
Median Sales Price*	\$177,500	\$290,000	+ 63.4%	\$198,000	\$290,000	+ 46.5%
Average Sales Price*	\$177,500	\$290,000	+ 63.4%	\$181,606	\$252,943	+ 39.3%
Percent of List Price Received*	97.1%	100.0%	+ 3.0%	102.3%	100.4%	- 1.9%
Inventory of Homes for Sale	2	6	+ 200.0%	—	—	—
Months Supply of Inventory	0.9	2.5	+ 177.8%	—	—	—

* 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.

