Local Market Update – December 2025

A Research Tool Provided by SmartMLS

Coventry

Tolland County

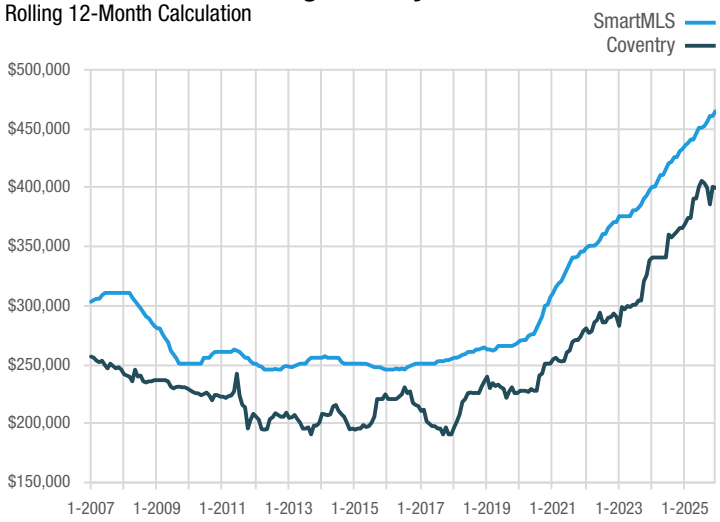
Single Family	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	5	**2**	- 60.0%	152	**175**	+ 15.1%
Pending Sales	9	**10**	+ 11.1%	133	**140**	+ 5.3%
Closed Sales	12	**12**	0.0%	136	**138**	+ 1.5%
Days on Market Until Sale	19	**12**	- 36.8%	19	**16**	- 15.8%
Median Sales Price*	$442,500	**$375,500**	- 15.1%	$365,000	**$399,000**	+ 9.3%
Average Sales Price*	$423,575	**$398,992**	- 5.8%	$374,638	**$420,143**	+ 12.1%
Percent of List Price Received*	102.7%	**104.7%**	+ 1.9%	102.3%	**103.8%**	+ 1.5%
Inventory of Homes for Sale	13	**15**	+ 15.4%	—	**—**	—
Months Supply of Inventory	1.2	**1.3**	+ 8.3%	—	**—**	—

Townhouse/Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	1	**0**	- 100.0%	6	**15**	+ 150.0%
Pending Sales	1	**1**	0.0%	6	**15**	+ 150.0%
Closed Sales	1	**1**	0.0%	7	**14**	+ 100.0%
Days on Market Until Sale	38	**5**	- 86.8%	15	**8**	- 46.7%
Median Sales Price*	$210,000	**$247,000**	+ 17.6%	$240,000	**$247,250**	+ 3.0%
Average Sales Price*	$210,000	**$247,000**	+ 17.6%	$295,143	**$318,250**	+ 7.8%
Percent of List Price Received*	100.0%	**107.4%**	+ 7.4%	104.9%	**104.9%**	0.0%
Inventory of Homes for Sale	1	**0**	- 100.0%	—	**—**	—
Months Supply of Inventory	0.8	**—**	—	—	**—**	—

* 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.

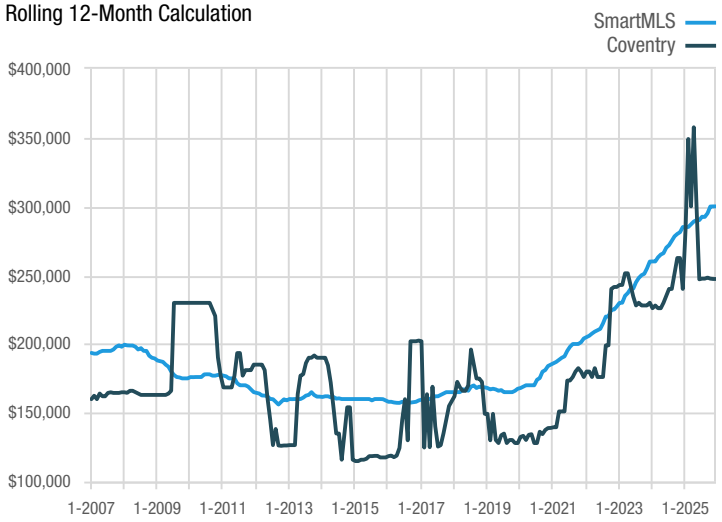
Median Sales Price - Single Family

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.

Current as of January 8, 2026. All data from SmartMLS. Report © 2026 ShowingTime Plus, LLC.