Local Market Update – October 2026

A Research Tool Provided by SmartMLS

Tolland

Tolland County

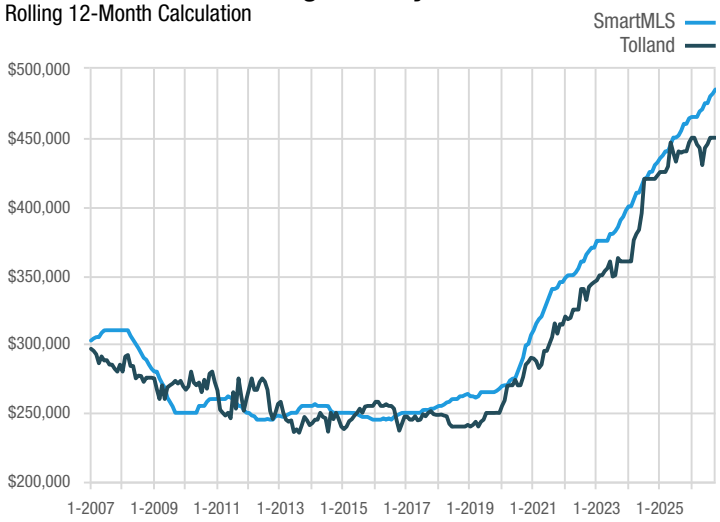
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	21	**19**	- 9.5%	179	**181**	+ 1.1%
Pending Sales	17	**13**	- 23.5%	129	**134**	+ 3.9%
Closed Sales	15	**13**	- 13.3%	123	**132**	+ 7.3%
Days on Market Until Sale	21	**9**	- 57.1%	17	**21**	+ 23.5%
Median Sales Price*	$385,000	**$435,000**	+ 13.0%	$450,000	**$458,500**	+ 1.9%
Average Sales Price*	$419,727	**$461,831**	+ 10.0%	$479,127	**$505,119**	+ 5.4%
Percent of List Price Received*	105.3%	**103.1%**	- 2.1%	105.5%	**104.3%**	- 1.1%
Inventory of Homes for Sale	36	**36**	0.0%	—	**—**	—
Months Supply of Inventory	2.9	**2.7**	- 6.9%	—	**—**	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	2	**2**	0.0%	21	**12**	- 42.9%
Pending Sales	2	**1**	- 50.0%	12	**7**	- 41.7%
Closed Sales	1	**0**	- 100.0%	9	**6**	- 33.3%
Days on Market Until Sale	2	**—**	—	11	**77**	+ 600.0%
Median Sales Price*	$180,000	**—**	—	$185,000	**$332,500**	+ 79.7%
Average Sales Price*	$180,000	**—**	—	$311,656	**$327,333**	+ 5.0%
Percent of List Price Received*	109.2%	**—**	—	105.8%	**98.9%**	- 6.5%
Inventory of Homes for Sale	6	**6**	0.0%	—	**—**	—
Months Supply of Inventory	3.5	**4.5**	+ 28.6%	—	**—**	—

* 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.

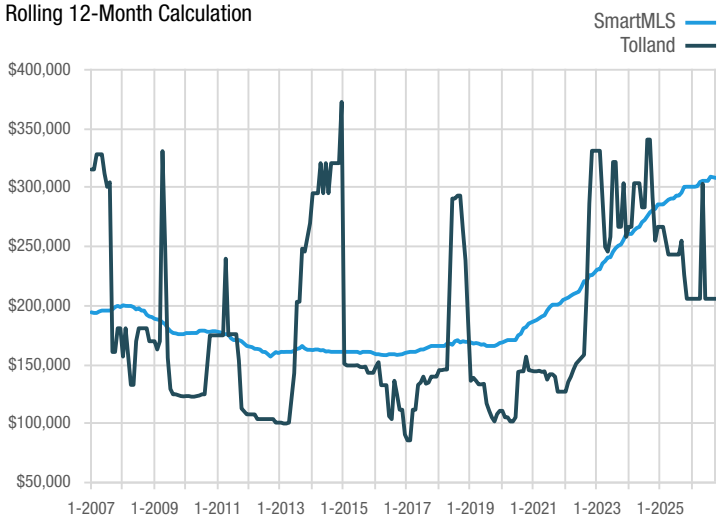
Median Sales Price - Single Family

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 November 8, 2026. All data from SmartMLS. Report © 2026 ShowingTime Plus, LLC.