Local Market Update – October 2026

A Research Tool Provided by SmartMLS

Colchester

New London County

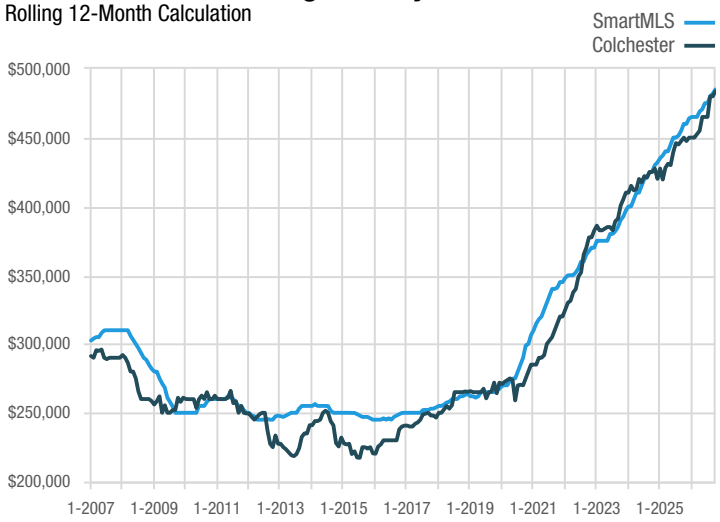
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	17	**15**	- 11.8%	187	**160**	- 14.4%
Pending Sales	15	**11**	- 26.7%	156	**136**	- 12.8%
Closed Sales	19	**13**	- 31.6%	152	**127**	- 16.4%
Days on Market Until Sale	23	**16**	- 30.4%	18	**23**	+ 27.8%
Median Sales Price*	$421,000	**$475,000**	+ 12.8%	$450,000	**$500,000**	+ 11.1%
Average Sales Price*	$427,172	**$511,173**	+ 19.7%	$477,625	**$527,565**	+ 10.5%
Percent of List Price Received*	103.4%	**103.5%**	+ 0.1%	104.5%	**104.2%**	- 0.3%
Inventory of Homes for Sale	37	**27**	- 27.0%	—	**—**	—
Months Supply of Inventory	2.6	**2.0**	- 23.1%	—	**—**	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	1	**2**	+ 100.0%	22	**19**	- 13.6%
Pending Sales	3	**2**	- 33.3%	18	**17**	- 5.6%
Closed Sales	3	**1**	- 66.7%	16	**16**	0.0%
Days on Market Until Sale	5	**9**	+ 80.0%	11	**12**	+ 9.1%
Median Sales Price*	$500,000	**$340,000**	- 32.0%	$325,163	**$367,500**	+ 13.0%
Average Sales Price*	$411,667	**$340,000**	- 17.4%	$359,345	**$360,619**	+ 0.4%
Percent of List Price Received*	105.7%	**100.0%**	- 5.4%	107.2%	**104.2%**	- 2.8%
Inventory of Homes for Sale	2	**1**	- 50.0%	—	**—**	—
Months Supply of Inventory	1.1	**0.5**	- 54.5%	—	**—**	—

* 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.

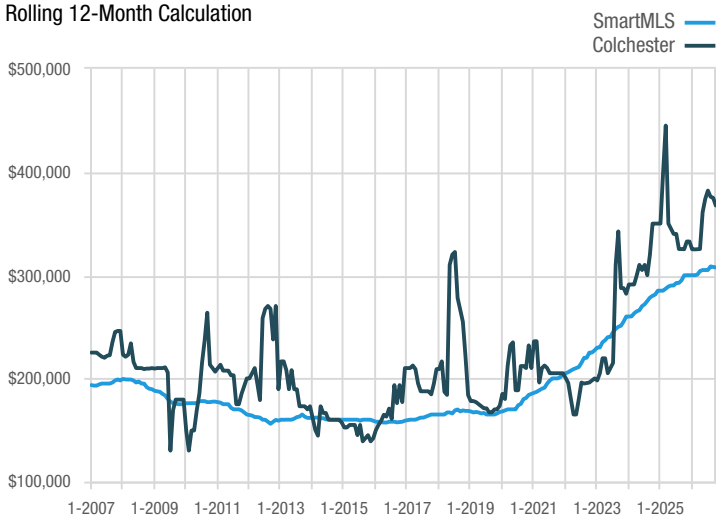
Median Sales Price - Single Family

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.