

Tolland 06084

ZIP code · CT · Connecticut > Capitol

BALANCED MARKET

\$445K

MEDIAN SALE PRICE

+2.6%

1-YR CHANGE

155

SALES (12 MO)

\$441K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

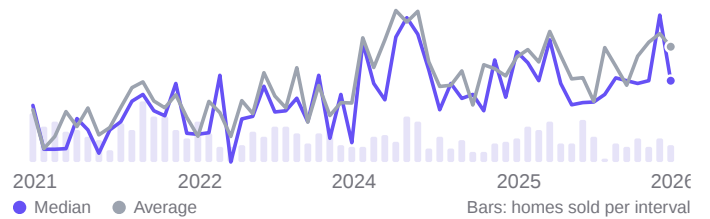
Market temperature (0-100)

53 / 100



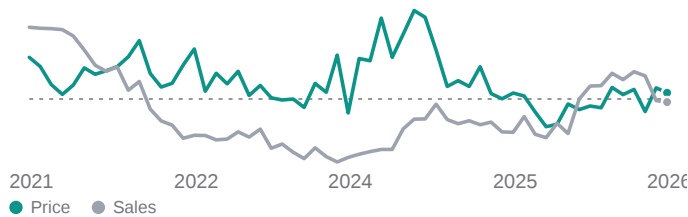
Sale prices

Median \$405K · Average \$467K



Growth (year over year)

Price +2.6% · Sales -1.3%



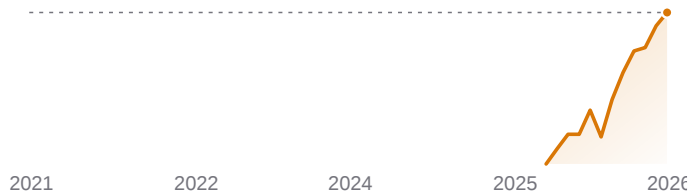
Price per square foot

\$266/ft²



Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

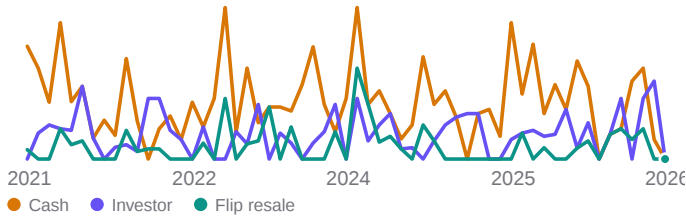
2.9%



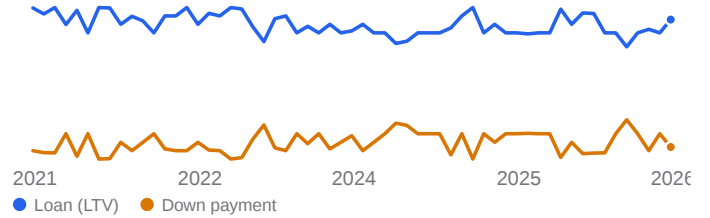
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 0% · Flip resale 0%

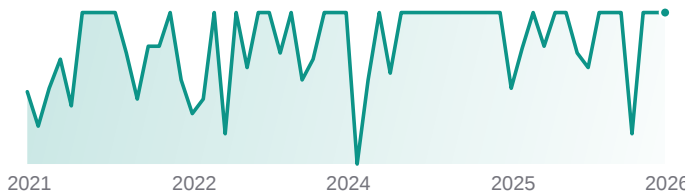


Financing (share of purchase price) Loan (LTV) 88% · Down payment 12%



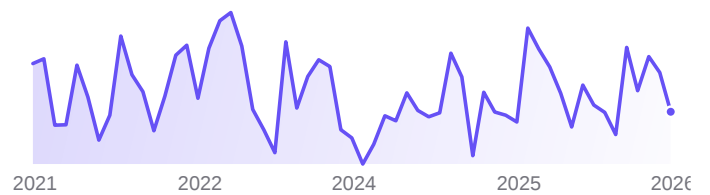
Sellers who sold at a gain

100%



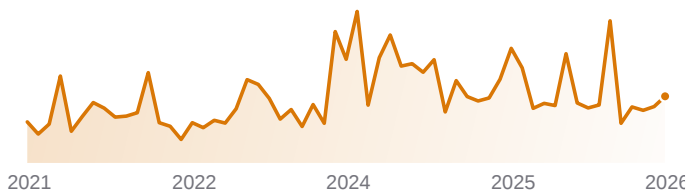
Typical hold before selling

9.2 yrs



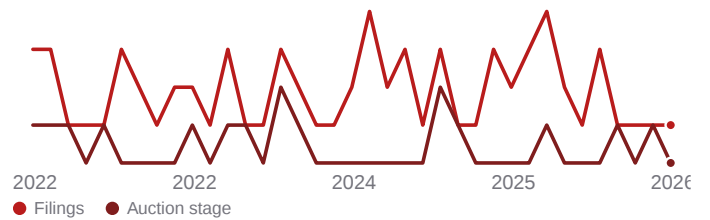
Median annualized return at resale

+3.9%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	5,367
Median value (AVM)	\$441K
Median size	1,835 ft²
Median bedrooms	3
Median year built	1980
Single family	95%
Condos	4.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	0.6%
Owner occupied	91%
Company owned	3.4%
Median loan-to-value	49%

Typical ownership tenure

19.1 yrs

COMMUNITY

Population	14,536
Density	359 / mi ²
Median household income	\$136K
Average household income	\$171K
Crime index (US avg 100)	6
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	58
Homes occupied	96%
Bachelor's or higher	31%
Poverty rate	5.2%
Unemployment	1.2%
Average temp	47°F
Annual precip	50 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.