

# Local Market Update for January 2023

A Research Tool Provided by the Colorado Association of REALTORS®

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## Chaffee County

Contact the REALTORS® of Central Colorado for more detailed local statistics or to find a REALTOR® in the area.

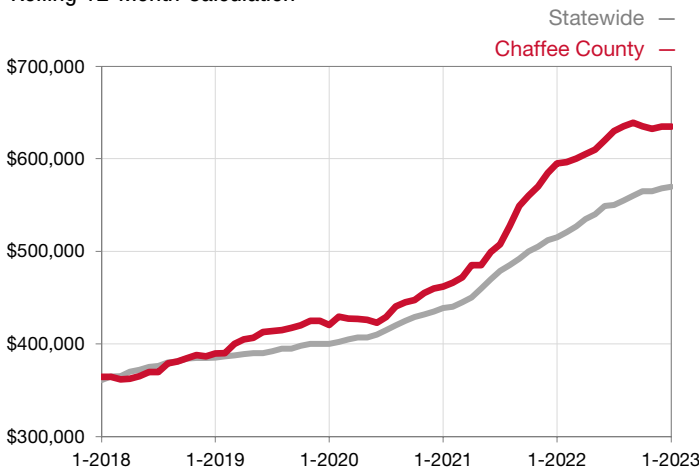
Single Family	January			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	26	24	- 7.7%	26	24	- 7.7%
Sold Listings	32	22	- 31.3%	32	22	- 31.3%
Median Sales Price*	\$606,875	<b>\$527,500</b>	- 13.1%	\$606,875	<b>\$527,500</b>	- 13.1%
Average Sales Price*	\$662,811	<b>\$646,587</b>	- 2.4%	\$662,811	<b>\$646,587</b>	- 2.4%
Percent of List Price Received*	99.9%	<b>95.1%</b>	- 4.8%	99.9%	<b>95.1%</b>	- 4.8%
Days on Market Until Sale	30	110	+ 266.7%	30	110	+ 266.7%
Inventory of Homes for Sale	58	89	+ 53.4%	--	--	--
Months Supply of Inventory	1.4	2.7	+ 92.9%	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	January			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	5	11	+ 120.0%	5	11	+ 120.0%
Sold Listings	7	7	0.0%	7	7	0.0%
Median Sales Price*	\$400,000	<b>\$525,000</b>	+ 31.3%	\$400,000	<b>\$525,000</b>	+ 31.3%
Average Sales Price*	\$437,750	<b>\$552,357</b>	+ 26.2%	\$437,750	<b>\$552,357</b>	+ 26.2%
Percent of List Price Received*	99.9%	<b>97.6%</b>	- 2.3%	99.9%	<b>97.6%</b>	- 2.3%
Days on Market Until Sale	6	69	+ 1050.0%	6	69	+ 1050.0%
Inventory of Homes for Sale	9	18	+ 100.0%	--	--	--
Months Supply of Inventory	1.3	2.9	+ 123.1%	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month 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

