

# Local Market Update for July 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.

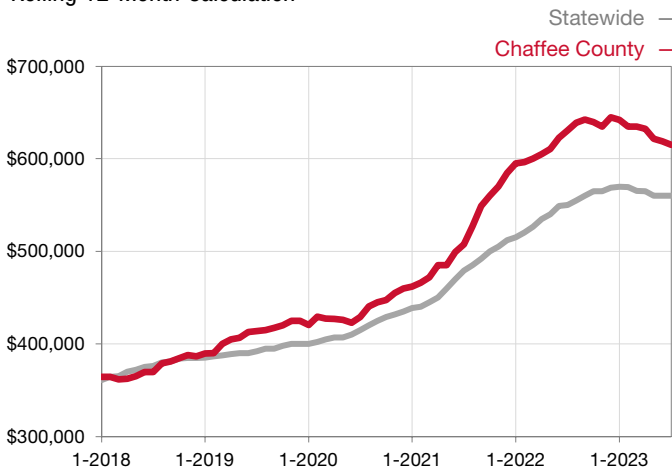
Single Family	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	65	65	0.0%	394	361	- 8.4%
Sold Listings	35	38	+ 8.6%	248	204	- 17.7%
Median Sales Price*	\$642,450	<b>\$592,500</b>	- 7.8%	\$652,500	<b>\$589,000</b>	- 9.7%
Average Sales Price*	\$727,633	<b>\$761,151</b>	+ 4.6%	\$752,979	<b>\$706,957</b>	- 6.1%
Percent of List Price Received*	97.5%	<b>98.5%</b>	+ 1.0%	98.8%	<b>97.2%</b>	- 1.6%
Days on Market Until Sale	27	28	+ 3.7%	33	61	+ 84.8%
Inventory of Homes for Sale	172	170	- 1.2%	--	--	--
Months Supply of Inventory	4.4	5.4	+ 22.7%	--	--	--

\* 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	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	10	15	+ 50.0%	68	71	+ 4.4%
Sold Listings	8	6	- 25.0%	51	54	+ 5.9%
Median Sales Price*	\$619,000	<b>\$552,000</b>	- 10.8%	\$520,000	<b>\$525,000</b>	+ 1.0%
Average Sales Price*	\$614,667	<b>\$525,333</b>	- 14.5%	\$551,277	<b>\$539,114</b>	- 2.2%
Percent of List Price Received*	97.6%	<b>99.0%</b>	+ 1.4%	99.4%	<b>99.0%</b>	- 0.4%
Days on Market Until Sale	35	106	+ 202.9%	31	69	+ 122.6%
Inventory of Homes for Sale	35	35	0.0%	--	--	--
Months Supply of Inventory	4.9	5.1	+ 4.1%	--	--	--

\* 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

