

# Local Market Update for October 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.

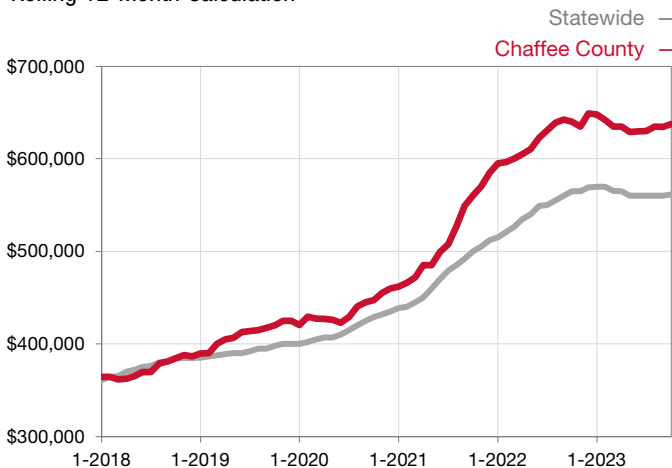
Single Family	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	27	35	+ 29.6%	515	485	- 5.8%
Sold Listings	38	29	- 23.7%	377	297	- 21.2%
Median Sales Price*	\$550,000	<b>\$659,000</b>	+ 19.8%	\$648,000	<b>\$635,000</b>	- 2.0%
Average Sales Price*	\$650,422	<b>\$755,083</b>	+ 16.1%	\$733,422	<b>\$747,147</b>	+ 1.9%
Percent of List Price Received*	96.0%	<b>96.6%</b>	+ 0.6%	98.1%	<b>97.0%</b>	- 1.1%
Days on Market Until Sale	48	49	+ 2.1%	36	63	+ 75.0%
Inventory of Homes for Sale	164	165	+ 0.6%	--	--	--
Months Supply of Inventory	4.4	5.8	+ 31.8%	--	--	--

\* 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	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	13	9	- 30.8%	98	89	- 9.2%
Sold Listings	12	5	- 58.3%	71	71	0.0%
Median Sales Price*	\$664,000	<b>\$525,000</b>	- 20.9%	\$538,750	<b>\$525,000</b>	- 2.6%
Average Sales Price*	\$766,250	<b>\$576,800</b>	- 24.7%	\$593,347	<b>\$555,069</b>	- 6.5%
Percent of List Price Received*	96.5%	<b>98.8%</b>	+ 2.4%	98.5%	<b>98.9%</b>	+ 0.4%
Days on Market Until Sale	40	99	+ 147.5%	32	71	+ 121.9%
Inventory of Homes for Sale	41	31	- 24.4%	--	--	--
Months Supply of Inventory	5.7	4.7	- 17.5%	--	--	--

\* 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

