

Local Market Update for January 2024

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.

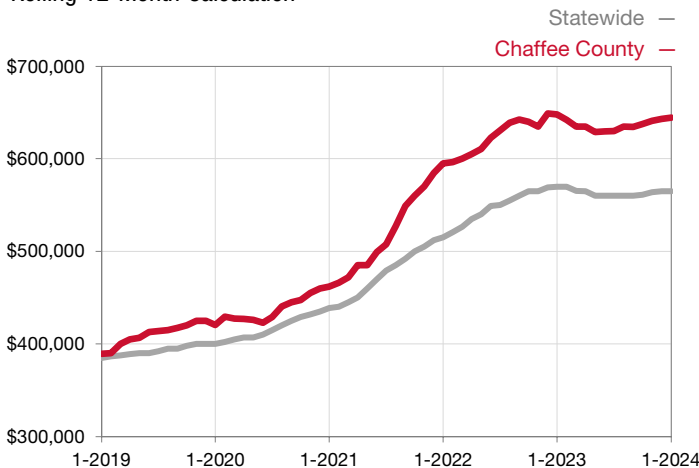
Single Family	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
Key Metrics						
New Listings	24	27	+ 12.5%	24	27	+ 12.5%
Sold Listings	22	16	- 27.3%	22	16	- 27.3%
Median Sales Price*	\$527,500	\$629,000	+ 19.2%	\$527,500	\$629,000	+ 19.2%
Average Sales Price*	\$646,587	\$652,111	+ 0.9%	\$646,587	\$652,111	+ 0.9%
Percent of List Price Received*	95.1%	94.6%	- 0.5%	95.1%	94.6%	- 0.5%
Days on Market Until Sale	110	105	- 4.5%	110	105	- 4.5%
Inventory of Homes for Sale	117	121	+ 3.4%	--	--	--
Months Supply of Inventory	3.4	4.3	+ 26.5%	--	--	--

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

Townhouse/Condo	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
Key Metrics						
New Listings	11	8	- 27.3%	11	8	- 27.3%
Sold Listings	6	2	- 66.7%	6	2	- 66.7%
Median Sales Price*	\$535,000	\$525,000	- 1.9%	\$535,000	\$525,000	- 1.9%
Average Sales Price*	\$556,917	\$525,000	- 5.7%	\$556,917	\$525,000	- 5.7%
Percent of List Price Received*	97.2%	94.4%	- 2.9%	97.2%	94.4%	- 2.9%
Days on Market Until Sale	78	35	- 55.1%	78	35	- 55.1%
Inventory of Homes for Sale	26	28	+ 7.7%	--	--	--
Months Supply of Inventory	4.0	4.5	+ 12.5%	--	--	--

* 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

