

Local Market Update for February 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.

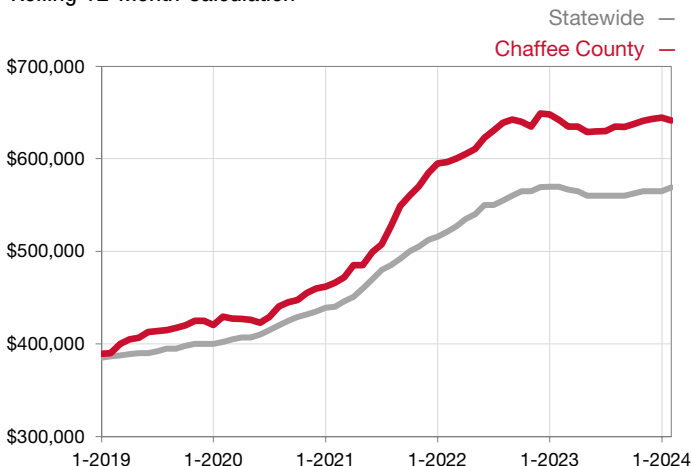
Single Family	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Key Metrics						
New Listings	32	36	+ 12.5%	56	63	+ 12.5%
Sold Listings	16	20	+ 25.0%	38	36	- 5.3%
Median Sales Price*	\$580,000	\$560,000	- 3.4%	\$557,200	\$607,500	+ 9.0%
Average Sales Price*	\$600,338	\$743,823	+ 23.9%	\$627,114	\$703,062	+ 12.1%
Percent of List Price Received*	97.4%	96.0%	- 1.4%	96.1%	95.4%	- 0.7%
Days on Market Until Sale	94	106	+ 12.8%	103	106	+ 2.9%
Inventory of Homes for Sale	100	126	+ 26.0%	--	--	--
Months Supply of Inventory	2.9	4.4	+ 51.7%	--	--	--

* 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	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Key Metrics						
New Listings	9	25	+ 177.8%	20	33	+ 65.0%
Sold Listings	12	6	- 50.0%	18	8	- 55.6%
Median Sales Price*	\$525,000	\$579,625	+ 10.4%	\$525,000	\$579,625	+ 10.4%
Average Sales Price*	\$554,625	\$552,208	- 0.4%	\$555,389	\$545,406	- 1.8%
Percent of List Price Received*	98.2%	98.2%	0.0%	97.9%	97.2%	- 0.7%
Days on Market Until Sale	104	173	+ 66.3%	95	139	+ 46.3%
Inventory of Homes for Sale	28	42	+ 50.0%	--	--	--
Months Supply of Inventory	4.0	7.4	+ 85.0%	--	--	--

* 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

