

# Local Market Update for August 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.

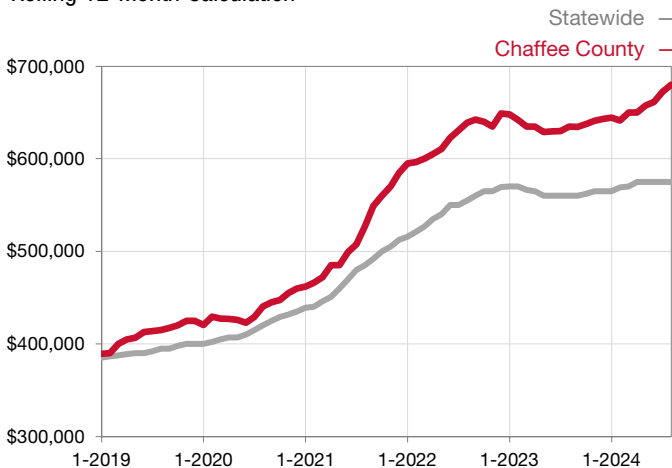
Single Family	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	59	45	- 23.7%	420	403	- 4.0%
Sold Listings	40	37	- 7.5%	234	231	- 1.3%
Median Sales Price*	\$670,000	<b>\$785,000</b>	+ 17.2%	\$632,450	<b>\$710,000</b>	+ 12.3%
Average Sales Price*	\$785,920	<b>\$865,645</b>	+ 10.1%	\$746,767	<b>\$777,349</b>	+ 4.1%
Percent of List Price Received*	96.6%	<b>96.1%</b>	- 0.5%	96.9%	<b>96.9%</b>	0.0%
Days on Market Until Sale	71	80	+ 12.7%	64	76	+ 18.8%
Inventory of Homes for Sale	225	197	- 12.4%	--	--	--
Months Supply of Inventory	7.6	6.9	- 9.2%	--	--	--

\* 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	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	9	11	+ 22.2%	80	97	+ 21.3%
Sold Listings	8	8	0.0%	60	58	- 3.3%
Median Sales Price*	\$605,500	<b>\$658,750</b>	+ 8.8%	\$525,000	<b>\$567,325</b>	+ 8.1%
Average Sales Price*	\$604,219	<b>\$663,694</b>	+ 9.8%	\$541,932	<b>\$595,728</b>	+ 9.9%
Percent of List Price Received*	97.7%	<b>98.5%</b>	+ 0.8%	98.8%	<b>98.2%</b>	- 0.6%
Days on Market Until Sale	79	42	- 46.8%	72	74	+ 2.8%
Inventory of Homes for Sale	44	34	- 22.7%	--	--	--
Months Supply of Inventory	6.1	5.4	- 11.5%	--	--	--

\* 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

