

Local Market Update for August 2025

A Research Tool Provided by the Colorado Association of REALTORS®

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Your Agent is a REALTOR®

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are the same!



Chaffee County

Contact the REALTORS® of Central Colorado for more detailed local statistics or to find a REALTOR® in the area.

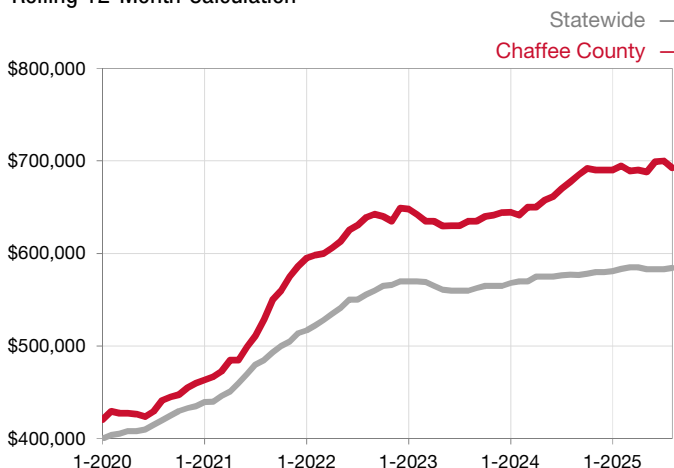
Single Family	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
New Listings	46	39	- 15.2%	404	476	+ 17.8%
Sold Listings	37	42	+ 13.5%	230	243	+ 5.7%
Median Sales Price*	\$785,000	\$653,343	- 16.8%	\$710,000	\$714,500	+ 0.6%
Average Sales Price*	\$865,645	\$777,443	- 10.2%	\$777,742	\$782,376	+ 0.6%
Percent of List Price Received*	96.1%	96.8%	+ 0.7%	96.9%	97.4%	+ 0.5%
Days on Market Until Sale	80	71	- 11.3%	76	69	- 9.2%
Inventory of Homes for Sale	232	243	+ 4.7%	--	--	--
Months Supply of Inventory	8.1	7.9	- 2.5%	--	--	--

* 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	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
New Listings	11	17	+ 54.5%	97	127	+ 30.9%
Sold Listings	8	10	+ 25.0%	58	54	- 6.9%
Median Sales Price*	\$658,750	\$520,000	- 21.1%	\$567,325	\$613,500	+ 8.1%
Average Sales Price*	\$663,694	\$487,800	- 26.5%	\$595,728	\$632,188	+ 6.1%
Percent of List Price Received*	98.5%	97.8%	- 0.7%	98.2%	98.4%	+ 0.2%
Days on Market Until Sale	42	81	+ 92.9%	74	71	- 4.1%
Inventory of Homes for Sale	44	65	+ 47.7%	--	--	--
Months Supply of Inventory	6.9	9.9	+ 43.5%	--	--	--

* 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

