

# Local Market Update for February 2025

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.

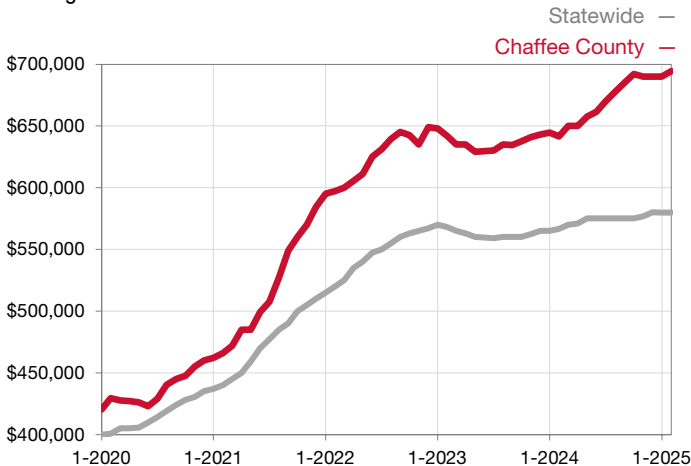
Single Family	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	36	37	+ 2.8%	63	68	+ 7.9%
Sold Listings	20	22	+ 10.0%	36	48	+ 33.3%
Median Sales Price*	\$560,000	<b>\$615,500</b>	+ 9.9%	\$607,500	<b>\$638,250</b>	+ 5.1%
Average Sales Price*	\$743,823	<b>\$719,734</b>	- 3.2%	\$703,062	<b>\$728,409</b>	+ 3.6%
Percent of List Price Received*	96.0%	<b>97.5%</b>	+ 1.6%	95.4%	<b>97.6%</b>	+ 2.3%
Days on Market Until Sale	106	86	- 18.9%	106	80	- 24.5%
Inventory of Homes for Sale	158	116	- 26.6%	--	--	--
Months Supply of Inventory	5.5	3.8	- 30.9%	--	--	--

\* 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		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	24	11	- 54.2%	32	23	- 28.1%
Sold Listings	6	3	- 50.0%	8	4	- 50.0%
Median Sales Price*	\$579,625	<b>\$555,000</b>	- 4.2%	\$579,625	<b>\$587,500</b>	+ 1.4%
Average Sales Price*	\$552,208	<b>\$517,445</b>	- 6.3%	\$545,406	<b>\$551,834</b>	+ 1.2%
Percent of List Price Received*	98.2%	<b>95.1%</b>	- 3.2%	97.2%	<b>96.7%</b>	- 0.5%
Days on Market Until Sale	173	97	- 43.9%	139	76	- 45.3%
Inventory of Homes for Sale	50	34	- 32.0%	--	--	--
Months Supply of Inventory	9.0	5.1	- 43.3%	--	--	--

\* 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

