

Local Market Update for January 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.

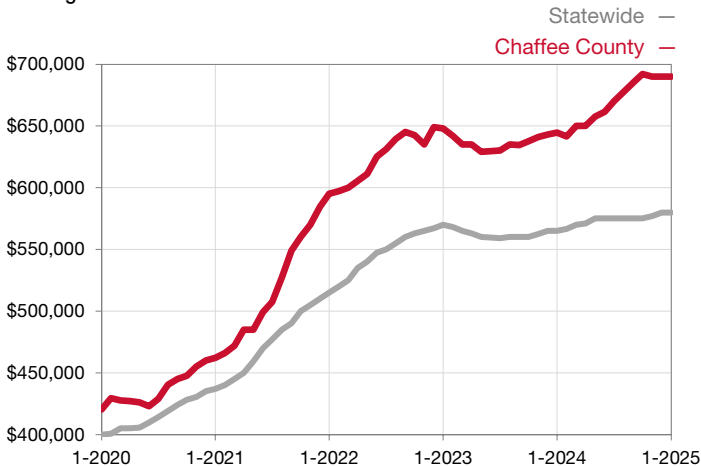
Single Family	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
Key Metrics						
New Listings	27	31	+ 14.8%	27	31	+ 14.8%
Sold Listings	16	26	+ 62.5%	16	26	+ 62.5%
Median Sales Price*	\$629,000	\$685,500	+ 9.0%	\$629,000	\$685,500	+ 9.0%
Average Sales Price*	\$652,111	\$735,750	+ 12.8%	\$652,111	\$735,750	+ 12.8%
Percent of List Price Received*	94.6%	97.7%	+ 3.3%	94.6%	97.7%	+ 3.3%
Days on Market Until Sale	105	75	- 28.6%	105	75	- 28.6%
Inventory of Homes for Sale	150	106	- 29.3%	--	--	--
Months Supply of Inventory	5.3	3.5	- 34.0%	--	--	--

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

Townhouse/Condo	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
Key Metrics						
New Listings	8	12	+ 50.0%	8	12	+ 50.0%
Sold Listings	2	1	- 50.0%	2	1	- 50.0%
Median Sales Price*	\$525,000	\$655,000	+ 24.8%	\$525,000	\$655,000	+ 24.8%
Average Sales Price*	\$525,000	\$655,000	+ 24.8%	\$525,000	\$655,000	+ 24.8%
Percent of List Price Received*	94.4%	101.6%	+ 7.6%	94.4%	101.6%	+ 7.6%
Days on Market Until Sale	35	13	- 62.9%	35	13	- 62.9%
Inventory of Homes for Sale	36	37	+ 2.8%	--	--	--
Months Supply of Inventory	5.9	5.3	- 10.2%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

