

Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®

Chaffee County

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

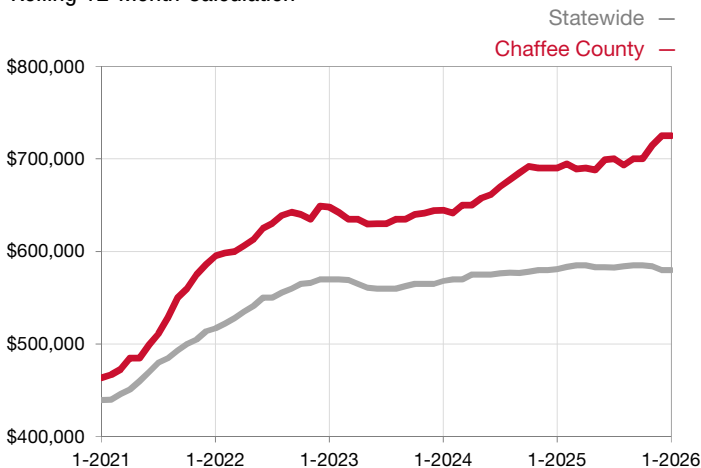
Single Family	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Key Metrics						
New Listings	31	21	- 32.3%	31	21	- 32.3%
Sold Listings	26	12	- 53.8%	26	12	- 53.8%
Median Sales Price*	\$685,500	\$615,750	- 10.2%	\$685,500	\$615,750	- 10.2%
Average Sales Price*	\$735,750	\$746,445	+ 1.5%	\$735,750	\$746,445	+ 1.5%
Percent of List Price Received*	97.7%	95.0%	- 2.8%	97.7%	95.0%	- 2.8%
Days on Market Until Sale	75	99	+ 32.0%	75	99	+ 32.0%
Inventory of Homes for Sale	136	139	+ 2.2%	--	--	--
Months Supply of Inventory	4.5	4.4	- 2.2%	--	--	--

* 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	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Key Metrics						
New Listings	12	9	- 25.0%	12	9	- 25.0%
Sold Listings	1	3	+ 200.0%	1	3	+ 200.0%
Median Sales Price*	\$655,000	\$618,000	- 5.6%	\$655,000	\$618,000	- 5.6%
Average Sales Price*	\$655,000	\$663,833	+ 1.3%	\$655,000	\$663,833	+ 1.3%
Percent of List Price Received*	101.6%	96.2%	- 5.3%	101.6%	96.2%	- 5.3%
Days on Market Until Sale	13	98	+ 653.8%	13	98	+ 653.8%
Inventory of Homes for Sale	41	41	0.0%	--	--	--
Months Supply of Inventory	6.0	5.5	- 8.3%	--	--	--

* 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

