

Local Market Update for May 2025

A Research Tool Provided by the Colorado Association of REALTORS®

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Not all agents are the same!



Chaffee County

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

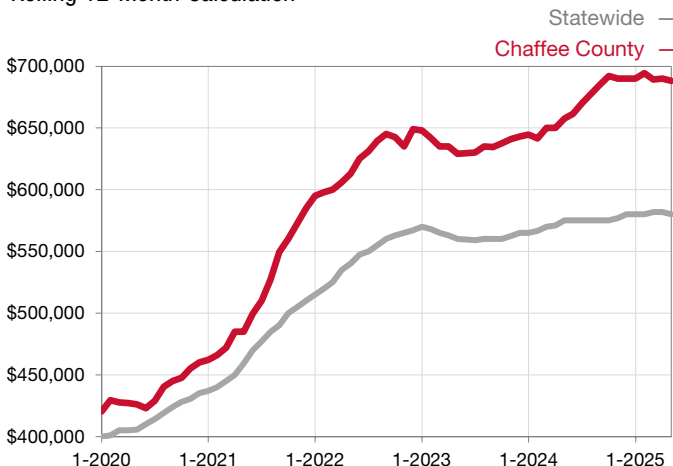
Single Family	May			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
Key Metrics						
New Listings	89	106	+ 19.1%	242	304	+ 25.6%
Sold Listings	42	27	- 35.7%	126	125	- 0.8%
Median Sales Price*	\$703,750	\$666,250	- 5.3%	\$690,000	\$688,100	- 0.3%
Average Sales Price*	\$777,601	\$756,007	- 2.8%	\$773,956	\$747,325	- 3.4%
Percent of List Price Received*	97.8%	97.7%	- 0.1%	97.0%	97.5%	+ 0.5%
Days on Market Until Sale	49	69	+ 40.8%	87	80	- 8.0%
Inventory of Homes for Sale	207	238	+ 15.0%	--	--	--
Months Supply of Inventory	7.2	8.1	+ 12.5%	--	--	--

* 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	May			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
Key Metrics						
New Listings	16	14	- 12.5%	63	80	+ 27.0%
Sold Listings	15	8	- 46.7%	32	29	- 9.4%
Median Sales Price*	\$499,750	\$739,000	+ 47.9%	\$527,375	\$620,000	+ 17.6%
Average Sales Price*	\$555,260	\$767,913	+ 38.3%	\$570,458	\$681,160	+ 19.4%
Percent of List Price Received*	96.8%	99.4%	+ 2.7%	97.2%	98.5%	+ 1.3%
Days on Market Until Sale	67	39	- 41.8%	75	65	- 13.3%
Inventory of Homes for Sale	47	57	+ 21.3%	--	--	--
Months Supply of Inventory	8.3	8.6	+ 3.6%	--	--	--

* 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

