

Local Market Update for April 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.

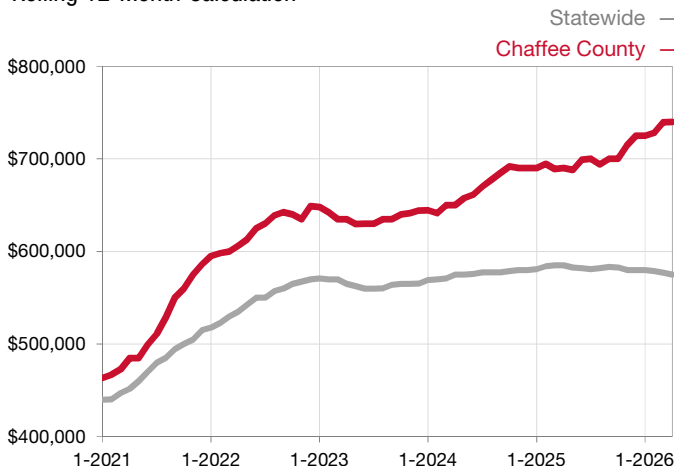
Single Family	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
Key Metrics						
New Listings	72	77	+ 6.9%	196	193	- 1.5%
Sold Listings	20	31	+ 55.0%	97	86	- 11.3%
Median Sales Price*	\$764,000	\$780,000	+ 2.1%	\$688,100	\$764,250	+ 11.1%
Average Sales Price*	\$865,900	\$834,503	- 3.6%	\$744,324	\$844,159	+ 13.4%
Percent of List Price Received*	97.6%	96.6%	- 1.0%	97.4%	96.5%	- 0.9%
Days on Market Until Sale	47	83	+ 76.6%	84	100	+ 19.0%
Inventory of Homes for Sale	195	206	+ 5.6%	--	--	--
Months Supply of Inventory	6.4	6.5	+ 1.6%	--	--	--

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

Townhouse/Condo	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
Key Metrics						
New Listings	19	13	- 31.6%	66	58	- 12.1%
Sold Listings	10	12	+ 20.0%	21	20	- 4.8%
Median Sales Price*	\$614,000	\$527,500	- 14.1%	\$614,000	\$556,500	- 9.4%
Average Sales Price*	\$627,000	\$569,728	- 9.1%	\$648,111	\$610,797	- 5.8%
Percent of List Price Received*	98.6%	97.5%	- 1.1%	98.1%	97.4%	- 0.7%
Days on Market Until Sale	68	97	+ 42.6%	76	117	+ 53.9%
Inventory of Homes for Sale	56	59	+ 5.4%	--	--	--
Months Supply of Inventory	7.7	8.2	+ 6.5%	--	--	--

* 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

