

Local Market Update for February 2026

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.

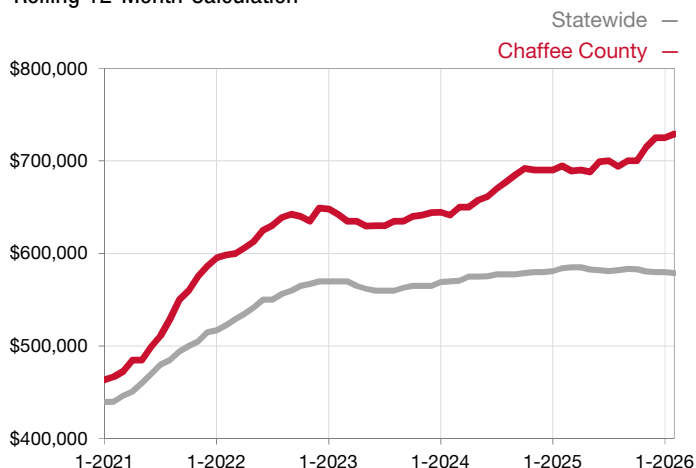
Single Family	February			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
New Listings	37	35	- 5.4%	68	56	- 17.6%
Sold Listings	22	20	- 9.1%	48	32	- 33.3%
Median Sales Price*	\$615,500	\$757,000	+ 23.0%	\$638,250	\$645,000	+ 1.1%
Average Sales Price*	\$719,734	\$776,780	+ 7.9%	\$728,409	\$765,404	+ 5.1%
Percent of List Price Received*	97.5%	96.2%	- 1.3%	97.6%	95.8%	- 1.8%
Days on Market Until Sale	86	119	+ 38.4%	80	111	+ 38.8%
Inventory of Homes for Sale	138	142	+ 2.9%	--	--	--
Months Supply of Inventory	4.5	4.5	0.0%	--	--	--

* 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	February			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
New Listings	11	16	+ 45.5%	23	25	+ 8.7%
Sold Listings	3	3	0.0%	4	6	+ 50.0%
Median Sales Price*	\$555,000	\$669,000	+ 20.5%	\$587,500	\$643,500	+ 9.5%
Average Sales Price*	\$517,445	\$666,233	+ 28.8%	\$551,834	\$665,033	+ 20.5%
Percent of List Price Received*	95.1%	97.0%	+ 2.0%	96.7%	96.6%	- 0.1%
Days on Market Until Sale	97	181	+ 86.6%	76	140	+ 84.2%
Inventory of Homes for Sale	40	49	+ 22.5%	--	--	--
Months Supply of Inventory	6.1	6.6	+ 8.2%	--	--	--

* 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

