

Local Market Update for July 2025

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

Key Metrics	July			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
New Listings	55	69	+ 25.5%	358	439	+ 22.6%
Sold Listings	36	32	- 11.1%	193	201	+ 4.1%
Median Sales Price*	\$719,063	\$826,500	+ 14.9%	\$690,000	\$725,000	+ 5.1%
Average Sales Price*	\$736,969	\$865,672	+ 17.5%	\$760,890	\$783,407	+ 3.0%
Percent of List Price Received*	97.4%	97.3%	- 0.1%	97.1%	97.5%	+ 0.4%
Days on Market Until Sale	48	57	+ 18.8%	75	69	- 8.0%
Inventory of Homes for Sale	224	265	+ 18.3%	--	--	--
Months Supply of Inventory	7.8	8.8	+ 12.8%	--	--	--

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

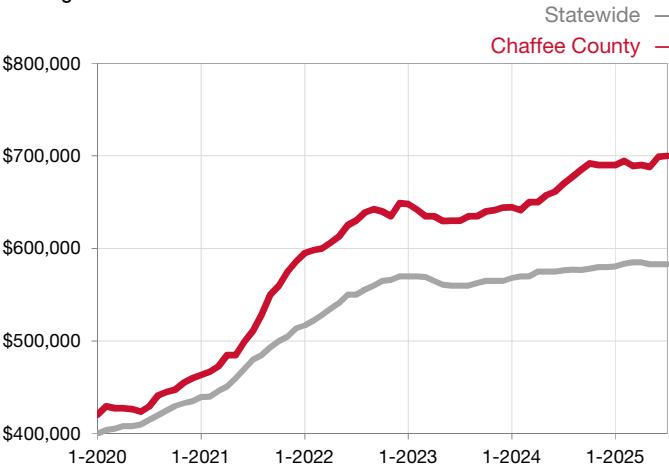
Townhouse/Condo

Key Metrics	July			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
New Listings	9	16	+ 77.8%	86	110	+ 27.9%
Sold Listings	8	5	- 37.5%	50	44	- 12.0%
Median Sales Price*	\$632,450	\$630,000	- 0.4%	\$535,000	\$625,000	+ 16.8%
Average Sales Price*	\$658,675	\$605,900	- 8.0%	\$584,854	\$665,003	+ 13.7%
Percent of List Price Received*	98.1%	97.3%	- 0.8%	98.1%	98.5%	+ 0.4%
Days on Market Until Sale	167	132	- 21.0%	79	68	- 13.9%
Inventory of Homes for Sale	44	56	+ 27.3%	--	--	--
Months Supply of Inventory	7.0	8.7	+ 24.3%	--	--	--

* 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

