

Local Market Update for May 2026

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.

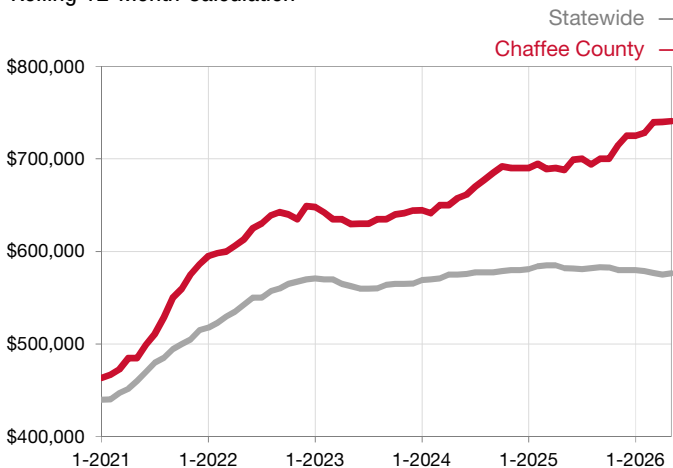
Single Family	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Key Metrics						
New Listings	108	95	- 12.0%	304	288	- 5.3%
Sold Listings	28	27	- 3.6%	125	113	- 9.6%
Median Sales Price*	\$690,625	\$725,000	+ 5.0%	\$688,100	\$745,000	+ 8.3%
Average Sales Price*	\$801,150	\$738,059	- 7.9%	\$757,053	\$818,808	+ 8.2%
Percent of List Price Received*	97.8%	96.8%	- 1.0%	97.5%	96.6%	- 0.9%
Days on Market Until Sale	67	72	+ 7.5%	80	93	+ 16.3%
Inventory of Homes for Sale	254	251	- 1.2%	--	--	--
Months Supply of Inventory	8.6	7.9	- 8.1%	--	--	--

* 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		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Key Metrics						
New Listings	14	12	- 14.3%	80	70	- 12.5%
Sold Listings	8	6	- 25.0%	29	26	- 10.3%
Median Sales Price*	\$739,000	\$617,500	- 16.4%	\$620,000	\$584,000	- 5.8%
Average Sales Price*	\$767,913	\$611,000	- 20.4%	\$681,160	\$610,843	- 10.3%
Percent of List Price Received*	99.4%	97.9%	- 1.5%	98.5%	97.5%	- 1.0%
Days on Market Until Sale	39	39	0.0%	66	99	+ 50.0%
Inventory of Homes for Sale	63	64	+ 1.6%	--	--	--
Months Supply of Inventory	9.5	9.1	- 4.2%	--	--	--

* 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

