

Local Market Update for December 2024

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.

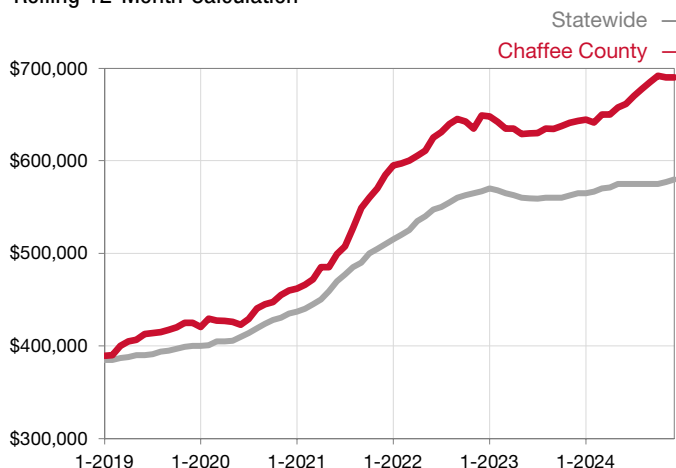
Single Family	December			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
New Listings	26	25	- 3.8%	534	527	- 1.3%
Sold Listings	26	25	- 3.8%	346	354	+ 2.3%
Median Sales Price*	\$667,500	\$639,000	- 4.3%	\$642,950	\$690,000	+ 7.3%
Average Sales Price*	\$733,948	\$704,380	- 4.0%	\$748,625	\$763,283	+ 2.0%
Percent of List Price Received*	93.4%	95.1%	+ 1.8%	96.7%	96.8%	+ 0.1%
Days on Market Until Sale	87	101	+ 16.1%	65	80	+ 23.1%
Inventory of Homes for Sale	153	116	- 24.2%	--	--	--
Months Supply of Inventory	5.3	3.9	- 26.4%	--	--	--

* 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	December			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
New Listings	3	8	+ 166.7%	98	128	+ 30.6%
Sold Listings	5	3	- 40.0%	77	84	+ 9.1%
Median Sales Price*	\$399,750	\$475,000	+ 18.8%	\$525,000	\$560,870	+ 6.8%
Average Sales Price*	\$580,500	\$541,550	- 6.7%	\$554,993	\$588,781	+ 6.1%
Percent of List Price Received*	97.7%	99.5%	+ 1.8%	98.9%	98.3%	- 0.6%
Days on Market Until Sale	116	25	- 78.4%	77	75	- 2.6%
Inventory of Homes for Sale	35	34	- 2.9%	--	--	--
Months Supply of Inventory	5.5	4.9	- 10.9%	--	--	--

* 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

