

Local Market Update for February 2025

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.

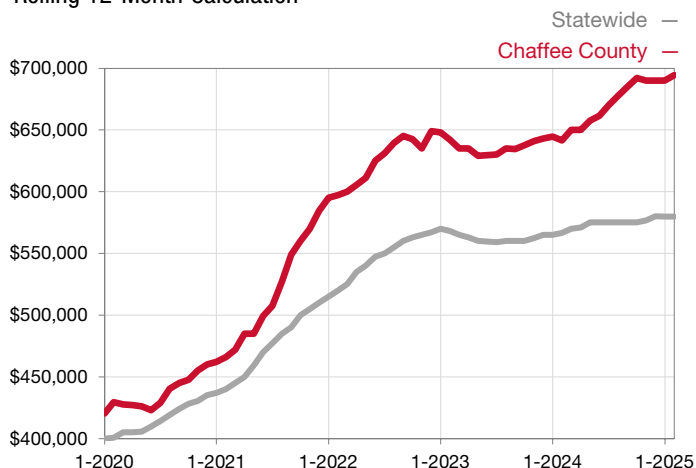
Single Family	February			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	36	37	+ 2.8%	63	68	+ 7.9%
Sold Listings	20	22	+ 10.0%	36	48	+ 33.3%
Median Sales Price*	\$560,000	\$615,500	+ 9.9%	\$607,500	\$638,250	+ 5.1%
Average Sales Price*	\$743,823	\$719,734	- 3.2%	\$703,062	\$728,409	+ 3.6%
Percent of List Price Received*	96.0%	97.5%	+ 1.6%	95.4%	97.6%	+ 2.3%
Days on Market Until Sale	106	86	- 18.9%	106	80	- 24.5%
Inventory of Homes for Sale	158	116	- 26.6%	--	--	--
Months Supply of Inventory	5.5	3.8	- 30.9%	--	--	--

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

Townhouse/Condo	February			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	24	11	- 54.2%	32	23	- 28.1%
Sold Listings	6	3	- 50.0%	8	4	- 50.0%
Median Sales Price*	\$579,625	\$555,000	- 4.2%	\$579,625	\$587,500	+ 1.4%
Average Sales Price*	\$552,208	\$517,445	- 6.3%	\$545,406	\$551,834	+ 1.2%
Percent of List Price Received*	98.2%	95.1%	- 3.2%	97.2%	96.7%	- 0.5%
Days on Market Until Sale	173	97	- 43.9%	139	76	- 45.3%
Inventory of Homes for Sale	50	34	- 32.0%	--	--	--
Months Supply of Inventory	9.0	5.1	- 43.3%	--	--	--

* 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

