

# Local Market Update for April 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.

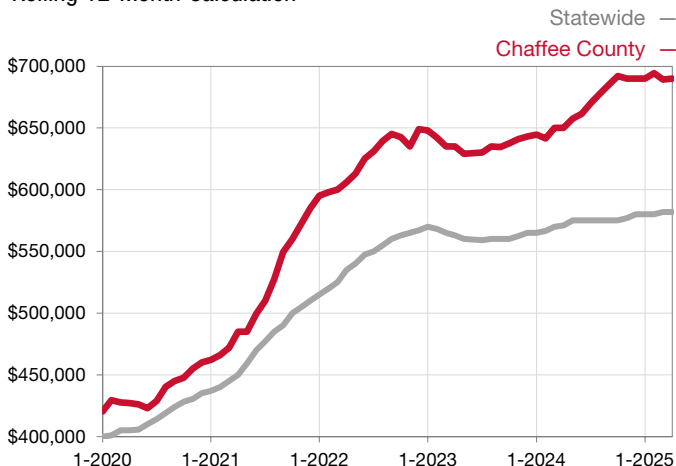
| Single Family                   | April     |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2024      | 2025      | Percent Change from Previous Year | Thru 04-2024 | Thru 04-2025 | Percent Change from Previous Year |
| New Listings                    | 48        | 73        | + 52.1%                           | 153          | 198          | + 29.4%                           |
| Sold Listings                   | 33        | 21        | - 36.4%                           | 84           | 98           | + 16.7%                           |
| Median Sales Price*             | \$750,000 | \$799,000 | + 6.5%                            | \$682,500    | \$690,300    | + 1.1%                            |
| Average Sales Price*            | \$770,641 | \$862,953 | + 12.0%                           | \$772,133    | \$744,933    | - 3.5%                            |
| Percent of List Price Received* | 97.7%     | 97.7%     | 0.0%                              | 96.5%        | 97.4%        | + 0.9%                            |
| Days on Market Until Sale       | 121       | 45        | - 62.8%                           | 106          | 83           | - 21.7%                           |
| Inventory of Homes for Sale     | 162       | 179       | + 10.5%                           | --           | --           | --                                |
| Months Supply of Inventory      | 5.8       | 5.8       | 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                 | April     |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2024      | 2025      | Percent Change from Previous Year | Thru 04-2024 | Thru 04-2025 | Percent Change from Previous Year |
| New Listings                    | 6         | 19        | + 216.7%                          | 47           | 66           | + 40.4%                           |
| Sold Listings                   | 6         | 10        | + 66.7%                           | 17           | 21           | + 23.5%                           |
| Median Sales Price*             | \$562,000 | \$614,000 | + 9.3%                            | \$604,000    | \$614,000    | + 1.7%                            |
| Average Sales Price*            | \$638,250 | \$627,000 | - 1.8%                            | \$583,868    | \$648,111    | + 11.0%                           |
| Percent of List Price Received* | 99.1%     | 98.6%     | - 0.5%                            | 97.5%        | 98.1%        | + 0.6%                            |
| Days on Market Until Sale       | 21        | 68        | + 223.8%                          | 81           | 76           | - 6.2%                            |
| Inventory of Homes for Sale     | 44        | 50        | + 13.6%                           | --           | --           | --                                |
| Months Supply of Inventory      | 8.8       | 6.9       | - 21.6%                           | --           | --           | --                                |

\* 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

