

Local Market Update for December 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	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	25	26	+ 4.0%	528	612	+ 15.9%
Sold Listings	25	36	+ 44.0%	354	392	+ 10.7%
Median Sales Price*	\$639,000	\$785,000	+ 22.8%	\$690,000	\$725,000	+ 5.1%
Average Sales Price*	\$704,380	\$911,771	+ 29.4%	\$763,283	\$809,886	+ 6.1%
Percent of List Price Received*	95.1%	95.9%	+ 0.8%	96.8%	96.8%	0.0%
Days on Market Until Sale	101	98	- 3.0%	80	79	- 1.3%
Inventory of Homes for Sale	145	158	+ 9.0%	--	--	--
Months Supply of Inventory	4.9	4.8	- 2.0%	--	--	--

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

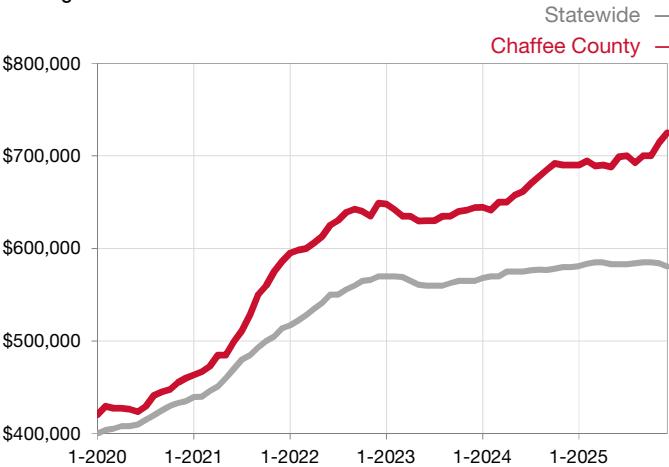
Townhouse/Condo

Key Metrics	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	8	3	- 62.5%	129	159	+ 23.3%
Sold Listings	3	6	+ 100.0%	83	86	+ 3.6%
Median Sales Price*	\$475,000	\$622,000	+ 30.9%	\$560,000	\$609,000	+ 8.7%
Average Sales Price*	\$541,550	\$669,667	+ 23.7%	\$586,550	\$629,976	+ 7.4%
Percent of List Price Received*	99.5%	97.0%	- 2.5%	98.3%	98.2%	- 0.1%
Days on Market Until Sale	25	84	+ 236.0%	76	69	- 9.2%
Inventory of Homes for Sale	37	41	+ 10.8%	--	--	--
Months Supply of Inventory	5.3	5.7	+ 7.5%	--	--	--

* 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

