

Local Market Update for January 2026

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.

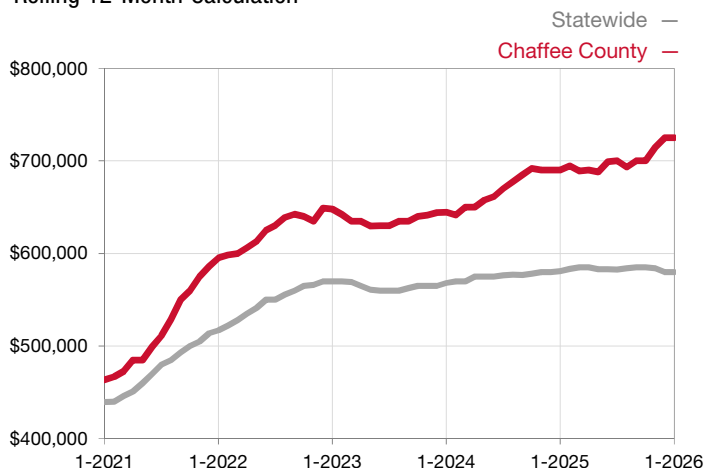
| Single Family | January | | | Year to Date | | |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| Key Metrics | 2025 | 2026 | Percent Change from Previous Year | Thru 01-2025 | Thru 01-2026 | Percent Change from Previous Year |
| New Listings | 31 | 21 | - 32.3% | 31 | 21 | - 32.3% |
| Sold Listings | 26 | 12 | - 53.8% | 26 | 12 | - 53.8% |
| Median Sales Price* | \$685,500 | \$615,750 | - 10.2% | \$685,500 | \$615,750 | - 10.2% |
| Average Sales Price* | \$735,750 | \$746,445 | + 1.5% | \$735,750 | \$746,445 | + 1.5% |
| Percent of List Price Received* | 97.7% | 95.0% | - 2.8% | 97.7% | 95.0% | - 2.8% |
| Days on Market Until Sale | 75 | 99 | + 32.0% | 75 | 99 | + 32.0% |
| Inventory of Homes for Sale | 136 | 139 | + 2.2% | -- | -- | -- |
| Months Supply of Inventory | 4.5 | 4.4 | - 2.2% | -- | -- | -- |

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

| Townhouse/Condo | January | | | Year to Date | | |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| Key Metrics | 2025 | 2026 | Percent Change from Previous Year | Thru 01-2025 | Thru 01-2026 | Percent Change from Previous Year |
| New Listings | 12 | 9 | - 25.0% | 12 | 9 | - 25.0% |
| Sold Listings | 1 | 3 | + 200.0% | 1 | 3 | + 200.0% |
| Median Sales Price* | \$655,000 | \$618,000 | - 5.6% | \$655,000 | \$618,000 | - 5.6% |
| Average Sales Price* | \$655,000 | \$663,833 | + 1.3% | \$655,000 | \$663,833 | + 1.3% |
| Percent of List Price Received* | 101.6% | 96.2% | - 5.3% | 101.6% | 96.2% | - 5.3% |
| Days on Market Until Sale | 13 | 98 | + 653.8% | 13 | 98 | + 653.8% |
| Inventory of Homes for Sale | 41 | 41 | 0.0% | -- | -- | -- |
| Months Supply of Inventory | 6.0 | 5.5 | - 8.3% | -- | -- | -- |

* 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

