

# Local Market Update for April 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.

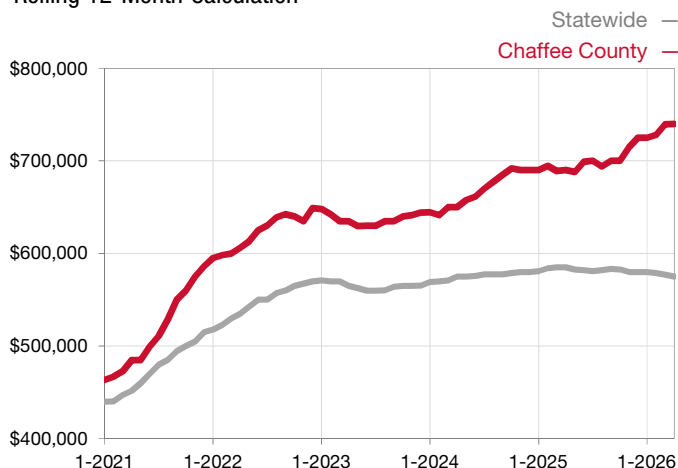
| Single Family                   | April     |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2025      | 2026      | Percent Change from Previous Year | Thru 04-2025 | Thru 04-2026 | Percent Change from Previous Year |
| New Listings                    | 72        | 77        | + 6.9%                            | 196          | 193          | - 1.5%                            |
| Sold Listings                   | 20        | 31        | + 55.0%                           | 97           | 86           | - 11.3%                           |
| Median Sales Price*             | \$764,000 | \$780,000 | + 2.1%                            | \$688,100    | \$764,250    | + 11.1%                           |
| Average Sales Price*            | \$865,900 | \$834,503 | - 3.6%                            | \$744,324    | \$844,159    | + 13.4%                           |
| Percent of List Price Received* | 97.6%     | 96.6%     | - 1.0%                            | 97.4%        | 96.5%        | - 0.9%                            |
| Days on Market Until Sale       | 47        | 83        | + 76.6%                           | 84           | 100          | + 19.0%                           |
| Inventory of Homes for Sale     | 195       | 206       | + 5.6%                            | --           | --           | --                                |
| Months Supply of Inventory      | 6.4       | 6.5       | + 1.6%                            | --           | --           | --                                |

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

| Townhouse/Condo                 | April     |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2025      | 2026      | Percent Change from Previous Year | Thru 04-2025 | Thru 04-2026 | Percent Change from Previous Year |
| New Listings                    | 19        | 13        | - 31.6%                           | 66           | 58           | - 12.1%                           |
| Sold Listings                   | 10        | 12        | + 20.0%                           | 21           | 20           | - 4.8%                            |
| Median Sales Price*             | \$614,000 | \$527,500 | - 14.1%                           | \$614,000    | \$556,500    | - 9.4%                            |
| Average Sales Price*            | \$627,000 | \$569,728 | - 9.1%                            | \$648,111    | \$610,797    | - 5.8%                            |
| Percent of List Price Received* | 98.6%     | 97.5%     | - 1.1%                            | 98.1%        | 97.4%        | - 0.7%                            |
| Days on Market Until Sale       | 68        | 97        | + 42.6%                           | 76           | 117          | + 53.9%                           |
| Inventory of Homes for Sale     | 56        | 59        | + 5.4%                            | --           | --           | --                                |
| Months Supply of Inventory      | 7.7       | 8.2       | + 6.5%                            | --           | --           | --                                |

\* 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

