Local Market Update for September 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

	September			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 09-2025**	**Thru 09-2026**	Percent Change from Previous Year
New Listings	42	**45**	+ 7.1%	519	**539**	+ 3.9%
Sold Listings	39	**26**	- 33.3%	284	**267**	- 6.0%
Median Sales Price*	$769,000	**$852,000**	+ 10.8%	$724,000	**$745,000**	+ 2.9%
Average Sales Price*	$954,996	**$992,808**	+ 4.0%	$807,420	**$833,413**	+ 3.2%
Percent of List Price Received*	96.5%	**95.0%**	- 1.6%	97.2%	**96.4%**	- 0.8%
Days on Market Until Sale	73	**94**	+ 28.8%	70	**87**	+ 24.3%
Inventory of Homes for Sale	273	**282**	+ 3.3%	--	**--**	--
Months Supply of Inventory	8.8	**9.0**	+ 2.3%	--	**--**	--

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

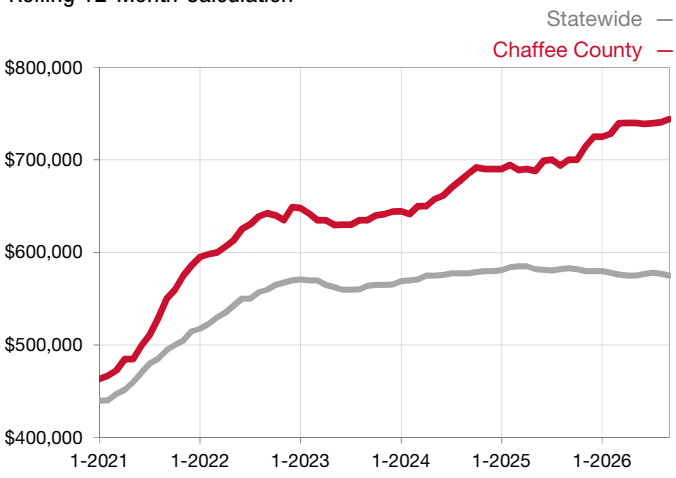
Townhouse/Condo

	September			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 09-2025**	**Thru 09-2026**	Percent Change from Previous Year
New Listings	11	**8**	- 27.3%	138	**105**	- 23.9%
Sold Listings	10	**9**	- 10.0%	63	**52**	- 17.5%
Median Sales Price*	$624,250	**$529,000**	- 15.3%	$613,000	**$565,000**	- 7.8%
Average Sales Price*	$639,050	**$560,044**	- 12.4%	$632,566	**$612,916**	- 3.1%
Percent of List Price Received*	99.0%	**98.3%**	- 0.7%	98.5%	**98.0%**	- 0.5%
Days on Market Until Sale	58	**140**	+ 141.4%	69	**94**	+ 36.2%
Inventory of Homes for Sale	73	**51**	- 30.1%	--	**--**	--
Months Supply of Inventory	10.7	**8.1**	- 24.3%	--	**--**	--

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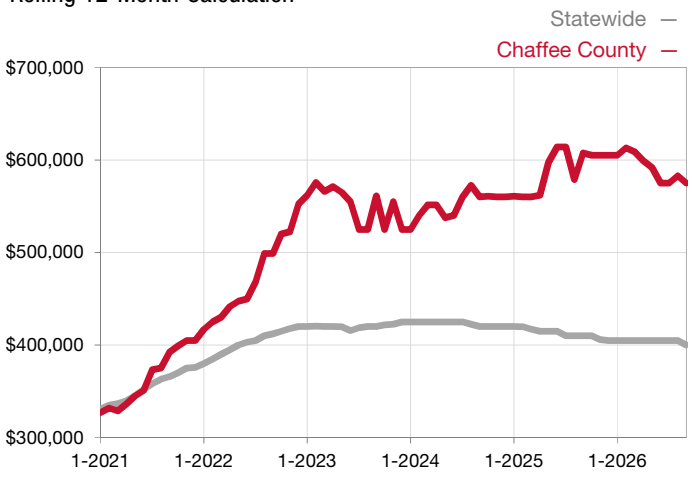
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



Current as of October 5, 2026. All data from the multiple listing services in the state of Colorado. Report © 2026 ShowingTime Plus, LLC.