Local Market Update for October 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

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
New Listings	39	**38**	- 2.6%	558	**577**	+ 3.4%
Sold Listings	43	**40**	- 7.0%	327	**307**	- 6.1%
Median Sales Price*	$725,000	**$702,250**	- 3.1%	$725,000	**$744,000**	+ 2.6%
Average Sales Price*	$792,302	**$788,725**	- 0.5%	$805,432	**$827,812**	+ 2.8%
Percent of List Price Received*	95.6%	**95.4%**	- 0.2%	97.0%	**96.3%**	- 0.7%
Days on Market Until Sale	96	**135**	+ 40.6%	73	**94**	+ 28.8%
Inventory of Homes for Sale	243	**257**	+ 5.8%	--	**--**	--
Months Supply of Inventory	7.5	**8.3**	+ 10.7%	--	**--**	--

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

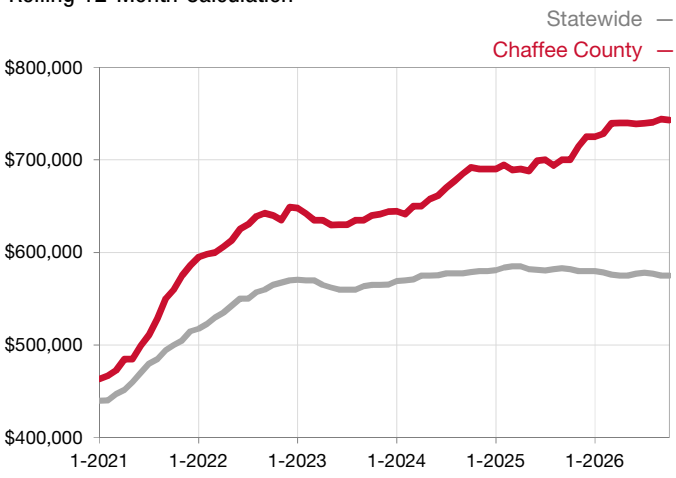
Townhouse/Condo

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
New Listings	12	**21**	+ 75.0%	150	**126**	- 16.0%
Sold Listings	7	**11**	+ 57.1%	70	**63**	- 10.0%
Median Sales Price*	$601,000	**$475,000**	- 21.0%	$609,000	**$550,000**	- 9.7%
Average Sales Price*	$586,357	**$612,787**	+ 4.5%	$627,945	**$612,893**	- 2.4%
Percent of List Price Received*	99.5%	**96.3%**	- 3.2%	98.6%	**97.7%**	- 0.9%
Days on Market Until Sale	44	**90**	+ 104.5%	66	**93**	+ 40.9%
Inventory of Homes for Sale	69	**52**	- 24.6%	--	**--**	--
Months Supply of Inventory	10.2	**7.8**	- 23.5%	--	**--**	--

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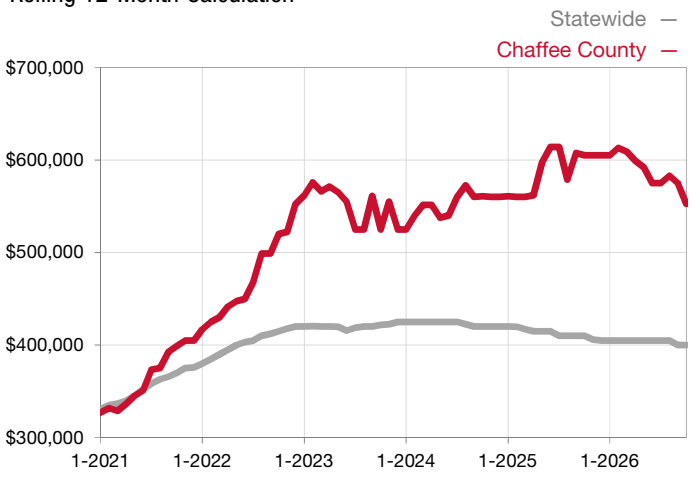
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



Current as of November 4, 2026. All data from the multiple listing services in the state of Colorado. Report © 2026 ShowingTime Plus, LLC.