

Local Market Update for April 2024

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.

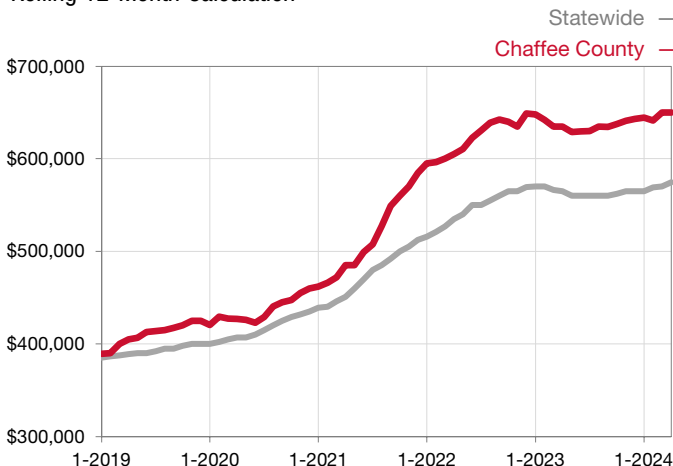
Single Family	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Key Metrics						
New Listings	46	47	+ 2.2%	145	152	+ 4.8%
Sold Listings	19	32	+ 68.4%	94	83	- 11.7%
Median Sales Price*	\$775,000	\$752,500	- 2.9%	\$582,500	\$690,000	+ 18.5%
Average Sales Price*	\$1,198,158	\$783,614	- 34.6%	\$756,528	\$777,153	+ 2.7%
Percent of List Price Received*	96.5%	97.7%	+ 1.2%	96.3%	96.6%	+ 0.3%
Days on Market Until Sale	37	122	+ 229.7%	85	106	+ 24.7%
Inventory of Homes for Sale	133	124	- 6.8%	--	--	--
Months Supply of Inventory	4.1	4.4	+ 7.3%	--	--	--

* 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	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Key Metrics						
New Listings	12	7	- 41.7%	37	48	+ 29.7%
Sold Listings	4	6	+ 50.0%	34	17	- 50.0%
Median Sales Price*	\$529,750	\$562,000	+ 6.1%	\$525,000	\$604,000	+ 15.0%
Average Sales Price*	\$564,875	\$638,250	+ 13.0%	\$563,412	\$583,868	+ 3.6%
Percent of List Price Received*	100.5%	99.1%	- 1.4%	98.0%	97.5%	- 0.5%
Days on Market Until Sale	10	21	+ 110.0%	67	81	+ 20.9%
Inventory of Homes for Sale	28	37	+ 32.1%	--	--	--
Months Supply of Inventory	3.9	7.3	+ 87.2%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

