

Local Market Update for February 2023

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.

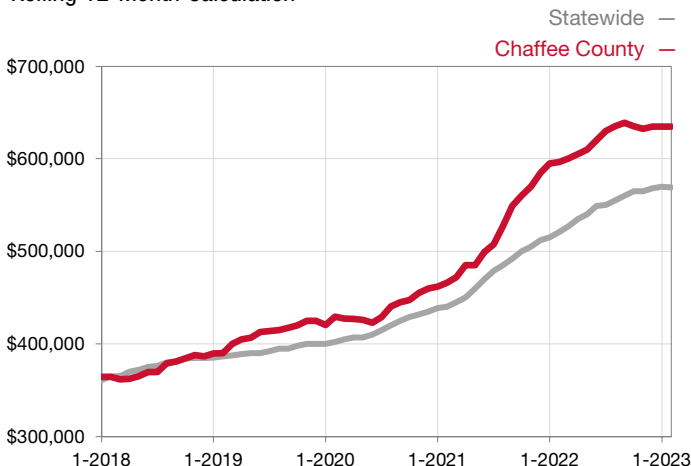
Single Family	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Key Metrics						
New Listings	42	32	- 23.8%	68	56	- 17.6%
Sold Listings	19	17	- 10.5%	51	39	- 23.5%
Median Sales Price*	\$605,000	\$570,000	- 5.8%	\$605,000	\$555,400	- 8.2%
Average Sales Price*	\$650,132	\$574,235	- 11.7%	\$658,087	\$615,049	- 6.5%
Percent of List Price Received*	99.4%	97.6%	- 1.8%	99.7%	96.2%	- 3.5%
Days on Market Until Sale	35	89	+ 154.3%	32	101	+ 215.6%
Inventory of Homes for Sale	62	77	+ 24.2%	--	--	--
Months Supply of Inventory	1.6	2.3	+ 43.8%	--	--	--

* 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	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Key Metrics						
New Listings	10	8	- 20.0%	15	19	+ 26.7%
Sold Listings	6	14	+ 133.3%	13	20	+ 53.8%
Median Sales Price*	\$474,500	\$525,000	+ 10.6%	\$445,000	\$525,000	+ 18.0%
Average Sales Price*	\$461,333	\$564,964	+ 22.5%	\$448,635	\$562,550	+ 25.4%
Percent of List Price Received*	100.8%	98.4%	- 2.4%	100.3%	98.1%	- 2.2%
Days on Market Until Sale	9	93	+ 933.3%	7	88	+ 1157.1%
Inventory of Homes for Sale	11	21	+ 90.9%	--	--	--
Months Supply of Inventory	1.6	3.1	+ 93.8%	--	--	--

* 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

