

# Local Market Update for May 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.

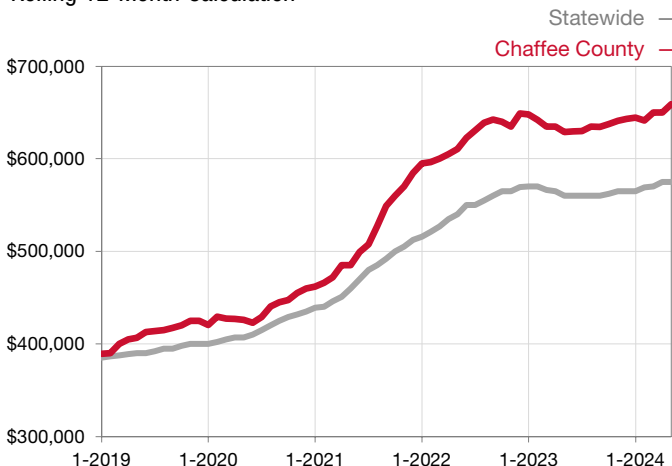
Single Family	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	75	89	+ 18.7%	220	242	+ 10.0%
Sold Listings	34	43	+ 26.5%	128	127	- 0.8%
Median Sales Price*	\$594,000	<b>\$717,500</b>	+ 20.8%	\$585,000	<b>\$690,000</b>	+ 17.9%
Average Sales Price*	\$600,041	<b>\$776,238</b>	+ 29.4%	\$714,962	<b>\$773,523</b>	+ 8.2%
Percent of List Price Received*	96.8%	<b>97.8%</b>	+ 1.0%	96.4%	<b>97.0%</b>	+ 0.6%
Days on Market Until Sale	36	48	+ 33.3%	72	87	+ 20.8%
Inventory of Homes for Sale	170	175	+ 2.9%	--	--	--
Months Supply of Inventory	5.3	6.1	+ 15.1%	--	--	--

\* 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	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	8	16	+ 100.0%	45	63	+ 40.0%
Sold Listings	7	15	+ 114.3%	41	32	- 22.0%
Median Sales Price*	\$440,000	<b>\$499,750</b>	+ 13.6%	\$525,000	<b>\$527,375</b>	+ 0.5%
Average Sales Price*	\$465,286	<b>\$555,260</b>	+ 19.3%	\$546,659	<b>\$570,458</b>	+ 4.4%
Percent of List Price Received*	104.5%	<b>96.8%</b>	- 7.4%	99.1%	<b>97.2%</b>	- 1.9%
Days on Market Until Sale	67	67	0.0%	67	75	+ 11.9%
Inventory of Homes for Sale	35	41	+ 17.1%	--	--	--
Months Supply of Inventory	4.9	7.1	+ 44.9%	--	--	--

\* 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

