

# Local Market Update for April 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.

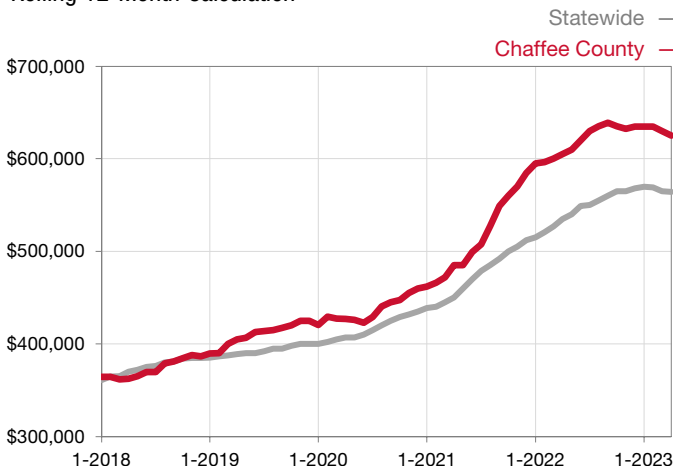
Single Family	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	65	46	- 29.2%	181	145	- 19.9%
Sold Listings	36	20	- 44.4%	120	96	- 20.0%
Median Sales Price*	\$755,000	<b>\$677,500</b>	- 10.3%	\$648,000	<b>\$572,500</b>	- 11.7%
Average Sales Price*	\$970,937	<b>\$1,109,410</b>	+ 14.3%	\$765,835	<b>\$736,390</b>	- 3.8%
Percent of List Price Received*	99.3%	<b>97.2%</b>	- 2.1%	99.4%	<b>96.5%</b>	- 2.9%
Days on Market Until Sale	59	43	- 27.1%	36	85	+ 136.1%
Inventory of Homes for Sale	90	111	+ 23.3%	--	--	--
Months Supply of Inventory	2.3	3.5	+ 52.2%	--	--	--

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

Townhouse/Condo	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	11	12	+ 9.1%	31	37	+ 19.4%
Sold Listings	8	7	- 12.5%	26	38	+ 46.2%
Median Sales Price*	\$536,250	<b>\$649,000</b>	+ 21.0%	\$489,500	<b>\$540,000</b>	+ 10.3%
Average Sales Price*	\$534,852	<b>\$611,071</b>	+ 14.3%	\$516,714	<b>\$571,026</b>	+ 10.5%
Percent of List Price Received*	100.0%	<b>100.1%</b>	+ 0.1%	99.9%	<b>98.2%</b>	- 1.7%
Days on Market Until Sale	59	11	- 81.4%	33	61	+ 84.8%
Inventory of Homes for Sale	17	21	+ 23.5%	--	--	--
Months Supply of Inventory	2.6	2.9	+ 11.5%	--	--	--

\* 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

