

Local Market Update for August 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.

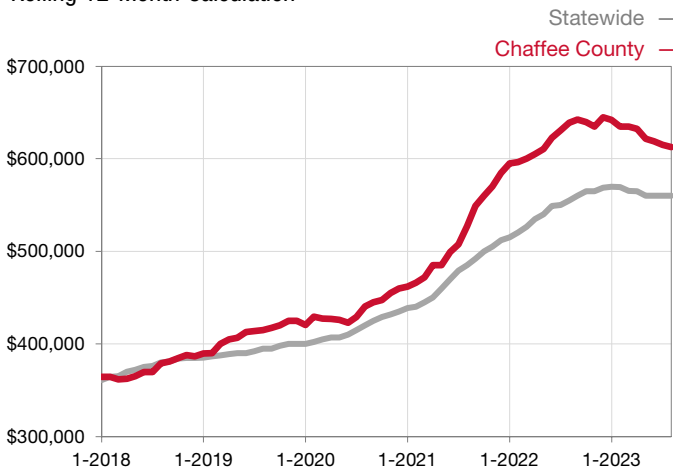
Single Family	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Key Metrics						
New Listings	46	59	+ 28.3%	440	420	- 4.5%
Sold Listings	49	45	- 8.2%	297	250	- 15.8%
Median Sales Price*	\$639,000	\$650,000	+ 1.7%	\$650,000	\$602,500	- 7.3%
Average Sales Price*	\$763,869	\$736,960	- 3.5%	\$754,800	\$712,770	- 5.6%
Percent of List Price Received*	97.2%	96.8%	- 0.4%	98.6%	97.1%	- 1.5%
Days on Market Until Sale	46	63	+ 37.0%	35	62	+ 77.1%
Inventory of Homes for Sale	176	180	+ 2.3%	--	--	--
Months Supply of Inventory	4.6	5.7	+ 23.9%	--	--	--

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

Townhouse/Condo	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Key Metrics						
New Listings	11	9	- 18.2%	79	80	+ 1.3%
Sold Listings	2	8	+ 300.0%	53	62	+ 17.0%
Median Sales Price*	\$717,500	\$605,500	- 15.6%	\$520,000	\$525,000	+ 1.0%
Average Sales Price*	\$717,500	\$604,219	- 15.8%	\$557,795	\$547,515	- 1.8%
Percent of List Price Received*	94.5%	97.7%	+ 3.4%	99.2%	98.8%	- 0.4%
Days on Market Until Sale	28	79	+ 182.1%	31	70	+ 125.8%
Inventory of Homes for Sale	37	34	- 8.1%	--	--	--
Months Supply of Inventory	5.6	4.6	- 17.9%	--	--	--

* 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

