

Local Market Update for December 2023

A Research Tool Provided by the Colorado Association of REALTORS®

Chaffee County

Contact the REALTORS® of Central Colorado for more detailed local statistics or to find a REALTOR® in the area.

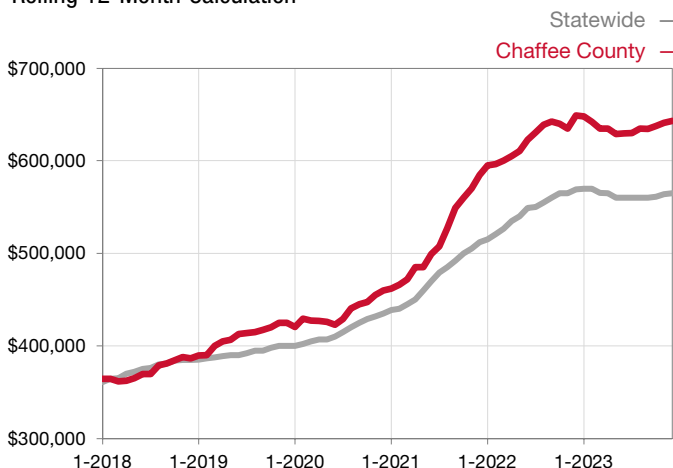
Single Family	December			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Key Metrics						
New Listings	16	26	+ 62.5%	560	534	- 4.6%
Sold Listings	17	26	+ 52.9%	420	346	- 17.6%
Median Sales Price*	\$780,000	\$667,500	- 14.4%	\$649,000	\$642,950	- 0.9%
Average Sales Price*	\$791,912	\$733,948	- 7.3%	\$736,715	\$748,625	+ 1.6%
Percent of List Price Received*	96.7%	93.4%	- 3.4%	97.9%	96.7%	- 1.2%
Days on Market Until Sale	70	87	+ 24.3%	39	65	+ 66.7%
Inventory of Homes for Sale	135	117	- 13.3%	--	--	--
Months Supply of Inventory	3.9	4.1	+ 5.1%	--	--	--

* 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	December			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Key Metrics						
New Listings	4	3	- 25.0%	105	98	- 6.7%
Sold Listings	3	5	+ 66.7%	79	78	- 1.3%
Median Sales Price*	\$704,000	\$399,750	- 43.2%	\$538,750	\$525,000	- 2.6%
Average Sales Price*	\$735,167	\$580,500	- 21.0%	\$588,935	\$560,441	- 4.8%
Percent of List Price Received*	97.8%	97.7%	- 0.1%	98.5%	98.8%	+ 0.3%
Days on Market Until Sale	71	116	+ 63.4%	34	77	+ 126.5%
Inventory of Homes for Sale	34	28	- 17.6%	--	--	--
Months Supply of Inventory	5.2	4.3	- 17.3%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

