

# Local Market Update for May 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	May			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	68	<b>76</b>	+ 11.8%	248	<b>221</b>	- 10.9%
Sold Listings	39	<b>37</b>	- 5.1%	159	<b>134</b>	- 15.7%
Median Sales Price*	\$660,000	<b>\$575,000</b>	- 12.9%	\$649,000	<b>\$575,000</b>	- 11.4%
Average Sales Price*	\$697,062	<b>\$564,087</b>	- 19.1%	\$748,966	<b>\$689,960</b>	- 7.9%
Percent of List Price Received*	98.8%	<b>97.1%</b>	- 1.7%	99.3%	<b>96.6%</b>	- 2.7%
Days on Market Until Sale	32	<b>36</b>	+ 12.5%	35	<b>71</b>	+ 102.9%
Inventory of Homes for Sale	115	<b>145</b>	+ 26.1%	--	--	--
Months Supply of Inventory	3.0	<b>4.6</b>	+ 53.3%	--	--	--

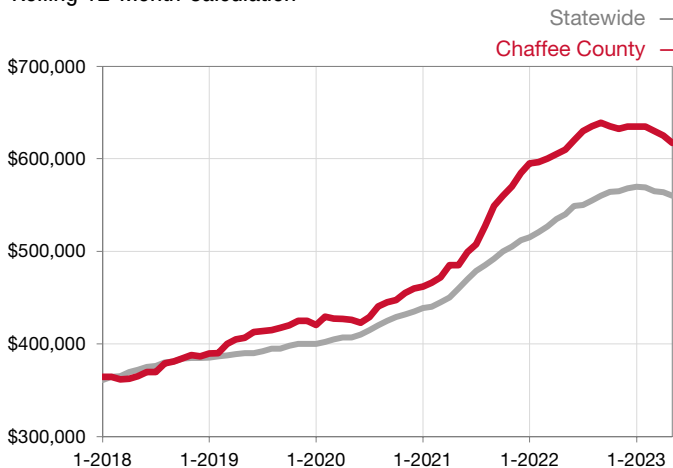
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	May			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	12	<b>8</b>	- 33.3%	43	<b>45</b>	+ 4.7%
Sold Listings	8	<b>7</b>	- 12.5%	34	<b>45</b>	+ 32.4%
Median Sales Price*	\$577,500	<b>\$440,000</b>	- 23.8%	\$502,000	<b>\$525,000</b>	+ 4.6%
Average Sales Price*	\$573,750	<b>\$465,286</b>	- 18.9%	\$530,134	<b>\$554,578</b>	+ 4.6%
Percent of List Price Received*	98.3%	<b>104.5%</b>	+ 6.3%	99.5%	<b>99.2%</b>	- 0.3%
Days on Market Until Sale	25	<b>67</b>	+ 168.0%	31	<b>62</b>	+ 100.0%
Inventory of Homes for Sale	24	<b>29</b>	+ 20.8%	--	--	--
Months Supply of Inventory	3.6	<b>4.1</b>	+ 13.9%	--	--	--

\* 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

