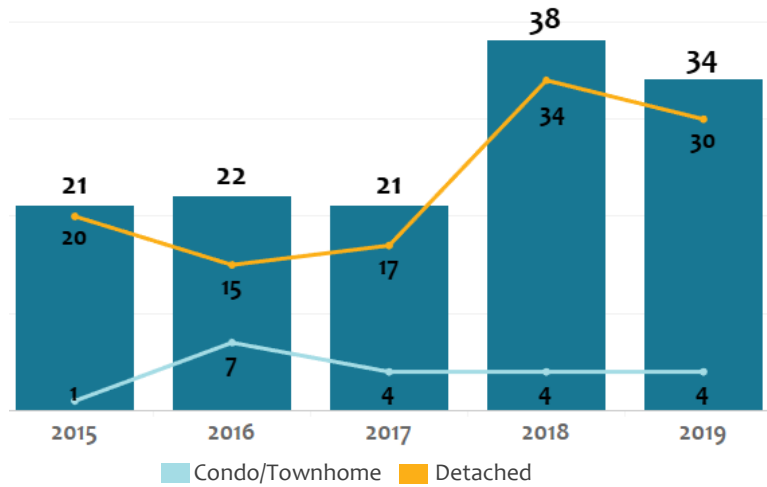


**-11%**

### HOME SALES

In February, 34 homes sold in Chaffee County, a year-over-year decrease of 11%, but 48% more than last month, signaling the selling season may be underway. Year over year, sales of detached homes was down 12%, while sales of attached homes was the same as February 2018.

Throughout the month, contracts were put in place on 31 homes, 21% less than last year, and 35% less than last month.

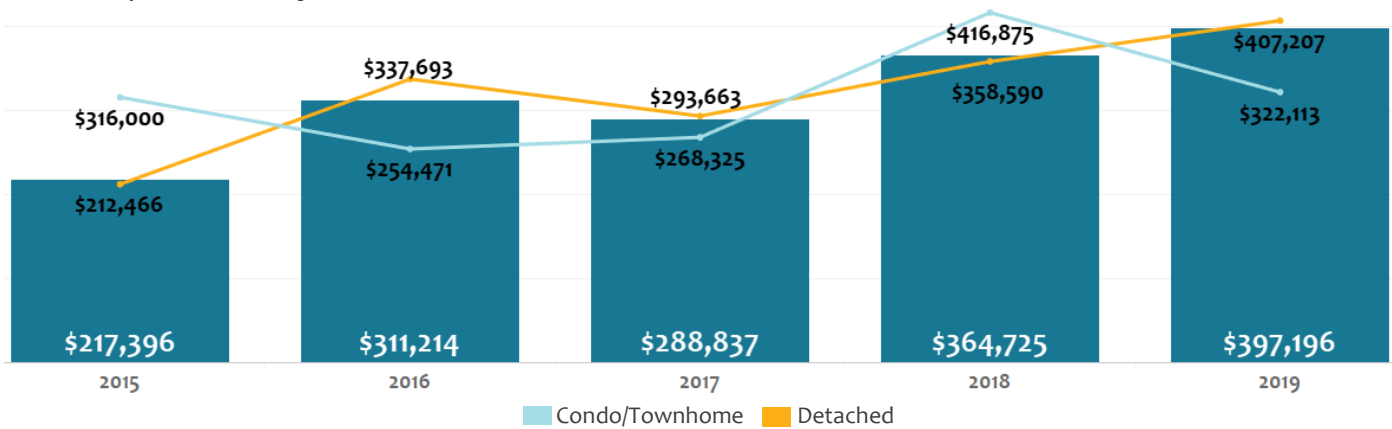


**+9%**

### AVERAGE SALE PRICES

The average sale price of a single-family home in February was \$397,196, up 9% from last year, but relatively unchanged from last month. Detached homes sold for an average of \$407,207, up 14% year over year. The average price of an attached home was \$322,113, which is 23% lower than last year.

The median sold price of a Chaffee County home in February was \$363,750, relatively unchanged as compared to last year.

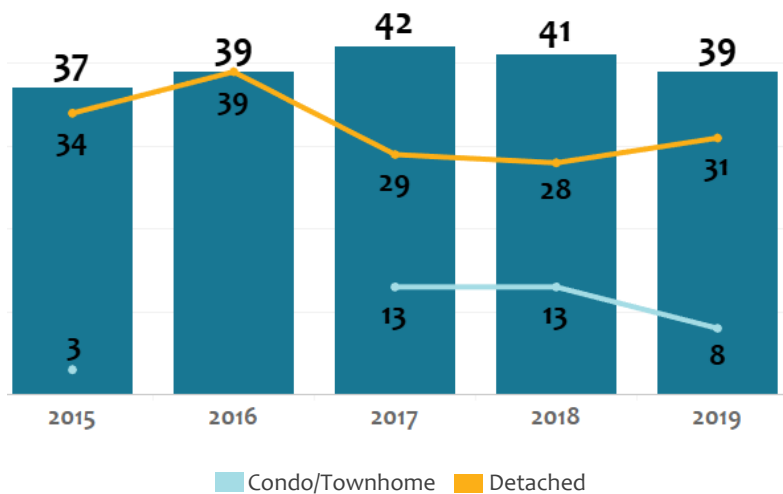


**-5%**

### NEW LISTINGS

In February, 39 new listings of homes for sale were brought to the market, a 13% decrease compared to last month and 5% less than February 2018.

At the end of February, there were 133 active listings of homes for sale in Chaffee County, 7% more than last month and 1% more than last year. Currently, there is approximately 17 weeks of inventory in Chaffee County, 6 weeks less than last month and 2 weeks more than last year.

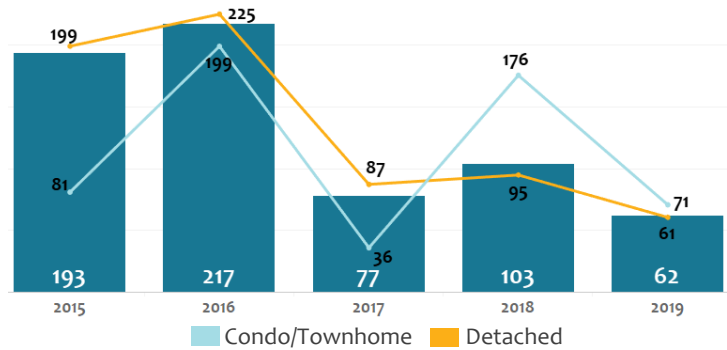


## -41 Days DAYS ON MARKET

The average amount of time a Chaffee County home spent on the market in February was 62 days, 9 days more than last month, but 41 days quicker than February 2018.

The median amount of time a home spent on the market in February was 34 days. Last year at this time, homes spent a median of 73 days on the market.

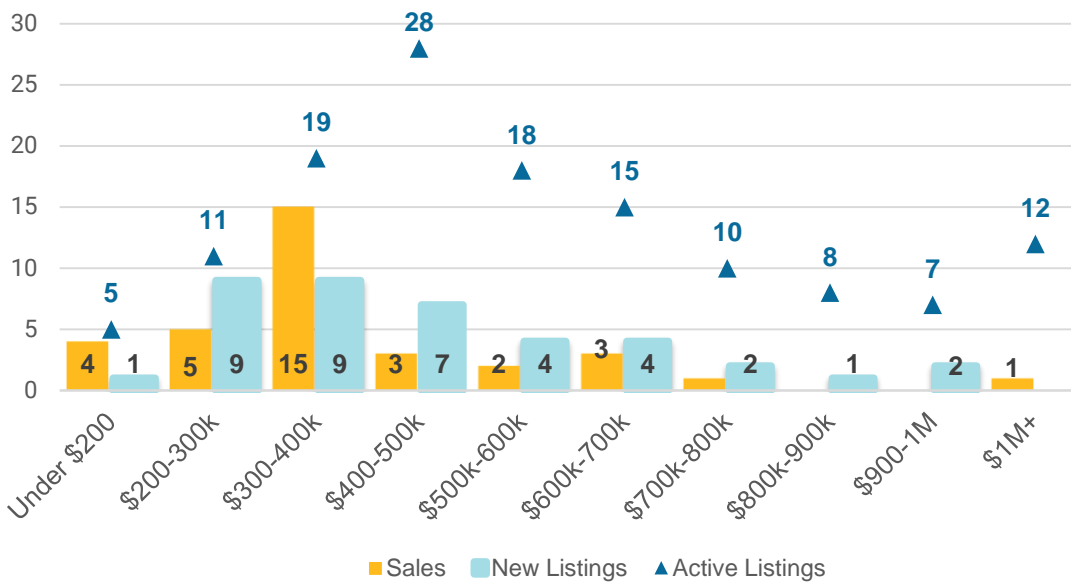
Average Days on Market



<b>133</b> Active Listings	<b>\$397,196</b> Average Sold Price	<b>34</b> Listings Sold	<b>62</b> Average Days on Market
<b>39</b> New Listings	<b>\$363,750</b> Median Sold Price	<b>31</b> Listings Under Contract	<b>17</b> Weeks of Inventory

## Chaffee County Housing Market by Price Range

In February, we saw the most activity in the price ranges below \$400,000. New listings in these ranges comprised 49% of all listings that came on the market. Additionally, 71% of the homes that sold in Chaffee County were in the price ranges below \$400,000. Homes priced at \$400,000 and below sold in an average of 68 days.



Average Days on Market by Price Range

Under \$200k	85
\$200-300k	12
\$300-400k	82
\$400-500k	22
\$500-600k	60
\$600-700k	30
\$700-800k	34
\$800-900k	N/A
\$900k+	164

## REcolorado

Housing market statistics are provided by REcolorado, the largest multiple listing service (MLS) in Colorado. REcolorado delivers advanced tools and services for REALTORS® of Central Colorado to serve home buyers and sellers. The REcolorado home search site, [REcolorado.com](http://REcolorado.com), is the most trusted resource for home listings across the state. Search homes and land for sale in South Central Colorado at [www.REcolorado.com](http://www.REcolorado.com).