

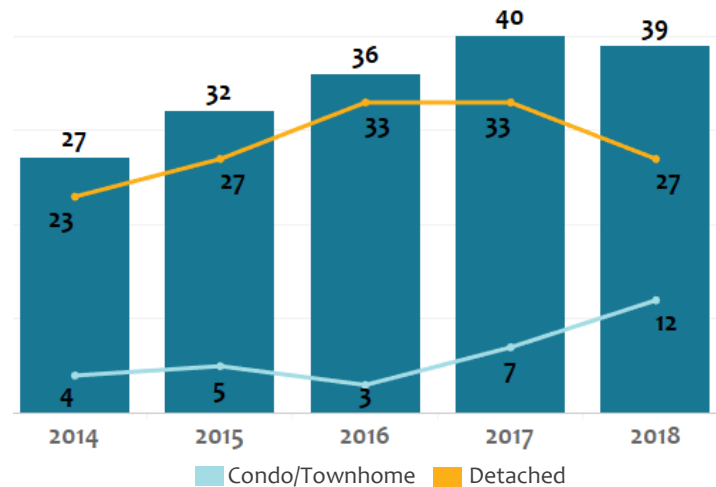
### HOME SALES

**-3%**

In November, 39 homes sold in Chaffee County, a year-over-year decrease of 3%, but 15% more than last month.

Throughout the month, contracts were put in place on 23 homes, 23% fewer as compared to last year and 55% less than last month.

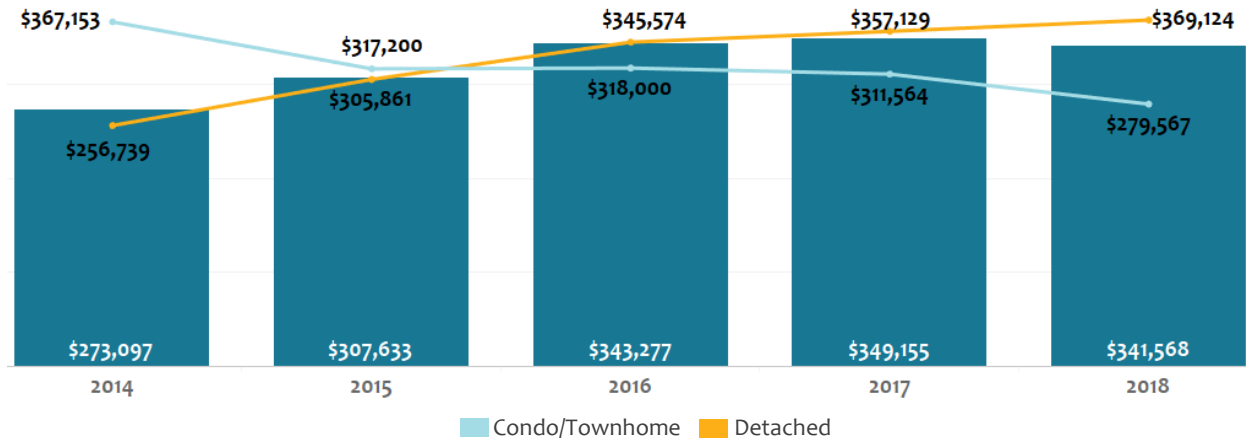
Year to date, 456 homes have sold, which is 17% more than this time last year.



**-2%**

### AVERAGE SALE PRICES

The average sale price of a single-family, Chaffee County home in November was \$341,568, down 2% from last year and 23% lower than last month. Detached homes sold for an average of \$369,124, up 3% year over year. The average price of an attached home was \$279,567, 10% lower than last year. The median sold price of a Chaffee County home in November was \$297,000, down 12% as compared to last year.

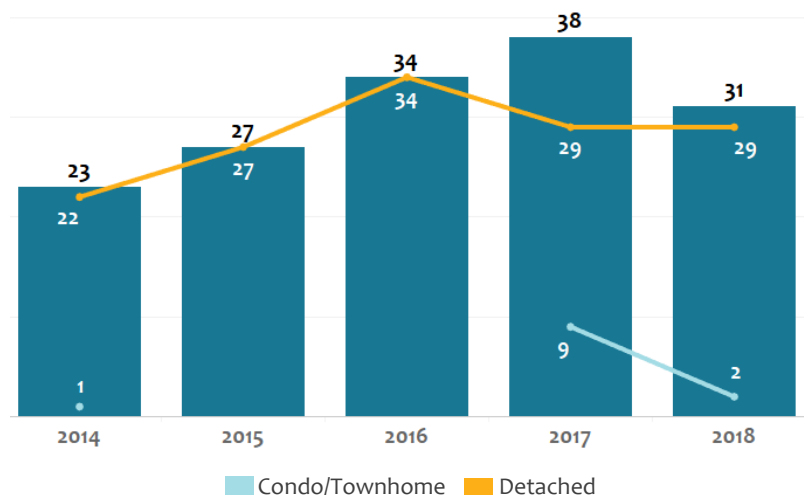


**-18%**

### NEW LISTINGS

In November, 31 new listings of homes for sale were brought to the market, a 14% decrease compared to last month and 18% less than November 2017.

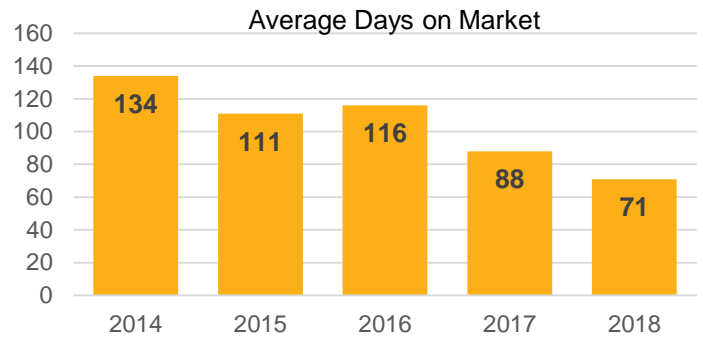
At the end of November, there were 140 active listings of homes for sale in Chaffee County, 3% less than last month. Currently, there is approximately 16 weeks of inventory in Chaffee County, 2 weeks fewer than last month.



## DAYS ON MARKET

**-17 Days** The average amount of time a Chaffee County home spent on the market in November was 71 days, 3 days more than last month, but 17 days fewer than November 2017.

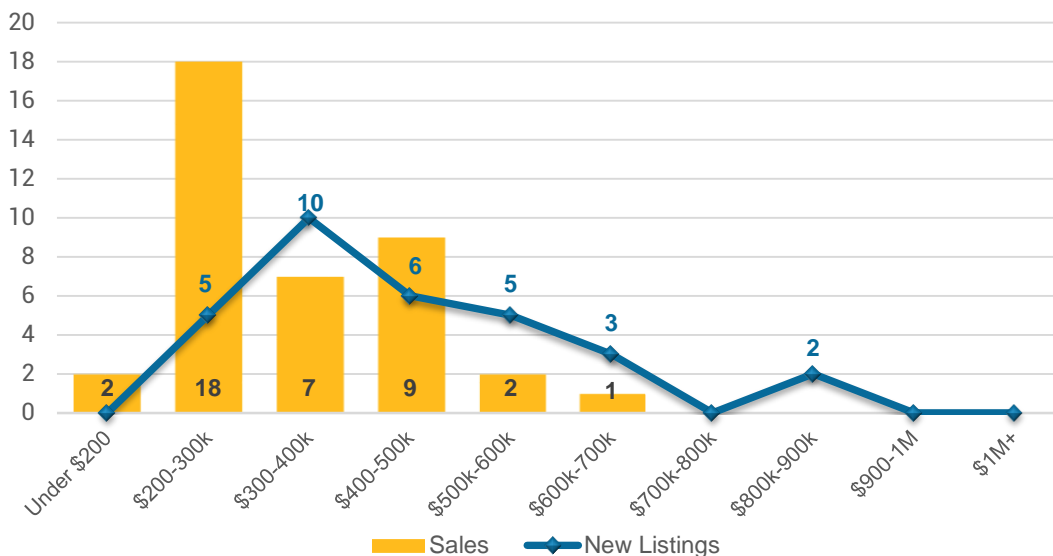
Median Days on Market was 43 days, which means half the homes on the market sold in 43 days or less. Last year at this time, homes spent a median of 49 days on the market.



<b>140</b> Active Listings	<b>\$341,568</b> Average Sold Price	<b>39</b> Listings Sold	<b>71</b> Average Days on Market
<b>31</b> New Listings	<b>\$297,000</b> Median Sold Price	<b>23</b> Listings Under Contract	<b>16</b> Weeks of Inventory

## Chaffee County Housing Market by Price Range

In November, the \$200-300,000 price range saw the most activity with 32% of new listings and 46% of all sales. Homes in this range sold in an average of 87 days. While sales overall are down 3% year over year, sales in the \$200-300,000 price range are up 38% compared to last November. Because there were no sales of homes priced above \$700,000 in November, the average sold price decreased month-over-month.



Average Days on Market by Price Range	
Under \$200k	137
\$200-300k	87
\$300-400k	59
\$400-500k	50
\$500-600k	9
\$600-700k	34
\$700-800k	N/A
\$800-900k	N/A
\$900k-1M	N/A
\$1M+	N/A

## 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).