

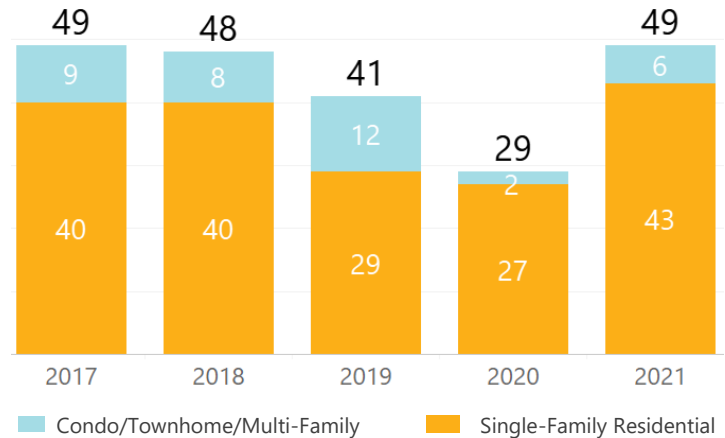
+69%

HOMES CLOSED

In May, 49 homes Closed in Chaffee County representing an **increase of 69% from last May**, but a decrease of 16% month over month.

Throughout the month 49 homes moved to the Pending status, 9% fewer than this time last year and 20% fewer than last month.

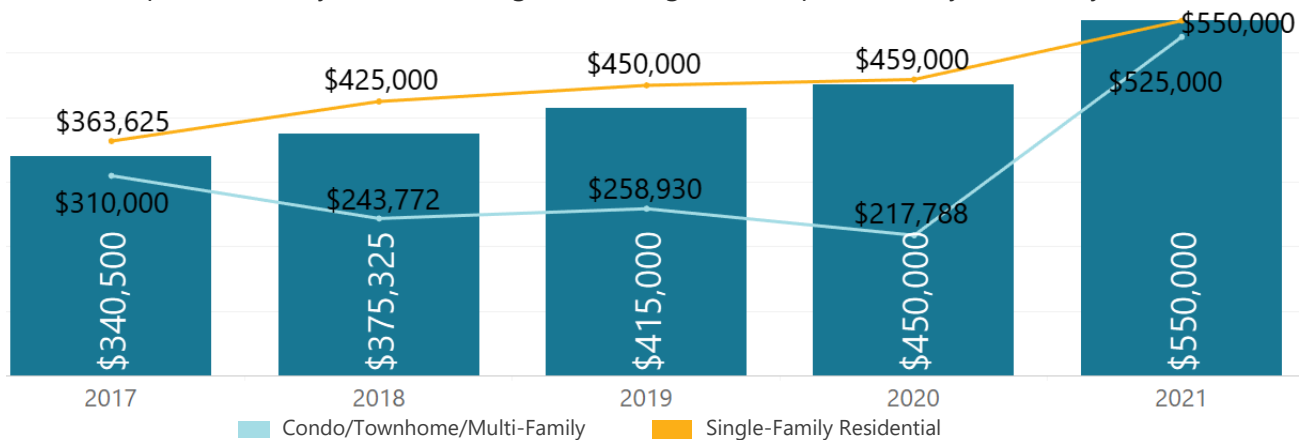
Consumer hesitancy in March – April 2020, due to stay-at-home orders, explains the significant increase in sales between May 2020 and May 2021.



+22%

MEDIAN CLOSED PRICES

Home prices continue to rise in Chaffee County with the area breaking new Closed Price records. The Median Closed Price reached \$550,000 in May, a **year-over-year increase of 22%** and unchanged month over month. Single-Family Homes closed for a Median Price of \$550,000 and Condo/Townhomes/Multi-family homes closed for a median price of \$525,000, both record highs compared to any other May on record. Homes in Chaffee County closed at an average price of \$560,122, an increase of 27% compared to last year and the highest Average Closed price for any other May on record.



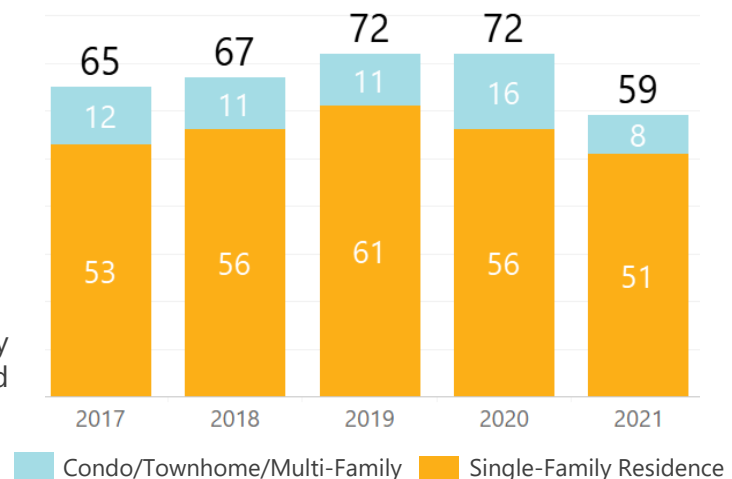
-18%

NEW LISTINGS

Throughout the month, sellers brought 59 New Listings to the market, **18% fewer than last May** and 3% fewer than last month.

May ended with **51 Active Listings** of homes for sale in Chaffee County, 69% fewer than last May, but 70% more compared to last month.

In Chaffee County, there were 4 weeks of inventory available in May, 20 weeks fewer than last May and 2 weeks more than last month.

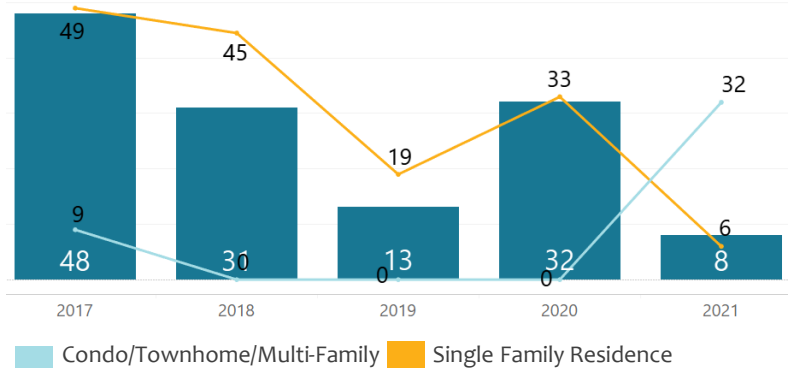


-16 Days

MEDIAN DAYS IN MLS

Homes were only on the market for a median of 8 days in May. This is **16 days fewer than last year** but 2 days more than last month.

Chaffee County homes spent an average number of 39 days Active in the MLS, 25 days fewer than we saw in May 2020 and 20 days fewer month over month.



51 Active Listings	\$560,122 Average Sold Price	49 Closed Listings	6 Median Days in MLS
59 New Listings	\$550,500 Median Sold Price	49 Pending Listings	4 Weeks of Inventory

BUENA VISTA HOUSING MARKET



28 New Listings

1 more than last year
8 more than last month



15 Homes Closed

1 fewer than last year
9 fewer than last month



\$429,500 Median Price

Unchanged year over year
24% decrease month over month



2 Median Days in MLS

31 days fewer than last year
10 days fewer than last month

SALIDA HOUSING MARKET



22 New Listings

13 fewer than last year
7 fewer than last month



24 Homes Closed

17 more than last year
7 more than last month



\$632,500 Median Price

8% increase year over year
2% decrease month over month



10 Median Days in MLS

14 days fewer than last year
6 days more than last month

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, 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.