

Chaffee County, CO

County · CO · Colorado

BALANCED MARKET

\$670K

MEDIAN SALE PRICE

-2.0%

1-YR CHANGE

486

SALES (12 MO)

\$753K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



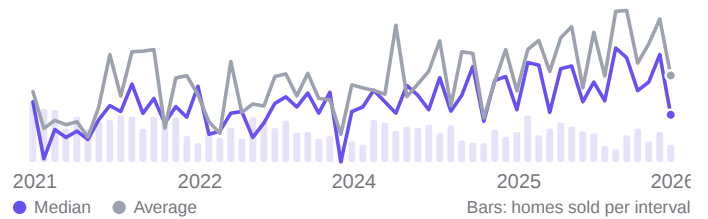
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$575K · Average \$696K

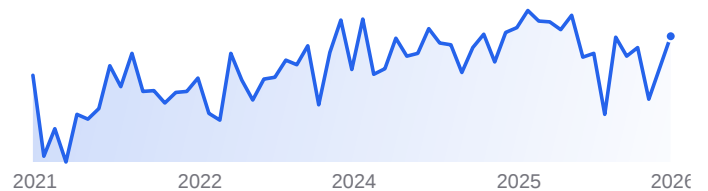
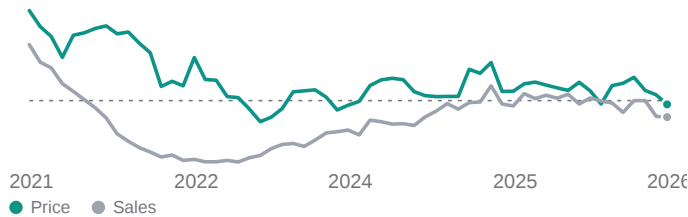


Growth (year over year)

Price -2.0% · Sales -9.2%

Price per square foot

\$438/ft²

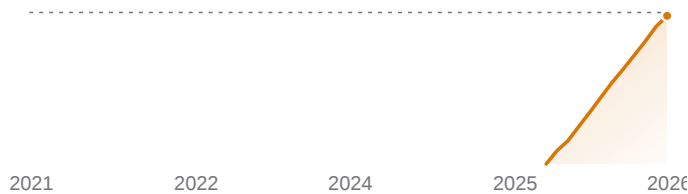


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

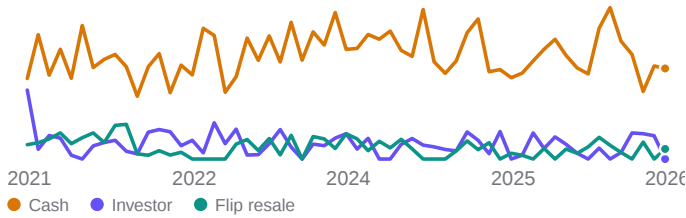
3.9%



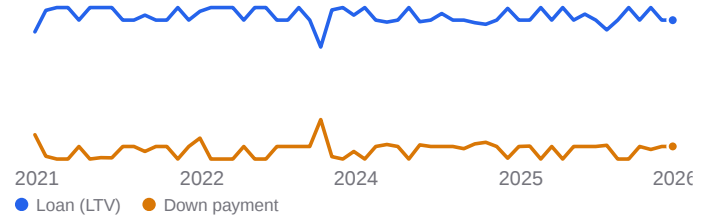
BUYERS & OUTCOMES

Buyer mix

Cash 35% · Investor 0% · Flip resale 3.8%

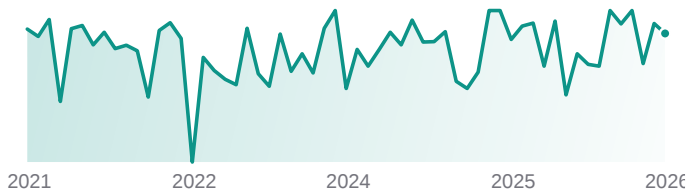


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



Sellers who sold at a gain

94%



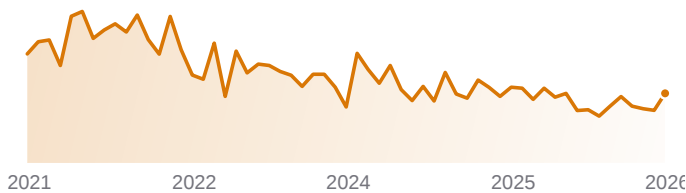
Typical hold before selling

9.5 yrs



Median annualized return at resale

+8.5%



HOUSING STOCK

Homes	12,313
Median value (AVM)	\$753K
Median size	1,530 ft²
Median bedrooms	3
Median year built	1996
Single family	73%
Condos	0.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	1.3%
Owner occupied	50%
Company owned	22%
Median loan-to-value	24%

Typical ownership tenure

8.7 yrs

COMMUNITY

Population	21,000
Density	21 / mi²
Median household income	\$68K
Average household income	\$97K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	89
Homes occupied	81%
Bachelor's or higher	27%
Poverty rate	11.5%
Unemployment	1.0%
Average temp	40°F
Annual precip	14 in
Sunshine	81%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.