



## Chaffee County Market Update

Chaffee County has been holding solid in the market comparing sales volumes to this time a year ago within the County. Commercial Real Estate sales volume of \$7,816,000, with 10 transactions (YTD) through the second quarter of 2024, down by 12.18% compared to 2023 having \$6,918,644 in sales volume consisting of 10 transactions. Residential Real Estate sales volume through the second quarter of 2024 has seen a bit of an increase with sales volume at \$169,715,853 (YTD) compared to 2023 sales volume of \$156,268,748 (YTD). The average house price for 2024 is up by 10.82% with the average home price being at \$737,895 compared to 2023 average home price being at \$662,156.

	<u>May 24 (YTD)</u>	<u>May 23 (YTD)</u>	<u>% Difference</u>
<b><u>CHAFFEE COUNTY COMMERCIAL REAL ESTATE</u></b>			
Commercial Sales Volume	\$7,816,000	\$6,918,644	+12.18%
Commercial Transactions	10	10	0%
<b><u>CHAFFEE COUNTY RESIDENTIAL REAL ESTATE</u></b>			
Residential Total Sales	\$169,715,853	\$156,268,748	+8.25%
Residential Avg Price	\$737,895	\$662,156	+10.82%
Residential Days on Market	73	60	+19.55%
Residential Transactions	230	236	-2.58%
<b><u>SALES TAX INDICATORS</u></b>			
All Sales Taxes	\$5,029,025	\$4,852,365	+3.6%
Retail Taxes	\$2,575,715	\$2,453,874	+5.0%
Restaurant/Food Services Taxes	\$641,383	\$594,080	+8.0%
Real Estate, Rental & Leasing	\$26,167	\$26,340	-0.7%
Manufacturing	\$82,423	\$74,791	+10.2%
Construction	\$25,095	\$24,992	+0.4%
Information	\$51,964	\$48,994	+6.1%
All Other	\$192,552	\$191,961	+0.3%
Wholesale Trade	\$136,566	\$132,027	+3.4%

**Cap Rate: 6-7 %**



**Jeff Post, First Colorado Land Office**

*A top-producing realtor since 2000 and owner of First Colorado Land Office since 2006. Jeff Post is a highly respected community leader with a deep commitment toward making a difference. A proud fifth-generation resident of Salida, Colorado. Jeff combines his knowledge and experience in commercial real estate to help Chaffee County attract new business and enhance growth opportunities for existing businesses.*