



## Chaffee County Market Update

Chaffee County has continued to hold solid in the market comparing sales volumes to this time a year ago within the County. Commercial Real Estate sales volume of \$8,691,000, with 11 transactions (YTD) through the third quarter of 2024, is slightly down by 5.72% compared to 2023 having \$9,218,644 in sales volume also having 11 transactions. Residential Real Estate sales volume through the third quarter of 2024 has seen a bit of an increase of 8.67% with sales volume at \$234,112,133 (YTD) compared to 2023 sales volume of \$215,433,204 (YTD). The average house price for 2024 is up by 8.33% with the average home price being at \$740,861 compared to 2023 average home price being at \$683,915.

	<u>Sept 24 (YTD)</u>	<u>Sept 23 (YTD)</u>	<u>% Difference</u>
<b><u>CHAFFEE COUNTY COMMERCIAL REAL ESTATE</u></b>			
Commercial Sales Volume	\$8,691,000	\$9,218,644	-5.72%
Commercial Transactions	11	11	0%
<b><u>CHAFFEE COUNTY RESIDENTIAL REAL ESTATE</u></b>			
Residential Total Sales	\$234,112,133	\$215,433,204	+8.67%
Residential Avg Price	\$740,861	\$683,915	+8.33%
Residential Days on Market	73	60	+21.67%
Residential Transactions	316	315	+0.32%
<b><u>SALES TAX INDICATORS</u></b>			
All Sales Taxes	\$9,003,321	\$8,750,968	+2.9%
Retail Taxes	\$4,428,814	\$4,284,324	+3.4%
Restaurant/Food Services Taxes	\$1,311,561	\$1,226,360	+6.9%
Real Estate, Rental & Leasing	\$55,031	\$65,169	-15.6%
Manufacturing	\$145,573	\$135,481	+7.4%
Construction	\$40,117	\$37,405	+7.3%
Information	\$83,929	\$77,794	+7.9%
All Other	\$339,868	\$314,867	+7.9%
Wholesale Trade	\$223,964	\$237,055	-5.5%

**Cap Rate: 6-7 %**

## **DEVELOPMENTS**

Chaffee County Land Use Code Discussion has been ongoing with discussions open to the public with Concerns and Questions of what and how the changes would affect Land Use Codes for Individuals.



[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.*