



Academy West – 32

East of I-25, South of Paseo del Norte Blvd NE, West of Wyoming Blvd NE, North of Montgomery Blvd NE

| Single-Family Detached | June | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------|--------------|-------------|----------|
| Key Metrics | 2024 | 2025 | % Change | Thru 6-2024 | Thru 6-2025 | % Change |
| New Listings | 15 | 17 | + 13.3% | 81 | 95 | + 17.3% |
| Pending Sales | 12 | 15 | + 25.0% | 65 | 73 | + 12.3% |
| Closed Sales | 15 | 15 | 0.0% | 62 | 66 | + 6.5% |
| Days on Market Until Sale | 22 | 14 | - 36.4% | 25 | 29 | + 16.0% |
| Median Sales Price* | \$375,000 | \$425,000 | + 13.3% | \$369,500 | \$401,050 | + 8.5% |
| Average Sales Price* | \$403,100 | \$454,917 | + 12.9% | \$393,048 | \$418,150 | + 6.4% |
| Percent of List Price Received* | 98.8% | 98.9% | + 0.1% | 99.4% | 98.6% | - 0.8% |
| Inventory of Homes for Sale | 15 | 24 | + 60.0% | — | — | — |
| Months Supply of Inventory | 1.3 | 2.1 | + 61.5% | — | — | — |

| Single-Family Attached | June | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------|--------------|-------------|----------|
| Key Metrics | 2024 | 2025 | % Change | Thru 6-2024 | Thru 6-2025 | % Change |
| New Listings | 14 | 18 | + 28.6% | 91 | 89 | - 2.2% |
| Pending Sales | 8 | 12 | + 50.0% | 71 | 64 | - 9.9% |
| Closed Sales | 15 | 17 | + 13.3% | 71 | 60 | - 15.5% |
| Days on Market Until Sale | 15 | 36 | + 140.0% | 20 | 40 | + 100.0% |
| Median Sales Price* | \$270,000 | \$252,000 | - 6.7% | \$265,000 | \$257,750 | - 2.7% |
| Average Sales Price* | \$268,827 | \$235,618 | - 12.4% | \$244,996 | \$256,641 | + 4.8% |
| Percent of List Price Received* | 98.4% | 99.4% | + 1.0% | 98.7% | 98.3% | - 0.4% |
| Inventory of Homes for Sale | 24 | 30 | + 25.0% | — | — | — |
| Months Supply of Inventory | 2.7 | 3.2 | + 18.5% | — | — | — |

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

