



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	April			Year to Date		
Key Metrics	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	20	14	- 30.0%	56	51	- 8.9%
Pending Sales	11	15	+ 36.4%	42	55	+ 31.0%
Closed Sales	7	14	+ 100.0%	40	48	+ 20.0%
Days on Market Until Sale	46	25	- 45.7%	38	42	+ 10.5%
Median Sales Price*	\$406,000	\$442,500	+ 9.0%	\$381,000	\$406,000	+ 6.6%
Average Sales Price*	\$386,857	\$470,714	+ 21.7%	\$395,852	\$419,982	+ 6.1%
Percent of List Price Received*	99.3%	99.9%	+ 0.6%	98.4%	99.2%	+ 0.8%
Inventory of Homes for Sale	26	11	- 57.7%	—	—	—
Months Supply of Inventory	2.3	0.8	- 65.2%	—	—	—

Single-Family Attached	April			Year to Date		
Key Metrics	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	18	9	- 50.0%	54	45	- 16.7%
Pending Sales	10	9	- 10.0%	37	37	0.0%
Closed Sales	10	10	0.0%	34	32	- 5.9%
Days on Market Until Sale	30	19	- 36.7%	48	42	- 12.5%
Median Sales Price*	\$273,500	\$267,250	- 2.3%	\$272,000	\$255,000	- 6.3%
Average Sales Price*	\$238,940	\$256,175	+ 7.2%	\$267,234	\$237,980	- 10.9%
Percent of List Price Received*	98.0%	97.3%	- 0.7%	97.9%	98.4%	+ 0.5%
Inventory of Homes for Sale	23	20	- 13.0%	—	—	—
Months Supply of Inventory	2.6	2.0	- 23.1%	—	—	—

\* 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.

