



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	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	16	22	+ 37.5%	66	78	+ 18.2%
Pending Sales	14	17	+ 21.4%	53	59	+ 11.3%
Closed Sales	10	11	+ 10.0%	47	51	+ 8.5%
Days on Market Until Sale	7	21	+ 200.0%	26	34	+ 30.8%
Median Sales Price*	\$311,500	\$410,000	+ 31.6%	\$364,000	\$394,000	+ 8.2%
Average Sales Price*	\$334,630	\$449,100	+ 34.2%	\$389,840	\$407,337	+ 4.5%
Percent of List Price Received*	100.6%	98.9%	- 1.7%	99.5%	98.5%	- 1.0%
Inventory of Homes for Sale	13	26	+ 100.0%	—	—	—
Months Supply of Inventory	1.2	2.3	+ 91.7%	—	—	—

Single-Family Attached	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	17	17	0.0%	77	71	- 7.8%
Pending Sales	14	18	+ 28.6%	63	55	- 12.7%
Closed Sales	9	9	0.0%	56	43	- 23.2%
Days on Market Until Sale	12	22	+ 83.3%	21	42	+ 100.0%
Median Sales Price*	\$290,000	\$255,000	- 12.1%	\$259,500	\$267,500	+ 3.1%
Average Sales Price*	\$250,167	\$256,333	+ 2.5%	\$238,613	\$264,953	+ 11.0%
Percent of List Price Received*	99.2%	97.7%	- 1.5%	98.8%	97.9%	- 0.9%
Inventory of Homes for Sale	20	20	0.0%	—	—	—
Months Supply of Inventory	2.2	2.1	- 4.5%	—	—	—

\* 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.

