



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	January			Year to Date		
Key Metrics	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	12	6	- 50.0%	12	6	- 50.0%
Pending Sales	8	11	+ 37.5%	8	11	+ 37.5%
Closed Sales	10	8	- 20.0%	10	8	- 20.0%
Days on Market Until Sale	18	32	+ 77.8%	18	32	+ 77.8%
Median Sales Price*	\$393,750	\$356,900	- 9.4%	\$393,750	\$356,900	- 9.4%
Average Sales Price*	\$381,689	\$390,259	+ 2.2%	\$381,689	\$390,259	+ 2.2%
Percent of List Price Received*	99.4%	98.5%	- 0.9%	99.4%	98.5%	- 0.9%
Inventory of Homes for Sale	9	14	+ 55.6%	—	—	—
Months Supply of Inventory	0.7	1.3	+ 85.7%	—	—	—

Single-Family Attached	January			Year to Date		
Key Metrics	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	7	13	+ 85.7%	7	13	+ 85.7%
Pending Sales	14	5	- 64.3%	14	5	- 64.3%
Closed Sales	10	7	- 30.0%	10	7	- 30.0%
Days on Market Until Sale	28	84	+ 200.0%	28	84	+ 200.0%
Median Sales Price*	\$215,000	\$273,000	+ 27.0%	\$215,000	\$273,000	+ 27.0%
Average Sales Price*	\$210,150	\$297,953	+ 41.8%	\$210,150	\$297,953	+ 41.8%
Percent of List Price Received*	97.7%	97.3%	- 0.4%	97.7%	97.3%	- 0.4%
Inventory of Homes for Sale	7	26	+ 271.4%	—	—	—
Months Supply of Inventory	0.9	2.8	+ 211.1%	—	—	—

* 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.

