



# Paradise West – 120

East of West Mesa, South of Sandoval County Line, West of Unser Blvd NW, North of Paseo del Norte Blvd NE

Single-Family Detached				Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	38	43	+ 13.2%	241	255	+ 5.8%
Pending Sales	33	42	+ 27.3%	208	215	+ 3.4%
Closed Sales	29	40	+ 37.9%	190	206	+ 8.4%
Days on Market Until Sale	18	21	+ 16.7%	23	29	+ 26.1%
Median Sales Price*	\$360,000	\$352,500	- 2.1%	\$355,000	\$350,000	- 1.4%
Average Sales Price*	\$362,879	\$355,010	- 2.2%	\$356,410	\$355,224	- 0.3%
Percent of List Price Received*	99.8%	98.9%	- 0.9%	99.6%	99.0%	- 0.6%
Inventory of Homes for Sale	43	57	+ 32.6%	—	—	—
Months Supply of Inventory	1.4	1.7	+ 21.4%	—	—	—

Single-Family Attached				Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	0	0	0.0%	2	2	0.0%
Pending Sales	1	0	- 100.0%	2	2	0.0%
Closed Sales	0	0	0.0%	0	1	—
Days on Market Until Sale	—	—	—	—	7	—
Median Sales Price*	—	—	—	—	\$275,000	—
Average Sales Price*	—	—	—	—	\$275,000	—
Percent of List Price Received*	—	—	—	—	100.0%	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

\* 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.

