



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	May			Year to Date		
Key Metrics	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	45	57	+ 26.7%	212	196	- 7.5%
Pending Sales	31	40	+ 29.0%	173	160	- 7.5%
Closed Sales	28	37	+ 32.1%	166	133	- 19.9%
Days on Market Until Sale	21	27	+ 28.6%	31	30	- 3.2%
Median Sales Price*	\$347,500	\$350,000	+ 0.7%	\$349,500	\$355,000	+ 1.6%
Average Sales Price*	\$361,457	\$346,930	- 4.0%	\$355,276	\$363,860	+ 2.4%
Percent of List Price Received*	99.4%	99.6%	+ 0.2%	99.0%	99.5%	+ 0.5%
Inventory of Homes for Sale	62	51	- 17.7%	—	—	—
Months Supply of Inventory	1.9	1.7	- 10.5%	—	—	—

Single-Family Attached	May			Year to Date		
Key Metrics	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	1	1	0.0%	2	2	0.0%
Pending Sales	1	0	- 100.0%	2	1	- 50.0%
Closed Sales	0	1	—	1	1	0.0%
Days on Market Until Sale	—	26	—	7	26	+ 271.4%
Median Sales Price*	—	\$299,900	—	\$275,000	\$299,900	+ 9.1%
Average Sales Price*	—	\$299,900	—	\$275,000	\$299,900	+ 9.1%
Percent of List Price Received*	—	100.0%	—	100.0%	100.0%	0.0%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

* 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.

