

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		2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings		45	45	0.0%	203	212	+ 4.4%
Pending Sales		35	34	- 2.9%	175	176	+ 0.6%
Closed Sales		37	28	- 24.3%	161	166	+ 3.1%
Days on Market Until Sale		15	21	+ 40.0%	24	31	+ 29.2%
Median Sales Price*		\$360,000	\$347,500	- 3.5%	\$352,500	\$349,500	- 0.9%
Average Sales Price*		\$372,303	\$361,457	- 2.9%	\$355,244	\$355,276	+ 0.0%
Percent of List Price Received*		99.6%	99.4%	- 0.2%	99.5%	99.0%	- 0.5%
Inventory of Homes for Sale		41	56	+ 36.6%	—	—	—
Months Supply of Inventory		1.3	1.7	+ 30.8%	—	—	—

Single-Family Attached		May			Year to Date		
Key Metrics		2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings		1	1	0.0%	2	2	0.0%
Pending Sales		1	1	0.0%	1	2	+ 100.0%
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		1	0	- 100.0%	—	—	—
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.

