



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	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	34	37	+ 8.8%	77	75	- 2.6%
Pending Sales	35	41	+ 17.1%	71	70	- 1.4%
Closed Sales	32	28	- 12.5%	51	64	+ 25.5%
Days on Market Until Sale	33	35	+ 6.1%	36	40	+ 11.1%
Median Sales Price*	\$328,500	\$350,500	+ 6.7%	\$330,000	\$350,500	+ 6.2%
Average Sales Price*	\$336,883	\$366,481	+ 8.8%	\$339,691	\$357,964	+ 5.4%
Percent of List Price Received*	100.7%	98.8%	- 1.9%	99.9%	98.5%	- 1.4%
Inventory of Homes for Sale	28	38	+ 35.7%	—	—	—
Months Supply of Inventory	0.9	1.2	+ 33.3%	—	—	—

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

