



Las Maravillas, Cypress Gardens – 721

North of S Rio del Oro Loop, South of Rio del Oro Loop Subdivision, East of El Cerro Loop, West of Manzano Expy, Includes Las Maravillas

Single-Family Detached	January			Year to Date		
Key Metrics	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	11	12	+ 9.1%	11	12	+ 9.1%
Pending Sales	12	11	- 8.3%	12	11	- 8.3%
Closed Sales	10	5	- 50.0%	10	5	- 50.0%
Days on Market Until Sale	65	33	- 49.2%	65	33	- 49.2%
Median Sales Price*	\$277,740	\$270,000	- 2.8%	\$277,740	\$270,000	- 2.8%
Average Sales Price*	\$277,844	\$275,196	- 1.0%	\$277,844	\$275,196	- 1.0%
Percent of List Price Received*	100.4%	100.8%	+ 0.4%	100.4%	100.8%	+ 0.4%
Inventory of Homes for Sale	9	14	+ 55.6%	—	—	—
Months Supply of Inventory	0.8	1.9	+ 137.5%	—	—	—

Single-Family Attached	January			Year to Date		
Key Metrics	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
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.

