



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	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	7	21	+ 200.0%	18	33	+ 83.3%
Pending Sales	4	5	+ 25.0%	16	16	0.0%
Closed Sales	9	10	+ 11.1%	19	15	- 21.1%
Days on Market Until Sale	67	47	- 29.9%	66	42	- 36.4%
Median Sales Price*	\$266,500	\$274,500	+ 3.0%	\$272,490	\$274,000	+ 0.6%
Average Sales Price*	\$260,998	\$262,099	+ 0.4%	\$269,864	\$266,465	- 1.3%
Percent of List Price Received*	99.7%	97.1%	- 2.6%	100.1%	98.4%	- 1.7%
Inventory of Homes for Sale	9	29	+ 222.2%	—	—	—
Months Supply of Inventory	0.8	3.9	+ 387.5%	—	—	—

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	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.

