

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	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	10	13	+ 30.0%	59	92	+ 55.9%
Pending Sales	7	7	0.0%	44	68	+ 54.5%
Closed Sales	8	14	+ 75.0%	46	64	+ 39.1%
Days on Market Until Sale	12	28	+ 133.3%	41	38	- 7.3%
Median Sales Price*	\$244,950	\$306,478	+ 25.1%	\$275,745	\$289,000	+ 4.8%
Average Sales Price*	\$254,738	\$299,869	+ 17.7%	\$281,515	\$291,076	+ 3.4%
Percent of List Price Received*	98.8%	100.4%	+ 1.6%	99.6%	99.3%	- 0.3%
Inventory of Homes for Sale	19	24	+ 26.3%	—	—	—
Months Supply of Inventory	2.2	2.5	+ 13.6%	—	—	—

Single-Family Attached	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% 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.

