

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	April			Year to Date		
Key Metrics	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	15	11	- 26.7%	59	41	- 30.5%
Pending Sales	11	5	- 54.5%	43	44	+ 2.3%
Closed Sales	14	14	0.0%	37	41	+ 10.8%
Days on Market Until Sale	41	60	+ 46.3%	41	50	+ 22.0%
Median Sales Price*	\$282,500	\$268,750	- 4.9%	\$279,000	\$281,000	+ 0.7%
Average Sales Price*	\$287,956	\$295,354	+ 2.6%	\$279,766	\$290,274	+ 3.8%
Percent of List Price Received*	99.3%	101.5%	+ 2.2%	98.9%	100.6%	+ 1.7%
Inventory of Homes for Sale	22	15	- 31.8%	—	—	—
Months Supply of Inventory	2.6	1.5	- 42.3%	—	—	—

Single-Family Attached	April			Year to Date		
Key Metrics	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% 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.

