

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		May			Year to Date		
Key Metrics		2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings		16	20	+ 25.0%	49	79	+ 61.2%
Pending Sales		8	16	+ 100.0%	37	59	+ 59.5%
Closed Sales		5	13	+ 160.0%	38	50	+ 31.6%
Days on Market Until Sale		20	40	+ 100.0%	48	41	- 14.6%
Median Sales Price*		\$290,000	\$319,990	+ 10.3%	\$281,490	\$281,000	- 0.2%
Average Sales Price*		\$292,978	\$313,799	+ 7.1%	\$287,152	\$288,614	+ 0.5%
Percent of List Price Received*		100.3%	99.4%	- 0.9%	99.8%	99.0%	- 0.8%
Inventory of Homes for Sale		16	23	+ 43.8%	—	—	—
Months Supply of Inventory		1.8	2.5	+ 38.9%	—	—	—

Single-Family Attached		May			Year to Date		
Key Metrics		2024	2025	% Change	Thru 5-2024	Thru 5-2025	% 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.

