

# CABO REAL ESTATE SERVICES

## Los Cabos Real Estate Market Update

July 17, 2022

### Hola from Cabo!

Life in Cabo is almost back to normal with tourists and cruise ships coming and going. The summer heat is upon us and we search high and low for eateries that have air conditioning.

### REAL ESTATE

We are still experiencing a **very hot market** right now. Physical inventory is low and pre-construction now exceeds physical inventory on MLS.

*As we have said before properties are not lasting long before they're are sold. Whatever you are looking at online right now, will not be there when you come to look on your vacation. Serious buyers need to consider getting an offer in on a property they like sight unseen. We can always make an offer for you subject to seeing it, but you will need to get on a plane soon after locking down an offer.*

Read all about the state of the market in our Q2 2022 Market Report below.

### Real Estate Market Report

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### Q2 2022 MARKET REPORT

The market saw a sharp decline in dollar volumes in every price point above \$300k USD. A dollar volume decline of 40% versus a unit volume

decline of only 20% put average sales prices into decline. Much of the current state of the market is due to persistent low physical inventory. Demand remains strong with Days on Market continuing its downward decline. Price increases are appearing with sellers testing the outer bounds of the market. Inventory makeup has also turned a new corner where pre-construction inventory (430 units) on MLS now exceeds physical inventory (387 units). [READ MORE](#)

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## **WEBSITE CONTENT**

We have some incredible new website content that we are very excited about. Check out all the new pages below.



## **LOS CABOS ANNUAL PROPERTY TAXES**

Annual property taxes are relatively low here in Los Cabos. While inexpensive to most it is still important to understand how they are derived and to make sure you are being charged correctly.





## BED SIZES IN MEXICO

Watch out! Bed sizes are different here in Mexico. Enough so to be annoying. Our blog will help you understand the differences between Mexican beds and US & Canadian beds. You can get either here so its important to know the difference.



## ZONING IN LOS CABOS

While not new on our website we are putting this out there to our clients in light of all the new construction going on. We are the only website in Cabo that speaks to zoning and help buyers understand the security of that treasured ocean view .



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