

# CABO REAL ESTATE SERVICES

## Los Cabos Real Estate Market Update

May 28, 2022

**Hola from Cabo!**

The summer heat is upon us and the humidity is rising.

### **REAL ESTATE**

We are still experiencing a relatively hot market at certain price points. Physical inventory has trailed off from winter levels. Pre-construction listings continues to be greater than physical inventory on MLS. At particular price points, price reductions are occurring.

Read all about the state of the market in our Q1 2023 Market Report below.



## **Los Cabos Real Estate Market Report**

### **FEATURED PROPERTIES**

In this update we feature a number of new listings that just may be that perfect home for you in Los Cabos!



## NEW LISTING

Vista Vela Phase 1 - Villa 123 | MLS Listing # 23-2214

Offered Furnished for \$528,000 USD / 9,587,473 MXN Pesos \*

Vista Vela 123 is a beautiful and luxurious home in the resort style community of [Vista Vela Phase 1](#). With its captivating views of Land's End and the bay, this turnkey 3-bedroom, 3.5-bathroom single-family home offers the best in Cabo living conveniently located near restaurants and shops at Plaza Novva, Costco and Cabo's newest Soriania grocery store. Modern open-concept design with many upgrades has views of the ocean from each level. Professionally

landscaped private backyard with a custom pergola to enjoy morning coffee as cruise ships arrive. Enjoy the expansive rooftop deck, which offers an unobstructed view of the Sea of Cortez, the arch, and the city lights of Cabo San Lucas.

[View listing for Vista Vela Villa 123](#)



## NEW PRICE

Villa Sunset | Ventanas 2B #71 | MLS Listing # 23-400

Offered Furnished for \$528,800 USD / 9,501,848 Pesos MXN \*

Wake up every morning to one of the most breathtaking views in Cabo San Lucas. Villa Sunset, located in the quiet and private community of Ventanas Phase 2B, is a thoughtfully designed and meticulously maintained luxury 3-bedroom 2.5-bathroom two story home. If you are looking for a richly appointed and spacious home with amazing ocean and city views, Villa Sunset has it all. When you walk into the large second floor open plan living area you are immediately taken by the views of the Cabo San Lucas Bay, the city, and the Pacific. Designed to impress even the most discerning homeowner, the main floor living area of this gorgeous property features large west-facing fully retracting sliding glass doors for bay, city, and sunset views.

[View listing for Villa Sunset](#)

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## **WEBSITE CONTENT**

We have more incredible website content that we are very excited to show you. Check out all the new pages and blogs below. Click on the image to read all about it.



## **HOME INSURANCE IN LOS CABOS**

Like your property in the US or Canada, insuring your property in Mexico is essential and part of your financial planning. Properly covering your home and personal goods will mitigate your liabilities in unforeseen circumstances. Click on the image above to read about insurance.



## EARLY POSSESSION

So, after a lot of searching, you have finally found your perfect Cabo home. You have made an offer that has been accepted, and now you are waiting to close on your new home. In many cases, it can take up to three months or longer to obtain the necessary documents to close, commonly because of the trustee bank's delay in transferring the title. Most buyers are eager to get into their new homes, and sellers are anxious to collect their money and move on. Click on the image above to inform yourself about early possession.



## PROPERTY/RENTAL MANAGEMENT

Property/Rental Management in Los Cabos is an essential service for homeowners who own property in the area but do not live here year-round. Property/Rental Management providers offer various services to

help homeowners manage their properties, including maintenance & repairs and rental management. Click on the image above to inform yourself on your options.



## FRACTIONAL OWNERSHIP OR TIMEShare?

So you were on a vacation to Mexico and you were pulled in to a free breakfast and some other free stuff in return for listening to a sales presentation. You liked what you heard and thought the resort was fabulous and you bought a piece of it. You particularly liked hearing you were getting "Fractional Ownership" BUT did you get real ownership or Timeshare? Click on the image to read this blog and know for sure.



## WHALE WATCHING IN LOS CABOS

One of Cabo San Lucas's major attractions is whale-watching, and it attracts thousands of enthusiasts every year. Los Cabos is known for its diverse marine life and is home to several species of whales that can be spotted in their natural habitat during certain times of the year.



## WHAT TIME IS IT IN CABO?

So what time is it in Cabo? Due to an act of the Mexican Congress in the fall of 2022, Daylight Savings Time has officially been abolished in Mexico. There are a few exceptions along the borders with the U.S.A. So what time is it in Cabo? Click on the image above to find out.

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There are more great properties available now on our website.  
Let's find your perfect home in Cabo!

[VIEW PROPERTIES](#)

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*\* The price offered is in US Dollars. The pricing displayed in MXN Pesos is determined by the official exchange rate as of - May 24, 2023 at an exchange rate of 17.9687 Pesos per US Dollar. In accordance with article 8 of the monetary law, the final price for recordation purposes will be converted into MXN Pesos resulting from the official exchange rate on the closing date. In accordance with NOM 247, prices shown in USD can be converted into MXN by accessing the following link and performing the corresponding multiplication per the current official exchange rate:*

[SEGOB | Diario Oficial de la Federación | Tipo de Cambio y Tasas](#)

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