

# CABO REAL ESTATE SERVICES

## Los Cabos Real Estate Market Update

July 23, 2022

**Hola from Cabo!**

Life is great here! A bit hot these days but who's complaining?

### REAL ESTATE

The midpoint of 2023 is upon us, and the market hasn't slowed down much with Q2 coming in just under Q1 with sales volume of \$435m. Sales volumes are down by 2%, with 474 houses and condos sold. The \$2m to \$5m price point remains the market hot spot with \$132m and 44 houses and condos sold. Pre-construction remains sought after with just over 50% of the unit volume and 43% of the dollar volume in Q2 going to pre-construction sales.

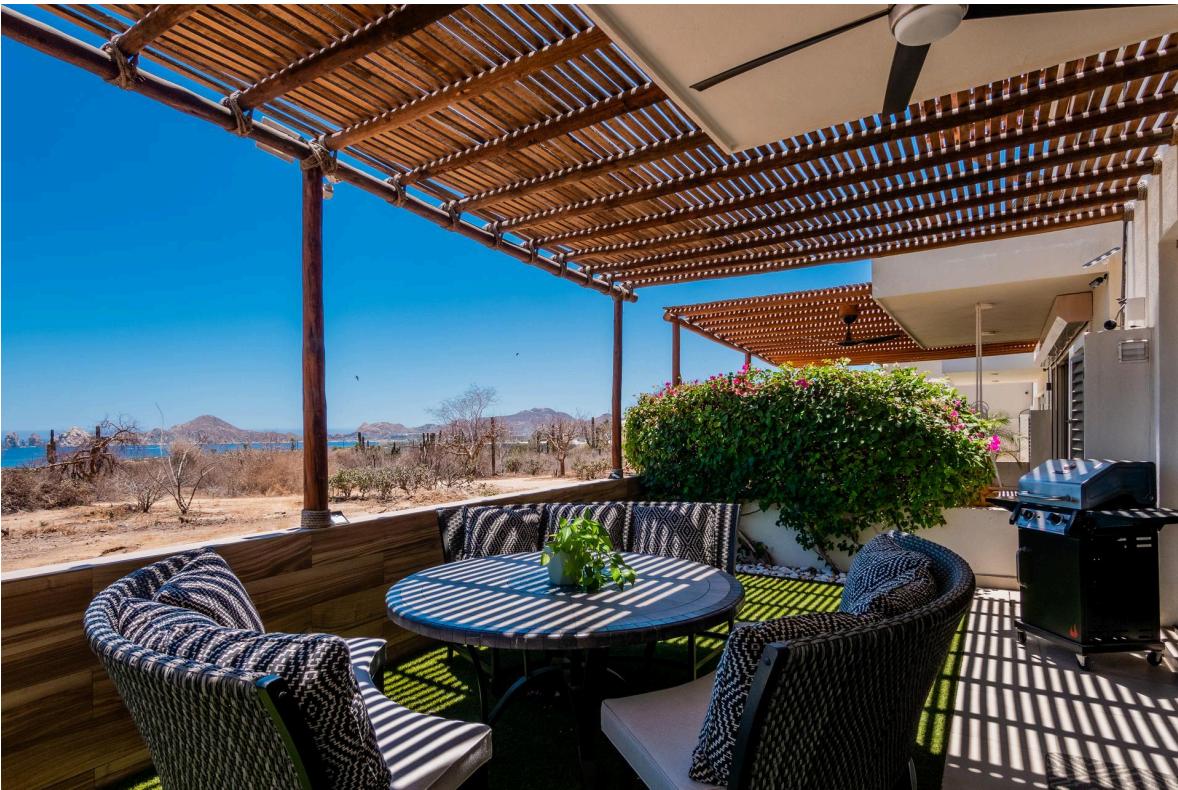
Read all about the state of the market in our Q2 2023 Market Report below.



## Los Cabos Real Estate Market Report

### FEATURED PROPERTIES

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





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

Offered Furnished for \$528,000 USD / 8,894,688 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](#)





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

Offered Furnished for \$528,800 USD / 8,908,156 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](#)





## NEW LISTING

**The Paraiso Residences 1102 | MLS Listing # 23-2909**

**Offered Furnished for \$429,000 USD / 7,226,934 Pesos MXN \***

The perfect location! Everything you want to do in Cabo is within walking distance - the Marina, restaurants and bars of downtown Cabo, Puerto Paraiso shopping center and the new Chedraui Selecto for groceries.

This super cool 1 bedroom condo is big and spacious with super high ceilings with very private outdoor spaces adjacent to the living room and on your exclusive use rooftop. The rooftop includes a Jacuzzi, day beds and fabulous outdoor seating to spend evenings watching the spectacular sunsets.

[View listing for Paraiso Residences # 1102](#)

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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.



## HAVING A SUCCESSFUL PROPERTY BUYING TOUR

So you are getting ready to visit Los Cabos and look at Real Estate. There are a number of things you need to know about before you get in the vehicle with your agent. Being as educated and prepared as you can be ensures you will have a productive and meaningful day touring properties and communities.



## OUR FAVORITE LOS CABOS RESTAURANTS

Having lived in Los Cabos for seven years now we have assembled a list of our favorite restaurants. While not a Top 10, more like a Top 20 including our favorite stops on the East Cape, Cerritos Beach and Todo

Santos. Our list is in no particular order. We love them all! We've also included our favorite dishes at each restaurant to get you started.

While many of you have seen this before, we recently made some updates to it so its worth looking at again. Make sure you bookmark it for your next visit!



## CFE ONLINE BILL PAYMENT SETUP

Getting set-up to pay online on the CFE website can be troublesome. Our blog helps you with the requirements and a great video from "Almost Retired in Mexico's" Brighton West steps you through how to do it.



## 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.

**Apologies to everyone! In our last update the link to this blog was incorrect. Please have a look now!**

# Mexperience

## MEXPERIENCE.COM

We try to be as helpful as we can with advice, information and sharing our own experiences. We have found [MEXPERIENCE.COM](http://MEXPERIENCE.COM) to be the premier source of information for expats who are here in Mexico or are considering a move to Mexico. Check out their site and subscribe to their monthly newsletter. You won't regret it.

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# CABO REAL ESTATE SERVICES

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

[VIEW PROPERTIES](#)

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## CABO'S BEST REAL ESTATE WEBSITE



*\* The price offered is in US Dollars. The pricing displayed in MXN Pesos is determined by the official exchange rate as of - July 20, 2023 at an exchange rate of 16.846 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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