

May 2023 Market Stats

Month over Month All Residential Properties, All Prices

CITY	CLOSED SALES			AVERAGE SALE PRICE			ACTIVE LISTINGS			PENDING LISTINGS			NEW LISTINGS		
	May 2023	April 2023	% Change	May 2023	April 2023	% Change	May 2023	April 2023	% Change	May 2023	April 2023	% Change	May 2023	April 2023	% Change
Arroyo Grande	30	21	42.90%	\$1,102,926	\$1,204,011	-8.40%	33	23	43.50%	20	33	-39.40%	27	27	0
Atascadero	30	23	30.40%	\$883,631	\$837,381	5.50%	34	32	6.30%	39	23	69.60%	35	26	34.60%
Avila Beach	1	6	-83.30%	\$800,000	\$1,282,833	-37.60%	5	3	66.70%	2	4	-50.00%	3	6	-50.00%
Cambria	11	3	266.70%	\$1,321,273	\$898,667	47.00%	20	17	17.60%	10	11	-9.10%	12	7	71.40%
Cayucos	3	1	200.00%	\$1,324,000	\$1,325,000	-0.10%	17	13	30.80%	8	1	700.00%	11	3	266.70%
Creston	3	2	50.00%	\$792,585	\$1,142,000	-30.60%	4	8	-50.00%	2	2	0	0	3	-100.00%
Grover Beach	16	6	166.70%	\$632,181	\$917,833	-31.10%	7	9	-22.20%	6	15	-60.00%	6	6	0
Los Osos	13	9	44.40%	\$1,059,692	\$1,154,351	-8.20%	6	6	0	6	12	-50.00%	6	4	50.00%
Morro Bay	11	8	37.50%	\$1,026,477	\$1,119,875	-8.30%	24	16	50.00%	4	13	-69.20%	10	6	66.70%
Nipomo	28	14	100.00%	\$1,085,599	\$976,249	11.20%	19	22	-13.60%	23	26	-11.50%	22	30	-26.70%
Oceano	4	6	-33.30%	\$578,250	\$929,000	-37.80%	11	12	-8.30%	3	5	-40.00%	3	10	-70.00%
Paso Robles	61	33	84.80%	\$994,858	\$605,264	64.40%	84	77	9.10%	47	52	-9.60%	58	64	-9.40%
Pismo Beach	10	8	25.00%	\$1,422,990	\$1,384,925	2.70%	23	22	4.50%	10	11	-9.10%	11	13	-15.40%
San Luis Obispo	45	26	73.10%	\$1,062,355	\$1,067,342	-0.50%	38	33	15.20%	32	34	-5.90%	42	34	23.50%
San Miguel	0	1	-100.00%	0	\$480,000	-100.00%	8	5	60.00%	3	0	N/A	5	1	400.00%
Santa Margarita	1	0	N/A	\$690,000	0	N/A	9	10	-10.00%	4	2	100.00%	3	3	0
Templeton	7	6	16.70%	\$1,449,143	\$1,543,917	-6.10%	12	18	-33.30%	9	6	50.00%	6	7	-14.30%
SLO COUNTY	279	177	57.60%	\$1,025,167	\$985,725	4.00%	372	343	8.50%	235	253	-7.10%	270	255	5.90%

CITY	AVERAGE DAYS ON MARKET			SOLD PRICE vs. LIST PRICE			SOLD PRICE vs. ORIGINAL LIST			MONTHS INVENTORY (SOLD)			MONTHS INVENTORY (PENDED)		
	May 2023	April 2023	% Change	May 2023	April 2023	% Change	May 2023	April 2023	% Change	May 2023	April 2023	% Change	May 2023	April 2023	% Change
Arroyo Grande	17	29	-41.40%	100.44%	99.96%	0.50%	100.25%	98.82%	1.40%	1.1	1.1	0	1.7	0.7	142.90%
Atascadero	17	36	-52.80%	102.67%	103.63%	-0.90%	101.48%	102.35%	-0.90%	1.1	1.4	-21.40%	0.9	1.4	-35.70%
Avila Beach	4	63	-93.70%	100.13%	96.39%	3.90%	100.13%	90.39%	10.80%	5	0.5	900.00%	2.5	0.8	212.50%
Cambria	60	6	900.00%	96.65%	99.04%	-2.40%	91.48%	99.04%	-7.60%	1.8	5.7	-68.40%	2	1.5	33.30%
Cayucos	13	4	225.00%	101.09%	102.32%	-1.20%	101.09%	102.32%	-1.20%	5.7	13	-56.20%	2.1	13	-83.80%
Creston	29	15	93.30%	99.07%	96.90%	2.20%	98.29%	96.90%	1.40%	1.3	4	-67.50%	2	4	-50.00%
Grover Beach	34	36	-5.60%	101.81%	100.47%	1.30%	100.67%	97.88%	2.90%	0.4	1.5	-73.30%	1.2	0.6	100.00%
Los Osos	47	46	2.20%	99.62%	98.86%	0.80%	97.67%	81.27%	20.20%	0.5	0.7	-28.60%	1	0.5	100.00%
Morro Bay	54	56	-3.60%	102.19%	97.72%	4.60%	101.23%	95.38%	6.10%	2.2	2	10.00%	6	1.2	400.00%
Nipomo	25	35	-28.60%	100.69%	98.87%	1.80%	100.46%	97.50%	3.00%	0.7	1.6	-56.30%	0.8	0.8	0
Oceano	13	66	-80.30%	100.00%	98.79%	1.20%	100.22%	91.95%	9.00%	2.8	2	40.00%	3.7	2.4	54.20%
Paso Robles	22	60	-63.30%	97.23%	98.49%	-1.30%	96.98%	96.37%	0.60%	1.4	2.3	-39.10%	1.8	1.5	20.00%
Pismo Beach	24	23	4.30%	96.68%	100.68%	-4.00%	95.46%	99.70%	-4.30%	2.3	2.8	-17.90%	2.3	2	15.00%
San Luis Obispo	20	28	-28.60%	101.45%	100.66%	0.80%	99.90%	99.03%	0.90%	0.8	1.3	-38.50%	1.2	1	20.00%
San Miguel	0	3	-100.00%	0	106.90%	-100.00%	0	106.90%	-100.00%	0	5	-100.00%	2.7	0	N/A
Santa Margarita	1	0	N/A	100.00%	0	N/A	102.22%	0	N/A	9	0	N/A	2.3	5	-54.00%
Templeton	43	71	-39.40%	98.09%	100.99%	-2.90%	96.87%	99.84%	-3.00%	1.7	3	-43.30%	1.3	3	-56.70%
SLO COUNTY	27	44	-38.60%	99.67%	99.91%	-0.20%	98.64%	96.89%	1.80%	1.3	1.9	-31.60%	1.6	1.4	14.30%

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May 2023 Market Stats

Year over Year All Residential Properties, All Prices

CITY	CLOSED SALES			AVERAGE SALE PRICE			ACTIVE LISTINGS			PENDING LISTINGS			NEW LISTINGS		
	May 2023	May 2022	% Change	May 2023	May 2022	% Change	May 2023	May 2022	% Change	May 2023	May 2022	% Change	May 2023	May 2022	% Change
Arroyo Grande	30	31	-3.20%	\$1,102,926	\$1,133,170	-2.70%	33	38	-13.20%	20	30	-33.30%	27	42	-35.70%
Atascadero	30	30	0	\$883,631	\$909,260	-2.80%	34	24	41.70%	39	41	-4.90%	35	43	-18.60%
Avila Beach	1	4	-75.00%	\$800,000	\$1,652,897	-51.60%	5	13	-61.50%	2	3	-33.30%	3	9	-66.70%
Cambria	11	13	-15.40%	\$1,321,273	\$1,488,171	-11.20%	20	27	-25.90%	10	12	-16.70%	12	17	-29.40%
Cayucos	3	5	-40.00%	\$1,324,000	\$1,048,820	26.20%	17	16	6.30%	8	7	14.30%	11	8	37.50%
Creston	3	1	200.00%	\$792,585	\$450,000	76.10%	4	5	-20.00%	2	1	100.00%	0	3	-100.00%
Grover Beach	16	12	33.30%	\$632,181	\$772,042	-18.10%	7	13	-46.20%	6	11	-45.50%	6	17	-64.70%
Los Osos	13	14	-7.10%	\$1,059,692	\$970,714	9.20%	6	16	-62.50%	6	15	-60.00%	6	25	-76.00%
Morro Bay	11	14	-21.40%	\$1,026,477	\$1,101,074	-6.80%	24	11	118.20%	4	12	-66.70%	10	9	11.10%
Nipomo	28	17	64.70%	\$1,085,599	\$884,232	22.80%	19	26	-26.90%	23	19	21.10%	22	30	-26.70%
Oceano	4	7	-42.90%	\$578,250	\$620,143	-6.80%	11	8	37.50%	3	10	-70.00%	3	11	-72.70%
Paso Robles	61	53	15.10%	\$994,858	\$800,887	24.20%	84	79	6.30%	47	62	-24.20%	58	94	-38.30%
Pismo Beach	10	17	-41.20%	\$1,422,990	\$1,400,709	1.60%	23	14	64.30%	10	14	-28.60%	11	12	-8.30%
San Luis Obispo	45	48	-6.30%	\$1,062,355	\$1,198,587	-11.40%	38	36	5.60%	32	42	-23.80%	42	57	-26.30%
San Miguel	0	4	-100.00%	0	\$578,000	-100.00%	8	10	-20.00%	3	7	-57.10%	5	5	0
Santa Margarita	1	3	-66.70%	\$690,000	\$711,333	-3.00%	9	9	0	4	2	100.00%	3	4	-25.00%
Templeton	7	11	-36.40%	\$1,449,143	\$1,050,091	38.00%	12	20	-40.00%	9	17	-47.10%	6	23	-73.90%
SLO COUNTY	279	289	-3.50%	\$1,025,167	\$1,020,302	0.50%	372	386	-3.60%	235	312	-24.70%	270	422	-36.00%

CITY	AVERAGE DAYS ON MARKET			SOLD PRICE vs. LIST PRICE			SOLD PRICE vs. ORIGINAL LIST			MONTHS INVENTORY (SOLD)			MONTHS INVENTORY (PENDED)		
	May 2023	May 2022	% Change	May 2023	May 2022	% Change	May 2023	May 2022	% Change	May 2023	May 2022	% Change	May 2023	May 2022	% Change
Arroyo Grande	17	16	6.30%	100.44%	100.42%	0.00%	100.25%	99.90%	0.40%	1.1	1.2	-8.30%	1.7	1.3	30.80%
Atascadero	17	14	21.40%	102.67%	108.10%	-5.00%	101.48%	106.41%	-4.60%	1.1	0.8	37.50%	0.9	0.6	50.00%
Avila Beach	4	8	-50.00%	100.13%	101.25%	-1.10%	100.13%	106.23%	-5.70%	5	3.3	51.50%	2.5	4.3	-41.90%
Cambria	60	12	400.00%	96.65%	102.61%	-5.80%	91.48%	101.86%	-10.20%	1.8	2.1	-14.30%	2	2.3	-13.00%
Cayucos	13	37	-64.90%	101.09%	96.05%	5.20%	101.09%	93.31%	8.30%	5.7	3.2	78.10%	2.1	2.3	-8.70%
Creston	29	186	-84.40%	99.07%	94.94%	4.40%	98.29%	87.38%	12.50%	1.3	5	-74.00%	2	5	-60.00%
Grover Beach	34	8	325.00%	101.81%	103.57%	-1.70%	100.67%	100.59%	0.10%	0.4	1.1	-63.60%	1.2	1.2	0
Los Osos	47	13	261.50%	99.62%	101.76%	-2.10%	97.67%	101.39%	-3.70%	0.5	1.1	-54.50%	1	1.1	-9.10%
Morro Bay	54	16	237.50%	102.19%	100.69%	1.50%	101.23%	100.69%	0.50%	2.2	0.8	175.00%	6	0.9	566.70%
Nipomo	25	20	25.00%	100.69%	99.99%	0.70%	100.46%	97.07%	3.50%	0.7	1.5	-53.30%	0.8	1.4	-42.90%
Oceano	13	13	0	100.00%	102.70%	-2.60%	100.22%	102.70%	-2.40%	2.8	1.1	154.50%	3.7	0.8	362.50%
Paso Robles	22	40	-45.00%	97.23%	101.75%	-4.40%	96.98%	94.52%	2.60%	1.4	1.5	-6.70%	1.8	1.3	38.50%
Pismo Beach	24	20	20.00%	96.68%	100.36%	-3.70%	95.46%	97.57%	-2.20%	2.3	0.8	187.50%	2.3	1	130.00%
San Luis Obispo	20	9	122.20%	101.45%	104.73%	-3.10%	99.90%	104.27%	-4.20%	0.8	0.8	0	1.2	0.9	33.30%
San Miguel	0	50	-100.00%	0	100.87%	-100.00%	0	103.03%	-100.00%	0	2.5	-100.00%	2.7	1.4	92.90%
Santa Margarita	1	64	-98.40%	100.00%	97.98%	2.10%	102.22%	96.87%	5.50%	9	3	200.00%	2.3	4.5	-48.90%
Templeton	43	12	258.30%	98.09%	107.93%	-9.10%	96.87%	109.62%	-11.60%	1.7	1.8	-5.60%	1.3	1.2	8.30%
SLO COUNTY	27	21	28.60%	99.67%	102.63%	-2.90%	98.64%	100.86%	-2.20%	1.3	1.3	0.00%	1.6	1.2	33.30%

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