

# June 2023 Market Stats

Month over Month All Residential Properties, All Prices

CITY	CLOSED SALES			AVERAGE SALE PRICE			ACTIVE LISTINGS			PENDING LISTINGS			NEW LISTINGS		
	June 2023	May 2023	% Change	June 2023	May 2023	% Change	June 2023	May 2023	% Change	June 2023	May 2023	% Change	June 2023	May 2023	% Change
Arroyo Grande	22	30	-26.70%	\$1,318,052	\$1,102,926	19.50%	28	33	-15.20%	21	20	5.00%	22	29	-24.10%
Atascadero	23	30	-23.30%	\$761,054	\$883,631	-13.90%	29	34	-14.70%	38	33	15.20%	21	42	-50.00%
Avila Beach	5	1	400.00%	\$1,705,000	\$800,000	113.10%	8	5	60.00%	4	1	300.00%	5	4	25.00%
Cambria	13	11	18.20%	\$965,591	\$1,321,273	-26.90%	19	20	-5.00%	10	10	0	8	13	-38.50%
Cayucos	6	3	100.00%	\$1,561,859	\$1,324,000	18.00%	18	17	5.90%	9	8	12.50%	9	12	-25.00%
Creston	1	3	-66.70%	\$810,000	\$792,585	2.20%	7	4	75.00%	0	2	-100.00%	3	0	N/A
Grover Beach	10	16	-37.50%	\$684,890	\$632,181	8.30%	9	7	28.60%	12	6	100.00%	15	7	114.30%
Los Osos	6	13	-53.80%	\$1,165,833	\$1,059,692	10.00%	10	6	66.70%	5	6	-16.70%	8	6	33.30%
Morro Bay	7	11	-36.40%	\$941,143	\$1,026,477	-8.30%	19	24	-20.80%	12	4	200.00%	12	10	20.00%
Nipomo	22	28	-21.40%	\$991,479	\$1,085,599	-8.70%	21	19	10.50%	15	21	-28.60%	17	24	-29.20%
Oceano	3	4	-25.00%	\$585,000	\$578,250	1.20%	9	11	-18.20%	6	3	100.00%	6	5	20.00%
Paso Robles	43	61	-29.50%	\$651,253	\$994,858	-34.50%	74	84	-11.90%	64	47	36.20%	54	62	-12.90%
Pismo Beach	13	10	30.00%	\$1,239,423	\$1,422,990	-12.90%	23	23	0	10	9	11.10%	11	11	0
San Luis Obispo	32	45	-28.90%	\$1,320,406	\$1,062,355	24.30%	43	38	13.20%	35	33	6.10%	34	47	-27.70%
San Miguel	3	0	N/A	\$766,667	0	N/A	7	8	-12.50%	4	2	100.00%	1	5	-80.00%
Santa Margarita	4	1	300.00%	\$1,254,000	\$690,000	81.70%	7	9	-22.20%	3	4	-25.00%	1	3	-66.70%
Templeton	9	7	28.60%	\$1,183,889	\$1,449,143	-18.30%	16	12	33.30%	11	7	57.10%	14	6	133.30%
<b>SLO COUNTY</b>	<b>227</b>	<b>279</b>	<b>-18.60%</b>	<b>\$1,006,630</b>	<b>\$1,025,167</b>	<b>-1.80%</b>	<b>369</b>	<b>372</b>	<b>-0.80%</b>	<b>266</b>	<b>223</b>	<b>19.30%</b>	<b>252</b>	<b>296</b>	<b>-14.90%</b>

CITY	AVERAGE DAYS ON MARKET			SOLD PRICE vs. LIST PRICE			SOLD PRICE vs. ORIGINAL LIST			MONTHS INVENTORY (SOLD)			MONTHS INVENTORY (PENDED)		
	June 2023	May 2023	% Change	June 2023	May 2023	% Change	June 2023	May 2023	% Change	June 2023	May 2023	% Change	June 2023	May 2023	% Change
Arroyo Grande	31	17	82.40%	103.13%	100.44%	2.70%	102.40%	100.25%	2.10%	1.3	1.1	18.20%	1.3	1.7	-23.50%
Atascadero	9	17	-47.10%	102.01%	102.67%	-0.60%	101.16%	101.48%	-0.30%	1.3	1.1	18.20%	0.8	1	-20.00%
Avila Beach	7	4	75.00%	99.12%	100.13%	-1.00%	99.12%	100.13%	-1.00%	1.6	5	-68.00%	2	5	-60.00%
Cambria	66	60	10.00%	96.25%	96.65%	-0.40%	89.19%	91.48%	-2.50%	1.5	1.8	-16.70%	1.9	2	-5.00%
Cayucos	97	13	646.20%	99.65%	101.09%	-1.40%	96.11%	101.09%	-4.90%	3	5.7	-47.40%	2	2.1	-4.80%
Creston	15	29	-48.30%	101.38%	99.07%	2.30%	101.38%	98.29%	3.10%	7	1.3	438.50%	0	2	-100.00%
Grover Beach	24	34	-29.40%	100.91%	101.81%	-0.90%	98.67%	100.67%	-2.00%	0.9	0.4	125.00%	0.8	1.2	-33.30%
Los Osos	9	47	-80.90%	102.19%	99.62%	2.60%	99.71%	97.67%	2.10%	1.7	0.5	240.00%	2	1	100.00%
Morro Bay	14	54	-74.10%	105.14%	102.19%	2.90%	105.14%	101.23%	3.90%	2.7	2.2	22.70%	1.6	6	-73.30%
Nipomo	17	25	-32.00%	100.17%	100.69%	-0.50%	100.12%	100.46%	-0.30%	1	0.7	42.90%	1.4	0.9	55.60%
Oceano	16	13	23.10%	98.65%	100.00%	-1.40%	95.95%	100.22%	-4.30%	3	2.8	7.10%	1.5	3.7	-59.50%
Paso Robles	29	22	31.80%	100.51%	97.23%	3.40%	99.86%	96.98%	3.00%	1.7	1.4	21.40%	1.2	1.8	-33.30%
Pismo Beach	37	24	54.20%	99.75%	96.68%	3.20%	97.07%	95.46%	1.70%	1.8	2.3	-21.70%	2.3	2.6	-11.50%
San Luis Obispo	24	20	20.00%	99.79%	101.45%	-1.60%	96.68%	99.90%	-3.20%	1.3	0.8	62.50%	1.2	1.2	0
San Miguel	17	0	N/A	97.79%	0	N/A	97.79%	0	N/A	2.3	0	N/A	1.8	4	-55.00%
Santa Margarita	50	1	4900.00%	93.93%	100.00%	-6.10%	90.54%	102.22%	-11.40%	1.8	9	-80.00%	2.3	2.3	0
Templeton	60	43	39.50%	94.29%	98.09%	-3.90%	94.01%	96.87%	-3.00%	1.8	1.7	5.90%	1.5	1.7	-11.80%
<b>SLO COUNTY</b>	<b>30</b>	<b>27</b>	<b>11.10%</b>	<b>100.03%</b>	<b>99.67%</b>	<b>0.40%</b>	<b>98.10%</b>	<b>98.64%</b>	<b>-0.50%</b>	<b>1.6</b>	<b>1.3</b>	<b>23.10%</b>	<b>1.4</b>	<b>1.7</b>	<b>-17.60%</b>

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# June 2023 Market Stats

Year over Year All Residential Properties, All Prices

CITY	CLOSED SALES			AVERAGE SALE PRICE			ACTIVE LISTINGS			PENDING LISTINGS			NEW LISTINGS		
	June 2023	May 2023	% Change	June 2023	May 2023	% Change	June 2023	May 2023	% Change	June 2023	May 2023	% Change	June 2023	May 2023	% Change
Arroyo Grande	22	31	-29.00%	\$1,318,052	\$1,108,500	18.90%	28	42	-33.30%	21	24	-12.50%	22	32	-31.30%
Atascadero	23	42	-45.20%	\$761,054	\$842,386	-9.70%	29	42	-31.00%	38	26	46.20%	21	48	-56.30%
Avila Beach	5	4	25.00%	\$1,705,000	\$1,977,050	-13.80%	8	14	-42.90%	4	2	100.00%	5	5	0
Cambria	13	12	8.30%	\$965,591	\$995,642	-3.00%	19	24	-20.80%	10	11	-9.10%	8	15	-46.70%
Cayucos	6	8	-25.00%	\$1,561,859	\$1,531,675	2.00%	18	15	20.00%	9	5	80.00%	9	6	50.00%
Creston	1	2	-50.00%	\$810,000	\$1,524,000	-46.90%	7	6	16.70%	0	0	N/A	3	3	0
Grover Beach	10	12	-16.70%	\$684,890	\$690,450	-0.80%	9	17	-47.10%	12	17	-29.40%	15	20	-25.00%
Los Osos	6	14	-57.10%	\$1,165,833	\$1,025,260	13.70%	10	22	-54.50%	5	9	-44.40%	8	18	-55.60%
Morro Bay	7	11	-36.40%	\$941,143	\$1,224,364	-23.10%	19	19	0	12	7	71.40%	12	20	-40.00%
Nipomo	22	20	10.00%	\$991,479	\$1,045,977	-5.20%	21	44	-52.30%	15	21	-28.60%	17	43	-60.50%
Oceano	3	8	-62.50%	\$585,000	\$821,125	-28.80%	9	9	0	6	4	50.00%	6	7	-14.30%
Paso Robles	43	56	-23.20%	\$651,253	\$810,967	-19.70%	74	99	-25.30%	64	50	28.00%	54	86	-37.20%
Pismo Beach	13	9	44.40%	\$1,239,423	\$1,604,017	-22.70%	23	16	43.80%	10	6	66.70%	11	16	-31.30%
San Luis Obispo	32	35	-8.60%	\$1,320,406	\$1,189,631	11.00%	43	49	-12.20%	35	39	-10.30%	34	52	-34.60%
San Miguel	3	7	-57.10%	\$766,667	\$676,000	13.40%	7	11	-36.40%	4	4	0	1	6	-83.30%
Santa Margarita	4	2	100.00%	\$1,254,000	\$650,000	92.90%	7	9	-22.20%	3	2	50.00%	1	4	-75.00%
Templeton	9	13	-30.80%	\$1,183,889	\$1,247,494	-5.10%	16	19	-15.80%	11	10	10.00%	14	11	27.30%
<b>SLO COUNTY</b>	<b>227</b>	<b>294</b>	<b>-22.80%</b>	<b>\$1,006,630</b>	<b>\$1,010,654</b>	<b>-0.40%</b>	<b>369</b>	<b>481</b>	<b>-23.30%</b>	<b>266</b>	<b>243</b>	<b>9.50%</b>	<b>252</b>	<b>400</b>	<b>-37.00%</b>

CITY	AVERAGE DAYS ON MARKET			SOLD PRICE vs. LIST PRICE			SOLD PRICE vs. ORIGINAL LIST			MONTHS INVENTORY (SOLD)			MONTHS INVENTORY (PENDED)		
	June 2023	May 2023	% Change	June 2023	May 2023	% Change	June 2023	May 2023	% Change	June 2023	May 2023	% Change	June 2023	May 2023	% Change
Arroyo Grande	31	19	63.20%	103.13%	101.32%	1.80%	102.40%	100.58%	1.80%	1.3	1.4	-7.10%	1.3	1.8	-27.80%
Atascadero	9	9	0	102.01%	103.65%	-1.60%	101.16%	100.95%	0.20%	1.3	1	30.00%	0.8	1.6	-50.00%
Avila Beach	7	9	-22.20%	99.12%	100.28%	-1.20%	99.12%	99.03%	0.10%	1.6	3.5	-54.30%	2	7	-71.40%
Cambria	66	22	200.00%	96.25%	99.35%	-3.10%	89.19%	98.77%	-9.70%	1.5	2	-25.00%	1.9	2.2	-13.60%
Cayucos	97	77	26.00%	99.65%	97.12%	2.60%	96.11%	94.88%	1.30%	3	1.9	57.90%	2	3	-33.30%
Creston	15	10	50.00%	101.38%	103.39%	-1.90%	101.38%	103.39%	-1.90%	7	3	133.30%	0	0	N/A
Grover Beach	24	17	41.20%	100.91%	101.52%	-0.60%	98.67%	100.17%	-1.50%	0.9	1.4	-35.70%	0.8	1	-20.00%
Los Osos	9	24	-62.50%	102.19%	100.68%	1.50%	99.71%	90.78%	9.80%	1.7	1.6	6.30%	2	2.4	-16.70%
Morro Bay	14	25	-44.00%	105.14%	104.66%	0.50%	105.14%	104.67%	0.40%	2.7	1.7	58.80%	1.6	2.7	-40.70%
Nipomo	17	18	-5.60%	100.17%	100.18%	0.00%	100.12%	99.11%	1.00%	1	2.2	-54.50%	1.4	2.1	-33.30%
Oceano	16	13	23.10%	98.65%	100.77%	-2.10%	95.95%	100.00%	-4.10%	3	1.1	172.70%	1.5	2.3	-34.80%
Paso Robles	29	13	123.10%	100.51%	102.85%	-2.30%	99.86%	101.78%	-1.90%	1.7	1.8	-5.60%	1.2	2	-40.00%
Pismo Beach	37	22	68.20%	99.75%	100.90%	-1.10%	97.07%	99.07%	-2.00%	1.8	1.8	0	2.3	2.7	-14.80%
San Luis Obispo	24	9	166.70%	99.79%	104.57%	-4.60%	96.68%	103.04%	-6.20%	1.3	1.4	-7.10%	1.2	1.3	-7.70%
San Miguel	17	10	70.00%	97.79%	100.32%	-2.50%	97.79%	98.07%	-0.30%	2.3	1.6	43.80%	1.8	2.8	-35.70%
Santa Margarita	50	5	900.00%	93.93%	109.80%	-14.50%	90.54%	109.80%	-17.50%	1.8	4.5	-60.00%	2.3	4.5	-48.90%
Templeton	60	37	62.20%	94.29%	100.02%	-5.70%	94.01%	101.13%	-7.00%	1.8	1.5	20.00%	1.5	1.9	-21.10%
<b>SLO COUNTY</b>	<b>30</b>	<b>18</b>	<b>66.70%</b>	<b>100.03%</b>	<b>101.78%</b>	<b>-1.70%</b>	<b>98.10%</b>	<b>100.12%</b>	<b>-2.00%</b>	<b>1.6</b>	<b>1.6</b>	<b>0</b>	<b>1.4</b>	<b>2</b>	<b>-30.00%</b>

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# 2nd Quarter 2023 Market Stats

Q2 2023 vs. Q2 2022 All Residential Properties, All Prices

CITY	CLOSED SALES			AVERAGE SALE PRICE			ACTIVE LISTINGS			PENDING LISTINGS			NEW LISTINGS		
	'23 Q2	'22 Q2	% Change	'23 Q2	'22 Q2	% Change	'23 Q2	'22 Q2	% Change	'23 Q2	'22 Q2	% Change	'23 Q2	'22 Q2	% Change
Arroyo Grande	73	89	-18.00%	\$1,196,837	\$1,067,958	12.10%	28	42	-33.30%	74	89	-16.90%	80	114	-29.80%
Atascadero	76	108	-29.60%	\$832,539	\$854,255	-2.50%	29	42	-31.00%	94	107	-12.10%	90	128	-29.70%
Avila Beach	12	13	-7.70%	\$1,418,500	\$1,894,599	-25.10%	8	14	-42.90%	9	8	12.50%	16	19	-15.80%
Cambria	27	41	-34.10%	\$1,103,062	\$1,238,571	-10.90%	19	24	-20.80%	31	33	-6.10%	28	51	-45.10%
Cayucos	10	17	-41.20%	\$1,466,816	\$1,603,676	-8.50%	18	15	20.00%	18	19	-5.30%	24	21	14.30%
Creston	6	5	20.00%	\$911,959	\$1,317,125	-30.80%	7	6	16.70%	4	3	33.30%	6	8	-25.00%
Grover Beach	32	34	-5.90%	\$702,213	\$709,821	-1.10%	9	17	-47.10%	33	41	-19.50%	28	55	-49.10%
Los Osos	28	40	-30.00%	\$1,112,863	\$979,379	13.60%	10	22	-54.50%	23	35	-34.30%	20	59	-66.10%
Morro Bay	26	40	-35.00%	\$1,032,240	\$1,144,376	-9.80%	19	19	0	29	33	-12.10%	28	47	-40.40%
Nipomo	64	71	-9.90%	\$1,029,325	\$942,948	9.20%	21	44	-52.30%	62	53	17.00%	71	98	-27.60%
Oceano	13	22	-40.90%	\$741,692	\$725,227	2.30%	9	9	0	15	22	-31.80%	21	29	-27.60%
Paso Robles	137	175	-21.70%	\$793,167	\$810,263	-2.10%	74	99	-25.30%	163	171	-4.70%	183	248	-26.20%
Pismo Beach	31	41	-24.40%	\$1,336,187	\$1,356,907	-1.50%	23	16	43.80%	30	36	-16.70%	35	43	-18.60%
San Luis Obispo	103	122	-15.60%	\$1,143,785	\$1,197,915	-4.50%	43	49	-12.20%	102	128	-20.30%	116	171	-32.20%
San Miguel	4	16	-75.00%	\$695,000	\$789,656	-12.00%	7	11	-36.40%	6	15	-60.00%	7	20	-65.00%
Santa Margarita	5	7	-28.60%	\$1,141,200	\$640,186	78.30%	7	9	-22.20%	9	7	28.60%	7	10	-30.00%
Templeton	22	29	-24.10%	\$1,366,477	\$1,369,394	-0.20%	16	19	-15.80%	24	36	-33.30%	27	50	-46.00%
<b>SLO COUNTY</b>	<b>683</b>	<b>895</b>	<b>-23.70%</b>	<b>\$1,008,785</b>	<b>\$1,013,610</b>	<b>-0.50%</b>	<b>369</b>	<b>481</b>	<b>-23.30%</b>	<b>743</b>	<b>856</b>	<b>-13.20%</b>	<b>813</b>	<b>1,201.00</b>	<b>-32.30%</b>

CITY	AVERAGE DAYS ON MARKET			SOLD PRICE vs. LIST PRICE			SOLD PRICE vs. ORIGINAL LIST			MONTHS INVENTORY (SOLD)			MONTHS INVENTORY (PENDED)		
	'23 Q2	'22 Q2	% Change	'23 Q2	'22 Q2	% Change	'23 Q2	'22 Q2	% Change	'23 Q2	'22 Q2	% Change	'23 Q2	'22 Q2	% Change
Arroyo Grande	25	17	47.10%	101.17%	101.21%	0.00%	100.53%	100.38%	0.10%	1.2	1.4	-14.30%	1.1	1.4	-21.40%
Atascadero	20	12	66.70%	102.77%	105.47%	-2.60%	101.65%	103.77%	-2.00%	1.1	1.2	-8.30%	0.9	1.2	-25.00%
Avila Beach	35	14	150.00%	97.91%	100.51%	-2.60%	95.02%	101.36%	-6.30%	2	3.2	-37.50%	2.7	5.2	-48.10%
Cambria	57	18	216.70%	96.69%	100.67%	-4.00%	91.12%	99.76%	-8.70%	2.1	1.8	16.70%	1.8	2.2	-18.20%
Cayucos	62	71	-12.70%	100.27%	97.71%	2.60%	97.96%	92.86%	5.50%	5.4	2.6	107.70%	3	2.4	25.00%
Creston	22	66	-66.70%	98.48%	100.30%	-1.80%	98.15%	92.66%	5.90%	3.5	3.6	-2.80%	5.3	6	-11.70%
Grover Beach	31	12	158.30%	101.20%	102.75%	-1.50%	99.36%	101.14%	-1.80%	0.8	1.5	-46.70%	0.8	1.2	-33.30%
Los Osos	39	15	160.00%	99.93%	102.77%	-2.80%	91.91%	98.62%	-6.80%	1.1	1.7	-35.30%	1.3	1.9	-31.60%
Morro Bay	44	17	158.80%	101.34%	103.56%	-2.10%	100.09%	103.61%	-3.40%	2.2	1.4	57.10%	2	1.7	17.60%
Nipomo	25	15	66.70%	100.13%	101.26%	-1.10%	99.72%	100.57%	-0.80%	1	1.9	-47.40%	1	2.5	-60.00%
Oceano	38	12	216.70%	99.04%	102.30%	-3.20%	94.54%	101.97%	-7.30%	2.1	1.2	75.00%	1.8	1.2	50.00%
Paso Robles	33	21	57.10%	98.29%	102.99%	-4.60%	97.59%	100.19%	-2.60%	1.6	1.7	-5.90%	1.4	1.7	-17.60%
Pismo Beach	29	21	38.10%	98.91%	102.05%	-3.10%	97.20%	100.05%	-2.80%	2.2	1.2	83.30%	2.3	1.3	76.90%
San Luis Obispo	23	11	109.10%	100.66%	106.04%	-5.10%	98.52%	105.35%	-6.50%	1.3	1.2	8.30%	1.3	1.1	18.20%
San Miguel	13	33	-60.60%	99.25%	100.78%	-1.50%	99.25%	97.62%	1.70%	5.3	2.1	152.40%	3.5	2.2	59.10%
Santa Margarita	40	43	-7.00%	94.63%	102.97%	-8.10%	91.81%	101.69%	-9.70%	4.2	3.9	7.70%	2.3	3.9	-41.00%
Templeton	57	23	147.80%	97.55%	104.22%	-6.40%	96.71%	105.17%	-8.00%	2.2	2	10.00%	2	1.6	25.00%
<b>SLO COUNTY</b>	<b>32</b>	<b>20</b>	<b>60.00%</b>	<b>99.85%</b>	<b>102.87%</b>	<b>-2.90%</b>	<b>98.01%</b>	<b>100.86%</b>	<b>-2.80%</b>	<b>1.6</b>	<b>1.6</b>	<b>0</b>	<b>1.5</b>	<b>1.7</b>	<b>-11.80%</b>

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