

July 2023 Market Stats

Month over Month All Residential Properties, All Prices

CITY	CLOSED SALES			AVERAGE SALE PRICE			ACTIVE LISTINGS			PENDING LISTINGS			NEW LISTINGS		
	July 2023	June 2023	% Change	July 2023	June 2023	% Change	July 2023	June 2023	% Change	July 2023	June 2023	% Change	July 2023	June 2023	% Change
Arroyo Grande	21	22	-4.50%	\$1,212,676	\$1,318,052	-8.00%	23	28	-17.90%	25	19	31.60%	24	24	0
Atascadero	31	24	29.20%	\$753,610	\$755,594	-0.30%	37	29	27.60%	24	36	-33.30%	35	23	52.20%
Avila Beach	1	5	-80.00%	\$1,176,000	\$1,705,000	-31.00%	7	8	-12.50%	2	3	-33.30%	2	5	-60.00%
Cambria	9	13	-30.80%	\$1,081,111	\$965,591	12.00%	25	19	31.60%	7	9	-22.20%	16	9	77.80%
Cayucos	8	6	33.30%	\$1,340,250	\$1,561,859	-14.20%	14	18	-22.20%	5	10	-50.00%	4	10	-60.00%
Creston	0	1	-100.00%	0	\$810,000	-100.00%	8	7	14.30%	1	0	N/A	2	3	-33.30%
Grover Beach	10	10	0	\$760,150	\$684,890	11.00%	7	9	-22.20%	9	12	-25.00%	7	15	-53.30%
Los Osos	5	6	-16.70%	\$1,024,000	\$1,165,833	-12.20%	13	10	30.00%	12	5	140.00%	10	10	0
Morro Bay	13	7	85.70%	\$1,031,500	\$941,143	9.60%	17	19	-10.50%	13	11	18.20%	6	15	-60.00%
Nipomo	16	23	-30.40%	\$965,031	\$973,340	-0.90%	24	21	14.30%	23	14	64.30%	25	17	47.10%
Oceano	3	3	0	\$630,000	\$585,000	7.70%	11	9	22.20%	4	5	-20.00%	7	6	16.70%
Paso Robles	57	43	32.60%	\$723,584	\$652,184	10.90%	72	74	-2.70%	48	58	-17.20%	42	58	-27.60%
Pismo Beach	10	13	-23.10%	\$1,271,700	\$1,239,423	2.60%	28	23	21.70%	3	10	-70.00%	14	12	16.70%
San Luis Obispo	38	32	18.80%	\$1,121,349	\$1,320,406	-15.10%	33	43	-23.30%	38	31	22.60%	21	39	-46.20%
San Miguel	3	3	0	\$828,333	\$766,667	8.00%	9	7	28.60%	2	4	-50.00%	5	2	150.00%
Santa Margarita	4	4	0	\$568,000	\$1,254,000	-54.70%	6	7	-14.30%	2	2	0	3	2	50.00%
Templeton	8	9	-11.10%	\$1,482,500	\$1,183,889	25.20%	17	16	6.30%	13	9	44.40%	13	14	-7.10%
SLO COUNTY	244	229	6.60%	\$945,906	\$1,003,272	-5.70%	374	369	1.40%	236	244	-3.30%	241	275	-12.40%

CITY	AVERAGE DAYS ON MARKET			SOLD PRICE vs. LIST PRICE			SOLD PRICE vs. ORIGINAL LIST			MONTHS INVENTORY (SOLD)			MONTHS INVENTORY (PENDED)		
	July 2023	June 2023	% Change	July 2023	June 2023	% Change	July 2023	June 2023	% Change	July 2023	June 2023	% Change	July 2023	June 2023	% Change
Arroyo Grande	41	31	32.30%	97.18%	103.13%	-5.80%	97.18%	103.13%	-5.80%	1.1	1.3	-15.40%	0.9	1.5	-40.00%
Atascadero	26	10	160.00%	98.09%	101.94%	-3.80%	98.09%	101.94%	-3.80%	1.2	1.2	0	1.5	0.8	87.50%
Avila Beach	14	7	100.00%	98.00%	99.12%	-1.10%	98.00%	99.12%	-1.10%	7	1.6	337.50%	3.5	2.7	29.60%
Cambria	20	66	-69.70%	100.76%	96.25%	4.70%	100.76%	96.25%	4.70%	2.8	1.5	86.70%	3.6	2.1	71.40%
Cayucos	51	97	-47.40%	97.63%	99.65%	-2.00%	97.63%	99.65%	-2.00%	1.8	3	-40.00%	2.8	1.8	55.60%
Creston	0	15	-100.00%	0	101.38%	-100.00%	0	101.38%	-100.00%	0	7	-100.00%	8	0	N/A
Grover Beach	5	24	-79.20%	102.79%	100.91%	1.90%	102.79%	100.91%	1.90%	0.7	0.9	-22.20%	0.8	0.8	0
Los Osos	12	9	33.30%	101.95%	102.19%	-0.20%	101.95%	102.19%	-0.20%	2.6	1.7	52.90%	1.1	2	-45.00%
Morro Bay	42	14	200.00%	103.92%	105.14%	-1.20%	103.92%	105.14%	-1.20%	1.3	2.7	-51.90%	1.3	1.7	-23.50%
Nipomo	34	17	100.00%	101.13%	100.19%	0.90%	101.13%	100.19%	0.90%	1.5	0.9	66.70%	1	1.5	-33.30%
Oceano	59	16	268.80%	98.75%	98.65%	0.10%	98.75%	98.65%	0.10%	3.7	3	23.30%	2.8	1.8	55.60%
Paso Robles	33	30	10.00%	99.56%	100.37%	-0.80%	99.56%	100.37%	-0.80%	1.3	1.7	-23.50%	1.5	1.3	15.40%
Pismo Beach	38	37	2.70%	100.56%	99.75%	0.80%	100.56%	99.75%	0.80%	2.8	1.8	55.60%	9.3	2.3	304.30%
San Luis Obispo	17	24	-29.20%	100.54%	99.79%	0.80%	100.54%	99.79%	0.80%	0.9	1.3	-30.80%	0.9	1.4	-35.70%
San Miguel	117	17	588.20%	97.60%	97.79%	-0.20%	97.60%	97.79%	-0.20%	3	2.3	30.40%	4.5	1.8	150.00%
Santa Margarita	19	50	-62.00%	100.80%	93.93%	7.30%	100.80%	93.93%	7.30%	1.5	1.8	-16.70%	3	3.5	-14.30%
Templeton	42	60	-30.00%	98.07%	94.29%	4.00%	98.07%	94.29%	4.00%	2.1	1.8	16.70%	1.3	1.8	-27.80%
SLO COUNTY	31	30	3.30%	99.70%	100.02%	-0.30%	97.83%	98.09%	-0.30%	1.5	1.6	-6.30%	1.6	1.5	6.70%

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July 2023 Market Stats

Year over Year All Residential Properties, All Prices

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	July 2023	July 2022	% Change	July 2023	July 2022	% Change	July 2023	July 2022	% Change	July 2023	July 2022	% Change	July 2023	July 2022	% Change
Arroyo Grande	21	24	-12.50%	\$1,212,676	\$936,384	29.50%	23	37	-37.80%	25	26	-3.80%	24	27	-11.10%
Atascadero	31	34	-8.80%	\$753,610	\$908,765	-17.10%	37	42	-11.90%	24	26	-7.70%	35	30	16.70%
Avila Beach	1	4	-75.00%	\$1,176,000	\$865,000	36.00%	7	15	-53.30%	2	5	-60.00%	2	3	-33.30%
Cambria	9	8	12.50%	\$1,081,111	\$1,048,750	3.10%	25	21	19.00%	7	12	-41.70%	16	9	77.80%
Cayucos	8	6	33.30%	\$1,340,250	\$1,155,667	16.00%	14	15	-6.70%	5	4	25.00%	4	3	33.30%
Creston	0	0	N/A	0	0	N/A	8	7	14.30%	1	0	N/A	2	0	N/A
Grover Beach	10	18	-44.40%	\$760,150	\$767,651	-1.00%	7	20	-65.00%	9	14	-35.70%	7	23	-69.60%
Los Osos	5	8	-37.50%	\$1,024,000	\$1,020,875	0.30%	13	20	-35.00%	12	13	-7.70%	10	14	-28.60%
Morro Bay	13	9	44.40%	\$1,031,500	\$1,021,889	0.90%	17	19	-10.50%	13	12	8.30%	6	17	-64.70%
Nipomo	16	21	-23.80%	\$965,031	\$979,114	-1.40%	24	47	-48.90%	23	25	-8.00%	25	35	-28.60%
Oceano	3	7	-57.10%	\$630,000	\$842,286	-25.20%	11	13	-15.40%	4	1	300.00%	7	6	16.70%
Paso Robles	57	61	-6.60%	\$723,584	\$858,469	-15.70%	72	114	-36.80%	48	61	-21.30%	42	70	-40.00%
Pismo Beach	10	9	11.10%	\$1,271,700	\$1,423,536	-10.70%	28	18	55.60%	3	13	-76.90%	14	14	0
San Luis Obispo	38	41	-7.30%	\$1,121,349	\$1,055,819	6.20%	33	73	-54.80%	38	39	-2.60%	21	64	-67.20%
San Miguel	3	5	-40.00%	\$828,333	\$535,400	54.70%	9	17	-47.10%	2	2	0	5	6	-16.70%
Santa Margarita	4	1	300.00%	\$568,000	\$693,000	-18.00%	6	9	-33.30%	2	2	0	3	4	-25.00%
Templeton	8	9	-11.10%	\$1,482,500	\$1,107,111	33.90%	17	19	-10.50%	13	6	116.70%	13	8	62.50%
SLO COUNTY	244	271	-10.00%	\$945,906	\$942,987	0.30%	374	533	-29.80%	236	265	-10.90%	241	343	-29.70%

CITY	AVERAGE DAYS ON MARKET			SOLD PRICE vs. LIST PRICE			SOLD PRICE vs. ORIGINAL LIST			MONTHS INVENTORY (SOLD)			MONTHS INVENTORY (PENDED)		
	July 2023	July 2022	% Change	July 2023	July 2022	% Change	July 2023	July 2022	% Change	July 2023	July 2022	% Change	July 2023	July 2022	% Change
Arroyo Grande	41	21	95.20%	97.18%	101.05%	-3.80%	95.36%	100.47%	-5.10%	1.1	1.5	-26.70%	0.9	1.4	-35.70%
Atascadero	26	14	85.70%	98.09%	100.87%	-2.80%	96.82%	98.18%	-1.40%	1.2	1.2	0	1.5	1.6	-6.30%
Avila Beach	14	15	-6.70%	98.00%	94.92%	3.20%	98.00%	92.51%	5.90%	7	3.8	84.20%	3.5	3	16.70%
Cambria	20	25	-20.00%	100.76%	100.72%	0.00%	100.76%	96.23%	4.70%	2.8	2.6	7.70%	3.6	1.8	100.00%
Cayucos	51	69	-26.10%	97.63%	93.20%	4.80%	96.09%	83.50%	15.10%	1.8	2.5	-28.00%	2.8	3.8	-26.30%
Creston	0	0	N/A	0	0	N/A	0	0	N/A	0	0	N/A	8	0	N/A
Grover Beach	5	4	25.00%	102.79%	100.72%	2.10%	102.79%	100.62%	2.20%	0.7	1.1	-36.40%	0.8	1.4	-42.90%
Los Osos	12	9	33.30%	101.95%	103.62%	-1.60%	101.97%	103.62%	-1.60%	2.6	2.5	4.00%	1.1	1.5	-26.70%
Morro Bay	42	9	366.70%	103.92%	104.58%	-0.60%	98.72%	103.41%	-4.50%	1.3	2.1	-38.10%	1.3	1.6	-18.80%
Nipomo	34	21	61.90%	101.13%	100.42%	0.70%	100.00%	98.22%	1.80%	1.5	2.2	-31.80%	1	1.9	-47.40%
Oceano	59	14	321.40%	98.75%	102.88%	-4.00%	97.98%	102.90%	-4.80%	3.7	1.9	94.70%	2.8	13	-78.50%
Paso Robles	33	15	120.00%	99.56%	100.70%	-1.10%	96.98%	99.23%	-2.30%	1.3	1.9	-31.60%	1.5	1.9	-21.10%
Pismo Beach	38	15	153.30%	100.56%	97.75%	2.90%	98.70%	95.62%	3.20%	2.8	2	40.00%	9.3	1.4	564.30%
San Luis Obispo	17	12	41.70%	100.54%	100.58%	0.00%	98.58%	99.11%	-0.50%	0.9	1.8	-50.00%	0.9	1.9	-52.60%
San Miguel	117	7	1571.40%	97.60%	103.00%	-5.20%	88.88%	103.00%	-13.70%	3	3.4	-11.80%	4.5	8.5	-47.10%
Santa Margarita	19	6	216.70%	100.80%	102.67%	-1.80%	98.18%	102.67%	-4.40%	1.5	9	-83.30%	3	4.5	-33.30%
Templeton	42	20	110.00%	98.07%	102.75%	-4.60%	97.90%	102.65%	-4.60%	2.1	2.1	0	1.3	3.2	-59.40%
SLO COUNTY	31	18	72.20%	99.70%	100.49%	-0.80%	97.83%	98.54%	-0.70%	1.5	2	-25.00%	1.6	2	-20.00%

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