

# August 2023 Market Stats

Month over Month All Residential Properties, All Prices

CITY	CLOSED SALES			AVERAGE SALE PRICE			ACTIVE LISTINGS			PENDING LISTINGS			NEW LISTINGS		
	Aug 2023	July 2023	% Change	Aug 2023	July 2023	% Change	Aug 2023	July 2023	% Change	Aug 2023	July 2023	% Change	Aug 2023	July 2023	% Change
Arroyo Grande	25	21	19.00%	\$1,195,138	\$1,212,676	-1.40%	38	23	65.20%	26	25	4.00%	33	28	17.90%
Atascadero	24	31	-22.60%	\$744,417	\$753,610	-1.20%	47	37	27.00%	24	21	14.30%	36	37	-2.70%
Avila Beach	2	1	100.00%	\$1,003,250	\$1,176,000	-14.70%	14	7	100.00%	1	2	-50.00%	8	2	300.00%
Cambria	8	9	-11.10%	\$1,037,625	\$1,081,111	-4.00%	26	25	4.00%	16	6	166.70%	8	17	-52.90%
Cayucos	7	8	-12.50%	\$2,703,143	\$1,340,250	101.70%	19	14	35.70%	4	4	0	6	6	0
Creston	0	0	N/A	0	0	N/A	10	8	25.00%	1	0	N/A	1	3	-66.70%
Grover Beach	9	10	-10.00%	\$833,000	\$760,150	9.60%	13	7	85.70%	6	9	-33.30%	10	8	25.00%
Los Osos	9	5	80.00%	\$1,059,722	\$1,024,000	3.50%	7	13	-46.20%	10	11	-9.10%	3	11	-72.70%
Morro Bay	11	13	-15.40%	\$1,037,727	\$1,031,500	0.60%	11	17	-35.30%	15	12	25.00%	11	7	57.10%
Nipomo	25	16	56.30%	\$1,044,000	\$965,031	8.20%	23	24	-4.20%	18	24	-25.00%	17	26	-34.60%
Oceano	6	3	100.00%	\$637,750	\$630,000	1.20%	13	11	18.20%	9	3	200.00%	7	9	-22.20%
Paso Robles	50	57	-12.30%	\$701,734	\$723,689	-3.00%	78	72	8.30%	56	47	19.10%	63	49	28.60%
Pismo Beach	3	10	-70.00%	\$716,054	\$1,271,700	-43.70%	22	28	-21.40%	10	3	233.30%	8	14	-42.90%
San Luis Obispo	27	38	-28.90%	\$986,705	\$1,121,349	-12.00%	39	33	18.20%	35	37	-5.40%	41	23	78.30%
San Miguel	4	3	33.30%	\$755,875	\$828,333	-8.70%	11	9	22.20%	3	2	50.00%	4	5	-20.00%
Santa Margarita	2	4	-50.00%	\$812,000	\$568,000	43.00%	7	6	16.70%	4	1	300.00%	4	3	33.30%
Templeton	10	8	25.00%	\$1,125,100	\$1,482,500	-24.10%	19	17	11.80%	7	11	-36.40%	9	15	-40.00%
<b>SLO COUNTY</b>	<b>226</b>	<b>244</b>	<b>-7.40%</b>	<b>\$962,006</b>	<b>\$945,931</b>	<b>1.70%</b>	<b>423</b>	<b>374</b>	<b>13.10%</b>	<b>249</b>	<b>223</b>	<b>11.70%</b>	<b>278</b>	<b>269</b>	<b>3.30%</b>

CITY	AVERAGE DAYS ON MARKET			SOLD PRICE vs. LIST PRICE			SOLD PRICE vs. ORIGINAL LIST			MONTHS INVENTORY (SOLD)			MONTHS INVENTORY (PENDED)		
	Aug 2023	July 2023	% Change	Aug 2023	July 2023	% Change	Aug 2023	July 2023	% Change	Aug 2023	July 2023	% Change	Aug 2023	July 2023	% Change
Arroyo Grande	25	41	-39.00%	99.22%	97.18%	2.10%	97.30%	95.36%	2.00%	1.5	1.1	36.40%	1.5	0.9	66.70%
Atascadero	38	26	46.20%	99.74%	98.09%	1.70%	97.07%	96.82%	0.30%	2	1.2	66.70%	2	1.8	11.10%
Avila Beach	23	14	64.30%	98.21%	98.00%	0.20%	98.21%	98.00%	0.20%	7	7	0	14	3.5	300.00%
Cambria	44	20	120.00%	99.15%	100.76%	-1.60%	97.58%	100.76%	-3.20%	3.3	2.8	17.90%	1.6	4.2	-61.90%
Cayucos	70	51	37.30%	95.47%	97.63%	-2.20%	94.16%	96.09%	-2.00%	2.7	1.8	50.00%	4.8	3.5	37.10%
Creston	0	0	N/A	0	0	N/A	0	0	N/A	0	0	N/A	10	0	N/A
Grover Beach	14	5	180.00%	102.35%	102.79%	-0.40%	99.72%	102.79%	-3.00%	1.4	0.7	100.00%	2.2	0.8	175.00%
Los Osos	10	12	-16.70%	99.98%	101.95%	-1.90%	98.44%	101.97%	-3.50%	0.8	2.6	-69.20%	0.7	1.2	-41.70%
Morro Bay	85	42	102.40%	99.85%	103.92%	-3.90%	94.74%	98.72%	-4.00%	1	1.3	-23.10%	0.7	1.4	-50.00%
Nipomo	30	34	-11.80%	96.07%	101.13%	-5.00%	93.66%	100.00%	-6.30%	0.9	1.5	-40.00%	1.3	1	30.00%
Oceano	25	59	-57.60%	96.95%	98.75%	-1.80%	93.37%	97.98%	-4.70%	2.2	3.7	-40.50%	1.4	3.7	-62.20%
Paso Robles	21	33	-36.40%	99.46%	99.58%	-0.10%	98.89%	97.00%	1.90%	1.6	1.3	23.10%	1.4	1.5	-6.70%
Pismo Beach	8	38	-78.90%	96.85%	100.56%	-3.70%	97.33%	98.70%	-1.40%	7.3	2.8	160.70%	2.2	9.3	-76.30%
San Luis Obispo	24	17	41.20%	98.20%	100.54%	-2.30%	96.23%	98.58%	-2.40%	1.4	0.9	55.60%	1.1	0.9	22.20%
San Miguel	15	117	-87.20%	99.23%	97.60%	1.70%	99.23%	88.88%	11.60%	2.8	3	-6.70%	3.7	4.5	-17.80%
Santa Margarita	6	19	-68.40%	101.88%	100.80%	1.10%	101.88%	98.18%	3.80%	3.5	1.5	133.30%	1.8	6	-70.00%
Templeton	69	42	64.30%	96.30%	98.07%	-1.80%	88.93%	97.90%	-9.20%	1.9	2.1	-9.50%	2.7	1.5	80.00%
<b>SLO COUNTY</b>	<b>32</b>	<b>31</b>	<b>3.20%</b>	<b>98.26%</b>	<b>99.70%</b>	<b>-1.40%</b>	<b>96.07%</b>	<b>97.83%</b>	<b>-1.80%</b>	<b>1.9</b>	<b>1.5</b>	<b>26.70%</b>	<b>1.7</b>	<b>1.7</b>	<b>0</b>

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# August 2023 Market Stats

Year over Year All Residential Properties, All Prices

CITY	CLOSED SALES			AVERAGE SALE PRICE			ACTIVE LISTINGS			PENDING LISTINGS			NEW LISTINGS		
	Aug 2023	Aug 2022	% Change	Aug 2023	Aug 2022	% Change	Aug 2023	Aug 2022	% Change	Aug 2023	Aug 2022	% Change	Aug 2023	Aug 2022	% Change
Arroyo Grande	25	26	-3.80%	\$1,195,138	\$1,140,697	4.80%	38	34	11.80%	26	26	0	33	26	26.90%
Atascadero	24	25	-4.00%	\$744,417	\$758,980	-1.90%	47	46	2.20%	24	32	-25.00%	36	35	2.90%
Avila Beach	2	3	-33.30%	\$1,003,250	\$1,416,667	-29.20%	14	11	27.30%	1	4	-75.00%	8	3	166.70%
Cambria	8	14	-42.90%	\$1,037,625	\$1,270,071	-18.30%	26	19	36.80%	16	10	60.00%	8	7	14.30%
Cayucos	7	5	40.00%	\$2,703,143	\$1,507,350	79.30%	19	12	58.30%	4	3	33.30%	6	5	20.00%
Creston	0	0	N/A	0	0	N/A	10	8	25.00%	1	0	N/A	1	1	0
Grover Beach	9	14	-35.70%	\$833,000	\$695,413	19.80%	13	16	-18.80%	6	16	-62.50%	10	14	-28.60%
Los Osos	9	13	-30.80%	\$1,059,722	\$831,077	27.50%	7	13	-46.20%	10	12	-16.70%	3	5	-40.00%
Morro Bay	11	9	22.20%	\$1,037,727	\$902,667	15.00%	11	24	-54.20%	15	6	150.00%	11	14	-21.40%
Nipomo	25	25	0	\$1,044,000	\$908,588	14.90%	23	52	-55.80%	18	26	-30.80%	17	36	-52.80%
Oceano	6	2	200.00%	\$637,750	\$820,000	-22.20%	13	13	0	9	8	12.50%	7	11	-36.40%
Paso Robles	50	68	-26.50%	\$701,734	\$763,226	-8.10%	78	95	-17.90%	56	55	1.80%	63	49	28.60%
Pismo Beach	3	10	-70.00%	\$716,054	\$1,279,302	-44.00%	22	16	37.50%	10	10	0	8	13	-38.50%
San Luis Obispo	27	51	-47.10%	\$986,705	\$1,045,815	-5.70%	39	76	-48.70%	35	40	-12.50%	41	53	-22.60%
San Miguel	4	1	300.00%	\$755,875	\$3,100,000	-75.60%	11	11	0	3	7	-57.10%	4	5	-20.00%
Santa Margarita	2	2	0	\$812,000	\$172,500	370.70%	7	7	0	4	1	300.00%	4	5	-20.00%
Templeton	10	8	25.00%	\$1,125,100	\$1,521,750	-26.10%	19	18	5.60%	7	13	-46.20%	9	20	-55.00%
<b>SLO COUNTY</b>	<b>226</b>	<b>281</b>	<b>-19.60%</b>	<b>\$962,006</b>	<b>\$942,828</b>	<b>2.00%</b>	<b>423</b>	<b>502</b>	<b>-15.70%</b>	<b>249</b>	<b>274</b>	<b>-9.10%</b>	<b>278</b>	<b>310</b>	<b>-10.30%</b>

CITY	AVERAGE DAYS ON MARKET			SOLD PRICE vs. LIST PRICE			SOLD PRICE vs. ORIGINAL LIST			MONTHS INVENTORY (SOLD)			MONTHS INVENTORY (PENDED)		
	Aug 2023	Aug 2022	% Change	Aug 2023	Aug 2022	% Change	Aug 2023	Aug 2022	% Change	Aug 2023	Aug 2022	% Change	Aug 2023	Aug 2022	% Change
Arroyo Grande	25	27	-7.40%	99.22%	98.18%	1.10%	97.30%	93.06%	4.60%	1.5	1.3	15.40%	1.5	1.3	15.40%
Atascadero	38	15	153.30%	99.74%	99.51%	0.20%	97.07%	97.32%	-0.30%	2	1.8	11.10%	2	1.4	42.90%
Avila Beach	23	79	-70.90%	98.21%	92.31%	6.40%	98.21%	95.23%	3.10%	7	3.7	89.20%	14	2.8	400.00%
Cambria	44	30	46.70%	99.15%	99.52%	-0.40%	97.58%	97.68%	-0.10%	3.3	1.4	135.70%	1.6	1.9	-15.80%
Cayucos	70	55	27.30%	95.47%	93.69%	1.90%	94.16%	84.46%	11.50%	2.7	2.4	12.50%	4.8	4	20.00%
Creston	0	0	N/A	0	0	N/A	0	0	N/A	0	0	N/A	10	0	N/A
Grover Beach	14	19	-26.30%	102.35%	100.08%	2.30%	99.72%	98.49%	1.20%	1.4	1.1	27.30%	2.2	1	120.00%
Los Osos	10	16	-37.50%	99.98%	100.17%	-0.20%	98.44%	97.48%	1.00%	0.8	1	-20.00%	0.7	1.1	-36.40%
Morro Bay	85	17	400.00%	99.85%	96.47%	3.50%	94.74%	94.22%	0.60%	1	2.7	-63.00%	0.7	4	-82.50%
Nipomo	30	26	15.40%	96.07%	99.23%	-3.20%	93.66%	97.06%	-3.50%	0.9	2.1	-57.10%	1.3	2	-35.00%
Oceano	25	39	-35.90%	96.95%	100.99%	-4.00%	93.37%	88.70%	5.30%	2.2	6.5	-66.20%	1.4	1.6	-12.50%
Paso Robles	21	26	-19.20%	99.46%	98.42%	1.10%	98.89%	94.87%	4.20%	1.6	1.4	14.30%	1.4	1.7	-17.60%
Pismo Beach	8	31	-74.20%	96.85%	101.05%	-4.20%	97.33%	96.65%	0.70%	7.3	1.6	356.30%	2.2	1.6	37.50%
San Luis Obispo	24	18	33.30%	98.20%	99.49%	-1.30%	96.23%	96.73%	-0.50%	1.4	1.5	-6.70%	1.1	1.9	-42.10%
San Miguel	15	44	-65.90%	99.23%	115.03%	-13.70%	99.23%	115.03%	-13.70%	2.8	11	-74.50%	3.7	1.6	131.30%
Santa Margarita	6	242	-97.50%	101.88%	104.55%	-2.60%	101.88%	81.18%	25.50%	3.5	3.5	0	1.8	7	-74.30%
Templeton	69	21	228.60%	96.30%	98.30%	-2.00%	88.93%	93.91%	-5.30%	1.9	2.3	-17.40%	2.7	1.4	92.90%
<b>SLO COUNTY</b>	<b>32</b>	<b>26</b>	<b>23.10%</b>	<b>98.26%</b>	<b>98.70%</b>	<b>-0.40%</b>	<b>96.07%</b>	<b>95.15%</b>	<b>1.00%</b>	<b>1.9</b>	<b>1.8</b>	<b>5.60%</b>	<b>1.7</b>	<b>1.8</b>	<b>-5.60%</b>

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