

# September 2023 Market Stats

Month over Month All Residential Properties, All Prices

CITY	CLOSED SALES			AVERAGE SALE PRICE			ACTIVE LISTINGS			PENDING LISTINGS			NEW LISTINGS		
	Sept 2023	Aug 2023	% Change	Sept 2023	Aug 2023	% Change	Sept 2023	Aug 2023	% Change	Sept 2023	Aug 2023	% Change	Sept 2023	Aug 2023	% Change
Arroyo Grande	25	25	0	\$1,139,412	\$1,195,138	-4.70%	42	38	10.50%	23	21	9.50%	20	36	-44.40%
Atascadero	16	24	-33.30%	\$860,781	\$744,417	15.60%	39	47	-17.00%	29	22	31.80%	18	36	-50.00%
Avila Beach	1	2	-50.00%	\$1,882,000	\$1,003,250	87.60%	13	14	-7.10%	4	1	300.00%	2	9	-77.80%
Cambria	10	8	25.00%	\$1,718,928	\$1,037,625	65.70%	29	26	11.50%	6	14	-57.10%	8	8	0
Cayucos	3	7	-57.10%	\$1,396,667	\$2,703,143	-48.30%	19	19	0	6	4	50.00%	6	7	-14.30%
Creston	1	0	N/A	\$605,000	0	N/A	9	10	-10.00%	0	1	-100.00%	0	1	-100.00%
Grover Beach	7	9	-22.20%	\$826,286	\$833,000	-0.80%	10	13	-23.10%	7	6	16.70%	3	10	-70.00%
Los Osos	12	9	33.30%	\$866,492	\$1,059,722	-18.20%	7	7	0	3	11	-72.70%	3	5	-40.00%
Morro Bay	16	11	45.50%	\$1,111,250	\$1,037,727	7.10%	13	11	18.20%	7	15	-53.30%	5	14	-64.30%
Nipomo	15	25	-40.00%	\$986,733	\$1,044,000	-5.50%	31	23	34.80%	15	17	-11.80%	22	21	4.80%
Oceano	5	6	-16.70%	\$632,200	\$637,750	-0.90%	17	13	30.80%	5	7	-28.60%	8	8	0
Paso Robles	48	50	-4.00%	\$744,436	\$701,734	6.10%	82	78	5.10%	50	49	2.00%	40	69	-42.00%
Pismo Beach	8	3	166.70%	\$1,025,625	\$716,054	43.20%	31	22	40.90%	10	9	11.10%	15	8	87.50%
San Luis Obispo	37	27	37.00%	\$1,109,348	\$986,705	12.40%	54	39	38.50%	37	32	15.60%	36	49	-26.50%
San Miguel	0	4	-100.00%	0	\$755,875	-100.00%	12	11	9.10%	4	2	100.00%	3	5	-40.00%
Santa Margarita	1	2	-50.00%	\$308,000	\$812,000	-62.10%	8	7	14.30%	1	3	-66.70%	2	5	-60.00%
Templeton	6	10	-40.00%	\$971,500	\$1,125,100	-13.70%	18	19	-5.30%	7	6	16.70%	8	9	-11.10%
<b>SLO COUNTY</b>	<b>214</b>	<b>226</b>	<b>-5.30%</b>	<b>\$984,896</b>	<b>\$962,006</b>	<b>2.40%</b>	<b>461</b>	<b>423</b>	<b>9.00%</b>	<b>218</b>	<b>222</b>	<b>-1.80%</b>	<b>205</b>	<b>309</b>	<b>-33.70%</b>

CITY	AVERAGE DAYS ON MARKET			SOLD PRICE vs. LIST PRICE			SOLD PRICE vs. ORIGINAL LIST			MONTHS INVENTORY (SOLD)			MONTHS INVENTORY (PENDED)		
	Sept 2023	Aug 2023	% Change	Sept 2023	Aug 2023	% Change	Sept 2023	Aug 2023	% Change	Sept 2023	Aug 2023	% Change	Sept 2023	Aug 2023	% Change
Arroyo Grande	31	25	24.00%	99.85%	99.22%	0.60%	96.87%	97.30%	-0.40%	1.7	1.5	13.30%	1.8	1.8	0
Atascadero	11	38	-71.10%	98.91%	99.74%	-0.80%	97.86%	97.07%	0.80%	2.4	2	20.00%	1.3	2.1	-38.10%
Avila Beach	4	23	-82.60%	94.19%	98.21%	-4.10%	94.19%	98.21%	-4.10%	13	7	85.70%	3.3	14	-76.40%
Cambria	43	44	-2.30%	94.94%	99.15%	-4.20%	88.12%	97.58%	-9.70%	2.9	3.3	-12.10%	4.8	1.9	152.60%
Cayucos	188	70	168.60%	92.60%	95.47%	-3.00%	76.88%	94.16%	-18.40%	6.3	2.7	133.30%	3.2	4.8	-33.30%
Creston	15	0	N/A	96.80%	0	N/A	96.80%	0	N/A	9	0	N/A	0	10	-100.00%
Grover Beach	15	14	7.10%	101.99%	102.35%	-0.40%	100.75%	99.72%	1.00%	1.4	1.4	0	1.4	2.2	-36.40%
Los Osos	37	10	270.00%	96.82%	99.98%	-3.20%	95.26%	98.44%	-3.20%	0.6	0.8	-25.00%	2.3	0.6	283.30%
Morro Bay	45	85	-47.10%	96.85%	99.85%	-3.00%	92.79%	94.74%	-2.10%	0.8	1	-20.00%	1.9	0.7	171.40%
Nipomo	37	30	23.30%	99.46%	96.07%	3.50%	97.52%	93.66%	4.10%	2.1	0.9	133.30%	2.1	1.4	50.00%
Oceano	63	25	152.00%	98.94%	96.95%	2.10%	97.56%	93.37%	4.50%	3.4	2.2	54.50%	3.4	1.9	78.90%
Paso Robles	25	21	19.00%	98.69%	99.46%	-0.80%	98.00%	98.89%	-0.90%	1.7	1.6	6.30%	1.6	1.6	0
Pismo Beach	34	8	325.00%	99.21%	96.85%	2.40%	96.55%	97.33%	-0.80%	3.9	7.3	-46.60%	3.1	2.4	29.20%
San Luis Obispo	21	24	-12.50%	99.76%	98.20%	1.60%	97.80%	96.23%	1.60%	1.5	1.4	7.10%	1.5	1.2	25.00%
San Miguel	0	15	-100.00%	0	99.23%	-100.00%	0	99.23%	-100.00%	0	2.8	-100.00%	3	5.5	-45.50%
Santa Margarita	155	6	2483.30%	106.94%	101.88%	5.00%	68.44%	101.88%	-32.80%	8	3.5	128.60%	8	2.3	247.80%
Templeton	19	69	-72.50%	99.78%	96.30%	3.60%	98.93%	88.93%	11.20%	3	1.9	57.90%	2.6	3.2	-18.80%
<b>SLO COUNTY</b>	<b>31</b>	<b>32</b>	<b>-3.10%</b>	<b>98.55%</b>	<b>98.26%</b>	<b>0.30%</b>	<b>95.75%</b>	<b>96.07%</b>	<b>-0.30%</b>	<b>2.2</b>	<b>1.9</b>	<b>15.80%</b>	<b>2.1</b>	<b>1.9</b>	<b>10.50%</b>

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# September 2023 Market Stats

Year over Year All Residential Properties, All Prices

CITY	CLOSED SALES			AVERAGE SALE PRICE			ACTIVE LISTINGS			PENDING LISTINGS			NEW LISTINGS		
	Sept 2023	Sept 2022	% Change	Sept 2023	Sept 2022	% Change	Sept 2023	Sept 2022	% Change	Sept 2023	Sept 2022	% Change	Sept 2023	Sept 2022	% Change
Arroyo Grande	25	28	-10.70%	\$1,139,412	\$1,065,227	7.00%	42	37	13.50%	23	24	-4.20%	20	19	5.30%
Atascadero	16	33	-51.50%	\$860,781	\$766,674	12.30%	39	57	-31.60%	29	20	45.00%	18	30	-40.00%
Avila Beach	1	6	-83.30%	\$1,882,000	\$1,708,959	10.10%	13	7	85.70%	4	5	-20.00%	2	3	-33.30%
Cambria	10	10	0	\$1,718,928	\$1,161,023	48.10%	29	21	38.10%	6	5	20.00%	8	14	-42.90%
Cayucos	3	3	0	\$1,396,667	\$1,833,333	-23.80%	19	10	90.00%	6	3	100.00%	6	3	100.00%
Creston	1	0	N/A	\$605,000	0	N/A	9	5	80.00%	0	2	-100.00%	0	1	-100.00%
Grover Beach	7	17	-58.80%	\$826,286	\$699,119	18.20%	10	20	-50.00%	7	11	-36.40%	3	12	-75.00%
Los Osos	12	15	-20.00%	\$866,492	\$1,084,957	-20.10%	7	16	-56.30%	3	7	-57.10%	3	16	-81.30%
Morro Bay	16	8	100.00%	\$1,111,250	\$1,161,250	-4.30%	13	20	-35.00%	7	10	-30.00%	5	10	-50.00%
Nipomo	15	28	-46.40%	\$986,733	\$1,085,839	-9.10%	31	35	-11.40%	15	28	-46.40%	22	23	-4.30%
Oceano	5	8	-37.50%	\$632,200	\$723,750	-12.60%	17	17	0	5	4	25.00%	8	8	0
Paso Robles	48	47	2.10%	\$744,436	\$752,460	-1.10%	82	105	-21.90%	50	39	28.20%	40	63	-36.50%
Pismo Beach	8	12	-33.30%	\$1,025,625	\$1,512,408	-32.20%	31	16	93.80%	10	8	25.00%	15	7	114.30%
San Luis Obispo	37	34	8.80%	\$1,109,348	\$1,021,206	8.60%	54	62	-12.90%	37	37	0	36	29	24.10%
San Miguel	0	6	-100.00%	0	\$664,167	-100.00%	12	12	0	4	1	300.00%	3	5	-40.00%
Santa Margarita	1	3	-66.70%	\$308,000	\$525,000	-41.30%	8	11	-27.30%	1	3	-66.70%	2	5	-60.00%
Templeton	6	9	-33.30%	\$971,500	\$914,737	6.20%	18	21	-14.30%	7	6	16.70%	8	9	-11.10%
<b>SLO COUNTY</b>	<b>214</b>	<b>271</b>	<b>-21.00%</b>	<b>\$984,896</b>	<b>\$960,818</b>	<b>2.50%</b>	<b>461</b>	<b>499</b>	<b>-7.60%</b>	<b>218</b>	<b>216</b>	<b>0.90%</b>	<b>205</b>	<b>260</b>	<b>-21.20%</b>

CITY	AVERAGE DAYS ON MARKET			SOLD PRICE vs. LIST PRICE			SOLD PRICE vs. ORIGINAL LIST			MONTHS INVENTORY (SOLD)			MONTHS INVENTORY (PENDED)		
	Sept 2023	Sept 2022	% Change	Sept 2023	Sept 2022	% Change	Sept 2023	Sept 2022	% Change	Sept 2023	Sept 2022	% Change	Sept 2023	Sept 2022	% Change
Arroyo Grande	31	24	29.20%	99.85%	99.63%	0.20%	96.87%	98.59%	-1.70%	1.7	1.3	30.80%	1.8	1.5	20.00%
Atascadero	11	22	-50.00%	98.91%	100.10%	-1.20%	97.86%	95.61%	2.40%	2.4	1.7	41.20%	1.3	2.9	-55.20%
Avila Beach	4	39	-89.70%	94.19%	101.86%	-7.50%	94.19%	100.36%	-6.10%	13	1.2	983.30%	3.3	1.4	135.70%
Cambria	43	23	87.00%	94.94%	97.21%	-2.30%	88.12%	93.90%	-6.20%	2.9	2.1	38.10%	4.8	4.2	14.30%
Cayucos	188	29	548.30%	92.60%	95.69%	-3.20%	76.88%	92.84%	-17.20%	6.3	3.3	90.90%	3.2	3.3	-3.00%
Creston	15	0	N/A	96.80%	0	N/A	96.80%	0	N/A	9	0	N/A	0	2.5	-100.00%
Grover Beach	15	27	-44.40%	101.99%	101.39%	0.60%	100.75%	97.31%	3.50%	1.4	1.2	16.70%	1.4	1.8	-22.20%
Los Osos	37	43	-14.00%	96.82%	97.29%	-0.50%	95.26%	94.22%	1.10%	0.6	1.1	-45.50%	2.3	2.3	0
Morro Bay	45	17	164.70%	96.85%	102.53%	-5.50%	92.79%	97.26%	-4.60%	0.8	2.5	-68.00%	1.9	2	-5.00%
Nipomo	37	38	-2.60%	99.46%	98.50%	1.00%	97.52%	95.40%	2.20%	2.1	1.3	61.50%	2.1	1.3	61.50%
Oceano	63	23	173.90%	98.94%	99.38%	-0.40%	97.56%	90.19%	8.20%	3.4	2.1	61.90%	3.4	4.3	-20.90%
Paso Robles	25	27	-7.40%	98.69%	96.80%	2.00%	98.00%	94.00%	4.30%	1.7	2.2	-22.70%	1.6	2.7	-40.70%
Pismo Beach	34	47	-27.70%	99.21%	97.82%	1.40%	96.55%	87.79%	10.00%	3.9	1.3	200.00%	3.1	2	55.00%
San Luis Obispo	21	31	-32.30%	99.76%	98.91%	0.90%	97.80%	95.31%	2.60%	1.5	1.8	-16.70%	1.5	1.7	-11.80%
San Miguel	0	33	-100.00%	0	94.45%	-100.00%	0	90.42%	-100.00%	0	2	-100.00%	3	12	-75.00%
Santa Margarita	155	15	933.30%	106.94%	94.37%	13.30%	68.44%	94.37%	-27.50%	8	3.7	116.20%	8	3.7	116.20%
Templeton	19	37	-48.60%	99.78%	100.24%	-0.50%	98.93%	99.70%	-0.80%	3	2.3	30.40%	2.6	3.5	-25.70%
<b>SLO COUNTY</b>	<b>31</b>	<b>30</b>	<b>3.30%</b>	<b>98.55%</b>	<b>98.72%</b>	<b>-0.20%</b>	<b>95.75%</b>	<b>95.02%</b>	<b>0.80%</b>	<b>2.2</b>	<b>1.8</b>	<b>22.20%</b>	<b>2.1</b>	<b>2.3</b>	<b>-8.70%</b>

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