

October 2023 Market Stats

Month over Month All Residential Properties, All Prices

CITY	CLOSED SALES			AVERAGE SALE PRICE			ACTIVE LISTINGS			PENDING LISTINGS			NEW LISTINGS		
	Oct 2023	Sept 2023	% Change	Oct 2023	Sept 2023	% Change	Oct 2023	Sept 2023	% Change	Oct 2023	Sept 2023	% Change	Oct 2023	Sept 2023	% Change
Arroyo Grande	11	25	-56.00%	\$960,455	\$1,139,412	-15.70%	35	42	-16.70%	23	19	21.10%	14	22	-36.40%
Atascadero	29	16	81.30%	\$870,483	\$860,781	1.10%	51	39	30.80%	17	24	-29.20%	29	21	38.10%
Avila Beach	2	1	100.00%	\$772,500	\$1,882,000	-59.00%	12	13	-7.70%	3	4	-25.00%	3	3	0
Cambria	6	10	-40.00%	\$1,057,013	\$1,718,928	-38.50%	28	29	-3.40%	9	6	50.00%	11	8	37.50%
Cayucos	8	3	166.70%	\$1,394,750	\$1,396,667	-0.10%	16	19	-15.80%	9	5	80.00%	8	6	33.30%
Creston	0	1	-100.00%	0	\$605,000	-100.00%	11	9	22.20%	0	0	N/A	1	0	N/A
Grover Beach	8	7	14.30%	\$762,088	\$826,286	-7.80%	13	10	30.00%	10	8	25.00%	12	5	140.00%
Los Osos	3	12	-75.00%	\$914,167	\$866,492	5.50%	10	7	42.90%	10	3	233.30%	6	5	20.00%
Morro Bay	4	16	-75.00%	\$1,024,100	\$1,111,250	-7.80%	15	13	15.40%	5	6	-16.70%	8	5	60.00%
Nipomo	18	15	20.00%	\$1,105,486	\$986,733	12.00%	29	31	-6.50%	17	14	21.40%	16	24	-33.30%
Oceano	6	6	0	\$694,333	\$584,333	18.80%	11	17	-35.30%	5	4	25.00%	2	9	-77.80%
Paso Robles	47	48	-2.10%	\$727,559	\$744,436	-2.30%	98	82	19.50%	32	48	-33.30%	45	48	-6.30%
Pismo Beach	14	8	75.00%	\$1,304,286	\$1,025,625	27.20%	29	31	-6.50%	11	9	22.20%	11	15	-26.70%
San Luis Obispo	33	37	-10.80%	\$1,158,251	\$1,109,348	4.40%	43	54	-20.40%	39	35	11.40%	33	38	-13.20%
San Miguel	6	0	N/A	\$914,167	0	N/A	11	12	-8.30%	4	5	-20.00%	4	5	-20.00%
Santa Margarita	1	1	0	\$1,100,000	\$308,000	257.10%	7	8	-12.50%	4	1	300.00%	3	2	50.00%
Templeton	5	6	-16.70%	\$1,601,180	\$971,500	64.80%	21	18	16.70%	6	6	0	11	8	37.50%
SLO COUNTY	205	215	-4.70%	\$968,990	\$981,920	-1.30%	468	461	1.50%	209	202	3.50%	225	231	-2.60%

CITY	AVERAGE DAYS ON MARKET			SOLD PRICE vs. LIST PRICE			SOLD PRICE vs. ORIGINAL LIST			MONTHS INVENTORY (SOLD)			MONTHS INVENTORY (PENDED)		
	Oct 2023	Sept 2023	% Change	Oct 2023	Sept 2023	% Change	Oct 2023	Sept 2023	% Change	Oct 2023	Sept 2023	% Change	Oct 2023	Sept 2023	% Change
Arroyo Grande	30	31	-3.20%	97.61%	99.85%	-2.20%	94.20%	96.87%	-2.80%	3.2	1.7	88.20%	1.5	2.2	-31.80%
Atascadero	23	11	109.10%	98.65%	98.91%	-0.30%	97.24%	97.86%	-0.60%	1.8	2.4	-25.00%	3	1.6	87.50%
Avila Beach	13	4	225.00%	98.53%	94.19%	4.60%	98.53%	94.19%	4.60%	6	13	-53.80%	4	3.3	21.20%
Cambria	12	43	-72.10%	99.02%	94.94%	4.30%	96.38%	88.12%	9.40%	4.7	2.9	62.10%	3.1	4.8	-35.40%
Cayucos	59	188	-68.60%	95.38%	92.60%	3.00%	92.22%	76.88%	20.00%	2	6.3	-68.30%	1.8	3.8	-52.60%
Creston	0	15	-100.00%	0	96.80%	-100.00%	0	96.80%	-100.00%	0	9	-100.00%	0	0	N/A
Grover Beach	16	15	6.70%	99.83%	101.99%	-2.10%	98.29%	100.75%	-2.40%	1.6	1.4	14.30%	1.3	1.3	0
Los Osos	12	37	-67.60%	102.56%	96.82%	5.90%	101.24%	95.26%	6.30%	3.3	0.6	450.00%	1	2.3	-56.50%
Morro Bay	7	45	-84.40%	98.31%	96.85%	1.50%	98.31%	92.79%	5.90%	3.8	0.8	375.00%	3	2.2	36.40%
Nipomo	15	37	-59.50%	99.89%	99.46%	0.40%	98.17%	97.52%	0.70%	1.6	2.1	-23.80%	1.7	2.2	-22.70%
Oceano	18	74	-75.70%	105.28%	98.48%	6.90%	105.28%	96.32%	9.30%	1.8	2.8	-35.70%	2.2	4.3	-48.80%
Paso Robles	39	25	56.00%	98.64%	98.69%	-0.10%	92.76%	98.00%	-5.30%	2.1	1.7	23.50%	3.1	1.7	82.40%
Pismo Beach	27	34	-20.60%	98.48%	99.21%	-0.70%	94.86%	96.55%	-1.80%	2.1	3.9	-46.20%	2.6	3.4	-23.50%
San Luis Obispo	23	21	9.50%	101.81%	99.76%	2.10%	100.48%	97.80%	2.70%	1.3	1.5	-13.30%	1.1	1.5	-26.70%
San Miguel	78	0	N/A	98.70%	0	N/A	98.03%	0	N/A	1.8	0	N/A	2.8	2.4	16.70%
Santa Margarita	21	155	-86.50%	91.67%	106.94%	-14.30%	91.67%	68.44%	33.90%	7	8	-12.50%	1.8	8	-77.50%
Templeton	22	19	15.80%	92.68%	99.78%	-7.10%	92.68%	98.93%	-6.30%	4.2	3	40.00%	3.5	3	16.70%
SLO COUNTY	28	32	-12.50%	98.99%	98.54%	0.50%	96.47%	95.73%	0.80%	2.3	2.1	9.50%	2.2	2.3	-4.30%

*All reports published November 10, 2023 | All reports presented are based on data supplied by the CARETS. Neither the Associations nor their MLS's guarantee or are in anyway responsible for its accuracy. Data maintained by the Associations or their MLS's may not reflect all real estate activities in the market. Information deemed reliable but not guaranteed. | Copyright © Trendgraphix, Inc.

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Year over Year All Residential Properties, All Prices

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	Oct 2023	Oct 2022	% Change	Oct 2023	Oct 2022	% Change	Oct 2023	Oct 2022	% Change	Oct 2023	Oct 2022	% Change	Oct 2023	Oct 2022	% Change
Arroyo Grande	11	17	-35.30%	\$960,455	\$1,166,486	-17.70%	35	36	-2.80%	23	19	21.10%	14	23	-39.10%
Atascadero	29	19	52.60%	\$870,483	\$668,146	30.30%	51	46	10.90%	17	28	-39.30%	29	26	11.50%
Avila Beach	2	0	N/A	\$772,500	0	N/A	12	5	140.00%	3	1	200.00%	3	2	50.00%
Cambria	6	7	-14.30%	\$1,057,013	\$1,096,612	-3.60%	28	27	3.70%	9	6	50.00%	11	12	-8.30%
Cayucos	8	2	300.00%	\$1,394,750	\$841,250	65.80%	16	13	23.10%	9	1	800.00%	8	5	60.00%
Creston	0	1	-100.00%	0	\$1,875,000	-100.00%	11	6	83.30%	0	0	N/A	1	1	0
Grover Beach	8	12	-33.30%	\$762,088	\$682,500	11.70%	13	17	-23.50%	10	9	11.10%	12	9	33.30%
Los Osos	3	8	-62.50%	\$914,167	\$990,363	-7.70%	10	16	-37.50%	10	10	0	6	12	-50.00%
Morro Bay	4	9	-55.60%	\$1,024,100	\$1,065,211	-3.90%	15	24	-37.50%	5	14	-64.30%	8	16	-50.00%
Nipomo	18	22	-18.20%	\$1,105,486	\$999,136	10.60%	29	43	-32.60%	17	14	21.40%	16	20	-20.00%
Oceano	6	5	20.00%	\$694,333	\$529,580	31.10%	11	18	-38.90%	5	4	25.00%	2	4	-50.00%
Paso Robles	47	48	-2.10%	\$727,559	\$701,996	3.60%	98	111	-11.70%	32	37	-13.50%	45	42	7.10%
Pismo Beach	14	8	75.00%	\$1,304,286	\$1,422,725	-8.30%	29	22	31.80%	11	6	83.30%	11	14	-21.40%
San Luis Obispo	33	32	3.10%	\$1,158,251	\$1,027,488	12.70%	43	62	-30.60%	39	24	62.50%	33	30	10.00%
San Miguel	6	2	200.00%	\$914,167	\$525,000	74.10%	11	13	-15.40%	4	1	300.00%	4	2	100.00%
Santa Margarita	1	3	-66.70%	\$1,100,000	\$678,000	62.20%	7	11	-36.40%	4	2	100.00%	3	2	50.00%
Templeton	5	8	-37.50%	\$1,601,180	\$1,616,250	-0.90%	21	24	-12.50%	6	9	-33.30%	11	16	-31.30%
SLO COUNTY	205	208	-1.40%	\$968,990	\$916,946	5.70%	468	518	-9.70%	209	186	12.40%	225	238	-5.50%

CITY	AVERAGE DAYS ON MARKET			SOLD PRICE vs. LIST PRICE			SOLD PRICE vs. ORIGINAL LIST			MONTHS INVENTORY (SOLD)			MONTHS INVENTORY (PENDED)		
	Oct 2023	Oct 2022	% Change	Oct 2023	Oct 2022	% Change	Oct 2023	Oct 2022	% Change	Oct 2023	Oct 2022	% Change	Oct 2023	Oct 2022	% Change
Arroyo Grande	30	46	-34.80%	97.61%	96.63%	1.00%	94.20%	89.78%	4.90%	3.2	2.1	52.40%	1.5	1.9	-21.10%
Atascadero	23	25	-8.00%	98.65%	96.82%	1.90%	97.24%	94.94%	2.40%	1.8	2.4	-25.00%	3	1.6	87.50%
Avila Beach	13	0	N/A	98.53%	0	N/A	98.53%	0	N/A	6	0	N/A	4	5	-20.00%
Cambria	12	37	-67.60%	99.02%	93.83%	5.50%	96.38%	93.51%	3.10%	4.7	3.9	20.50%	3.1	4.5	-31.10%
Cayucos	59	29	103.40%	95.38%	96.14%	-0.80%	92.22%	92.19%	0.00%	2	6.5	-69.20%	1.8	13	-86.20%
Creston	0	157	-100.00%	0	83.33%	-100.00%	0	75.76%	-100.00%	0	6	-100.00%	0	0	N/A
Grover Beach	16	32	-50.00%	99.83%	98.43%	1.40%	98.29%	95.25%	3.20%	1.6	1.4	14.30%	1.3	1.9	-31.60%
Los Osos	12	17	-29.40%	102.56%	100.63%	1.90%	101.24%	99.55%	1.70%	3.3	2	65.00%	1	1.6	-37.50%
Morro Bay	7	25	-72.00%	98.31%	100.58%	-2.30%	98.31%	95.80%	2.60%	3.8	2.7	40.70%	3	1.7	76.50%
Nipomo	15	27	-44.40%	99.89%	99.93%	0.00%	98.17%	97.53%	0.70%	1.6	2	-20.00%	1.7	3.1	-45.20%
Oceano	18	84	-78.60%	105.28%	98.00%	7.40%	105.28%	88.41%	19.10%	1.8	3.6	-50.00%	2.2	4.5	-51.10%
Paso Robles	39	31	25.80%	98.64%	99.61%	-1.00%	92.76%	97.55%	-4.90%	2.1	2.3	-8.70%	3.1	3	3.30%
Pismo Beach	27	28	-3.60%	98.48%	98.31%	0.20%	94.86%	92.69%	2.30%	2.1	2.8	-25.00%	2.6	3.7	-29.70%
San Luis Obispo	23	28	-17.90%	101.81%	97.43%	4.50%	100.48%	95.76%	4.90%	1.3	1.9	-31.60%	1.1	2.6	-57.70%
San Miguel	78	18	333.30%	98.70%	102.94%	-4.10%	98.03%	100.57%	-2.50%	1.8	6.5	-72.30%	2.8	13	-78.50%
Santa Margarita	21	33	-36.40%	91.67%	100.54%	-8.80%	91.67%	98.17%	-6.60%	7	3.7	89.20%	1.8	5.5	-67.30%
Templeton	22	21	4.80%	92.68%	94.98%	-2.40%	92.68%	94.40%	-1.80%	4.2	3	40.00%	3.5	2.7	29.60%
SLO COUNTY	28	33	-15.20%	98.99%	97.90%	1.10%	96.47%	94.93%	1.60%	2.3	2.5	-8.00%	2.2	2.8	-21.40%

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