

# November 2023 Market Stats

Month over Month All Residential Properties, All Prices

CITY	CLOSED SALES			AVERAGE SALE PRICE			ACTIVE LISTINGS			PENDING LISTINGS			NEW LISTINGS		
	Nov 2023	Oct 2023	% Change	Nov 2023	Oct 2023	% Change	Nov 2023	Oct 2023	% Change	Nov 2023	Oct 2023	% Change	Nov 2023	Oct 2023	% Change
Arroyo Grande	22	11	100.00%	\$1,340,468	\$960,455	39.60%	32	35	-8.60%	17	20	-15.00%	12	18	-33.30%
Atascadero	15	29	-48.30%	\$816,095	\$870,483	-6.20%	50	51	-2.00%	15	15	0	15	31	-51.60%
Avila Beach	3	2	50.00%	\$1,004,333	\$772,500	30.00%	8	12	-33.30%	2	3	-33.30%	3	3	0
Cambria	8	6	33.30%	\$889,500	\$1,057,013	-15.80%	27	28	-3.60%	5	9	-44.40%	7	12	-41.70%
Cayucos	2	8	-75.00%	\$1,150,000	\$1,394,750	-17.50%	16	16	0	3	9	-66.70%	3	8	-62.50%
Creston	0	0	N/A	0	0	N/A	10	11	-9.10%	1	0	N/A	0	1	-100.00%
Grover Beach	6	8	-25.00%	\$786,917	\$762,088	3.30%	13	13	0	5	10	-50.00%	3	16	-81.30%
Los Osos	9	3	200.00%	\$840,711	\$914,167	-8.00%	10	10	0	6	10	-40.00%	11	7	57.10%
Morro Bay	3	4	-25.00%	\$1,055,000	\$1,024,100	3.00%	17	15	13.30%	8	4	100.00%	9	8	12.50%
Nipomo	13	18	-27.80%	\$822,531	\$1,105,486	-25.60%	37	29	27.60%	20	16	25.00%	23	19	21.10%
Oceano	2	6	-66.70%	\$907,800	\$694,333	30.70%	12	11	9.10%	4	4	0	6	2	200.00%
Paso Robles	32	48	-33.30%	\$763,317	\$721,776	5.80%	89	98	-9.20%	35	34	2.90%	29	53	-45.30%
Pismo Beach	5	14	-64.30%	\$1,078,600	\$1,304,286	-17.30%	30	29	3.40%	4	11	-63.60%	10	11	-9.10%
San Luis Obispo	33	33	0	\$1,293,854	\$1,158,251	11.70%	53	43	23.30%	26	37	-29.70%	33	33	0
San Miguel	1	6	-83.30%	\$570,000	\$914,167	-37.60%	9	11	-18.20%	1	4	-75.00%	2	4	-50.00%
Santa Margarita	1	1	0	\$745,000	\$1,100,000	-32.30%	6	7	-14.30%	1	4	-75.00%	0	4	-100.00%
Templeton	6	5	20.00%	\$1,233,167	\$1,601,180	-23.00%	19	21	-9.50%	7	6	16.70%	6	11	-45.50%
<b>SLO COUNTY</b>	<b>165</b>	<b>206</b>	<b>-19.90%</b>	<b>\$1,007,682</b>	<b>\$966,470</b>	<b>4.30%</b>	<b>464</b>	<b>468</b>	<b>-0.90%</b>	<b>167</b>	<b>201</b>	<b>-16.90%</b>	<b>176</b>	<b>249</b>	<b>-29.30%</b>

CITY	AVERAGE DAYS ON MARKET			SOLD PRICE vs. LIST PRICE			SOLD PRICE vs. ORIGINAL LIST			MONTHS INVENTORY (SOLD)			MONTHS INVENTORY (PENDED)		
	Nov 2023	Oct 2023	% Change	Nov 2023	Oct 2023	% Change	Nov 2023	Oct 2023	% Change	Nov 2023	Oct 2023	% Change	Nov 2023	Oct 2023	% Change
Arroyo Grande	30	30	0	98.61%	97.61%	1.00%	95.07%	94.20%	0.90%	1.5	3.2	-53.10%	1.9	1.8	5.60%
Atascadero	24	23	4.30%	99.86%	98.65%	1.20%	97.89%	97.24%	0.70%	3.3	1.8	83.30%	3.3	3.4	-2.90%
Avila Beach	13	13	0	98.69%	98.53%	0.20%	98.69%	98.53%	0.20%	2.7	6	-55.00%	4	4	0
Cambria	53	12	341.70%	98.23%	99.02%	-0.80%	95.08%	96.38%	-1.30%	3.4	4.7	-27.70%	5.4	3.1	74.20%
Cayucos	18	59	-69.50%	99.01%	95.38%	3.80%	97.96%	92.22%	6.20%	8	2	300.00%	5.3	1.8	194.40%
Creston	0	0	N/A	0	0	N/A	0	0	N/A	0	0	N/A	10	0	N/A
Grover Beach	12	16	-25.00%	101.84%	99.83%	2.00%	101.19%	98.29%	3.00%	2.2	1.6	37.50%	2.6	1.3	100.00%
Los Osos	17	12	41.70%	98.00%	102.56%	-4.40%	97.68%	101.24%	-3.50%	1.1	3.3	-66.70%	1.7	1	70.00%
Morro Bay	76	7	985.70%	100.92%	98.31%	2.70%	96.38%	98.31%	-2.00%	5.7	3.8	50.00%	2.1	3.8	-44.70%
Nipomo	26	15	73.30%	100.34%	99.89%	0.50%	99.49%	98.17%	1.30%	2.8	1.6	75.00%	1.9	1.8	5.60%
Oceano	45	18	150.00%	99.54%	105.28%	-5.50%	99.54%	105.28%	-5.50%	6	1.8	233.30%	3	2.8	7.10%
Paso Robles	21	39	-46.20%	98.50%	98.66%	-0.20%	96.99%	92.85%	4.50%	2.8	2	40.00%	2.5	2.9	-13.80%
Pismo Beach	70	28	150.00%	96.15%	98.48%	-2.40%	88.83%	94.86%	-6.40%	6	2.1	185.70%	7.5	2.6	188.50%
San Luis Obispo	21	23	-8.70%	99.99%	101.81%	-1.80%	98.69%	100.48%	-1.80%	1.6	1.3	23.10%	2	1.2	66.70%
San Miguel	5	78	-93.60%	114.23%	98.70%	15.70%	114.23%	98.03%	16.50%	9	1.8	400.00%	9	2.8	221.40%
Santa Margarita	20	21	-4.80%	99.47%	91.67%	8.50%	93.24%	91.67%	1.70%	6	7	-14.30%	6	1.8	233.30%
Templeton	39	22	77.30%	97.37%	92.68%	5.10%	95.54%	92.68%	3.10%	3.2	4.2	-23.80%	2.7	3.5	-22.90%
<b>SLO COUNTY</b>	<b>28</b>	<b>28</b>	<b>0</b>	<b>99.10%</b>	<b>98.99%</b>	<b>0.10%</b>	<b>97.06%</b>	<b>96.48%</b>	<b>0.60%</b>	<b>2.8</b>	<b>2.3</b>	<b>21.70%</b>	<b>2.8</b>	<b>2.3</b>	<b>21.70%</b>

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# November 2023 Market Stats

Year over Year All Residential Properties, All Prices

CITY	CLOSED SALES			AVERAGE SALE PRICE			ACTIVE LISTINGS			PENDING LISTINGS			NEW LISTINGS		
	Nov 2023	Nov 2022	% Change	Nov 2023	Nov 2022	% Change	Nov 2023	Nov 2022	% Change	Nov 2023	Nov 2022	% Change	Nov 2023	Nov 2022	% Change
Arroyo Grande	22	22	0	\$1,340,468	\$1,178,368	13.80%	32	30	6.70%	17	13	30.80%	12	12	0
Atascadero	15	25	-40.00%	\$816,095	\$760,646	7.30%	50	37	35.10%	15	19	-21.10%	15	22	-31.80%
Avila Beach	3	2	50.00%	\$1,004,333	\$1,000,000	0.40%	8	4	100.00%	2	2	0	3	2	50.00%
Cambria	8	2	300.00%	\$889,500	\$1,362,500	-34.70%	27	22	22.70%	5	9	-44.40%	7	4	75.00%
Cayucos	2	2	0	\$1,150,000	\$2,300,000	-50.00%	16	14	14.30%	3	2	50.00%	3	1	200.00%
Creston	0	0	N/A	0	0	N/A	10	6	66.70%	1	0	N/A	0	1	-100.00%
Grover Beach	6	12	-50.00%	\$786,917	\$689,500	14.10%	13	19	-31.60%	5	5	0	3	9	-66.70%
Los Osos	9	11	-18.20%	\$840,711	\$982,182	-14.40%	10	22	-54.50%	6	9	-33.30%	11	10	10.00%
Morro Bay	3	11	-72.70%	\$1,055,000	\$1,119,082	-5.70%	17	27	-37.00%	8	4	100.00%	9	10	-10.00%
Nipomo	13	17	-23.50%	\$822,531	\$1,041,242	-21.00%	37	33	12.10%	20	23	-13.00%	23	16	43.80%
Oceano	2	1	100.00%	\$907,800	\$705,000	28.80%	12	18	-33.30%	4	3	33.30%	6	9	-33.30%
Paso Robles	32	28	14.30%	\$763,317	\$786,479	-2.90%	89	110	-19.10%	35	23	52.20%	29	41	-29.30%
Pismo Beach	5	6	-16.70%	\$1,078,600	\$1,299,000	-17.00%	30	22	36.40%	4	9	-55.60%	10	10	0
San Luis Obispo	33	27	22.20%	\$1,293,854	\$1,002,456	29.10%	53	52	1.90%	26	17	52.90%	33	25	32.00%
San Miguel	1	1	0	\$570,000	\$695,000	-18.00%	9	12	-25.00%	1	2	-50.00%	2	2	0
Santa Margarita	1	2	-50.00%	\$745,000	\$793,000	-6.10%	6	10	-40.00%	1	1	0	0	1	-100.00%
Templeton	6	10	-40.00%	\$1,233,167	\$927,950	32.90%	19	18	5.60%	7	7	0	6	1	500.00%
<b>SLO COUNTY</b>	<b>165</b>	<b>180</b>	<b>-8.30%</b>	<b>\$1,007,682</b>	<b>\$961,730</b>	<b>4.80%</b>	<b>464</b>	<b>477</b>	<b>-2.70%</b>	<b>167</b>	<b>150</b>	<b>11.30%</b>	<b>176</b>	<b>181</b>	<b>-2.80%</b>

CITY	AVERAGE DAYS ON MARKET			SOLD PRICE vs. LIST PRICE			SOLD PRICE vs. ORIGINAL LIST			MONTHS INVENTORY (SOLD)			MONTHS INVENTORY (PENDED)		
	Nov 2023	Nov 2022	% Change	Nov 2023	Nov 2022	% Change	Nov 2023	Nov 2022	% Change	Nov 2023	Nov 2022	% Change	Nov 2023	Nov 2022	% Change
Arroyo Grande	30	45	-33.30%	98.61%	97.18%	1.50%	95.07%	90.65%	4.90%	1.5	1.4	7.10%	1.9	2.3	-17.40%
Atascadero	24	29	-17.20%	99.86%	97.00%	2.90%	97.89%	93.10%	5.10%	3.3	1.5	120.00%	3.3	1.9	73.70%
Avila Beach	13	56	-76.80%	98.69%	95.28%	3.60%	98.69%	95.28%	3.60%	2.7	2	35.00%	4	2	100.00%
Cambria	53	25	112.00%	98.23%	92.40%	6.30%	95.08%	92.40%	2.90%	3.4	11	-69.10%	5.4	2.4	125.00%
Cayucos	18	36	-50.00%	99.01%	97.98%	1.10%	97.96%	97.98%	0.00%	8	7	14.30%	5.3	7	-24.30%
Creston	0	0	N/A	0	0	N/A	0	0	N/A	0	0	N/A	10	0	N/A
Grover Beach	12	29	-58.60%	101.84%	98.09%	3.80%	101.19%	96.55%	4.80%	2.2	1.6	37.50%	2.6	3.8	-31.60%
Los Osos	17	65	-73.80%	98.00%	97.49%	0.50%	97.68%	94.49%	3.40%	1.1	2	-45.00%	1.7	2.4	-29.20%
Morro Bay	76	25	204.00%	100.92%	97.38%	3.60%	96.38%	95.71%	0.70%	5.7	2.5	128.00%	2.1	6.8	-69.10%
Nipomo	26	29	-10.30%	100.34%	99.48%	0.90%	99.49%	96.05%	3.60%	2.8	1.9	47.40%	1.9	1.4	35.70%
Oceano	45	7	542.90%	99.54%	100.86%	-1.30%	99.54%	100.86%	-1.30%	6	18	-66.70%	3	6	-50.00%
Paso Robles	21	26	-19.20%	98.50%	98.00%	0.50%	96.99%	95.70%	1.30%	2.8	3.9	-28.20%	2.5	4.8	-47.90%
Pismo Beach	70	12	483.30%	96.15%	95.75%	0.40%	88.83%	95.75%	-7.20%	6	3.7	62.20%	7.5	2.4	212.50%
San Luis Obispo	21	23	-8.70%	99.99%	99.94%	0.10%	98.69%	97.60%	1.10%	1.6	1.9	-15.80%	2	3.1	-35.50%
San Miguel	5	14	-64.30%	114.23%	100.00%	14.20%	114.23%	100.00%	14.20%	9	12	-25.00%	9	6	50.00%
Santa Margarita	20	47	-57.40%	99.47%	97.48%	2.00%	93.24%	96.47%	-3.30%	6	5	20.00%	6	10	-40.00%
Templeton	39	41	-4.90%	97.37%	97.50%	-0.10%	95.54%	91.44%	4.50%	3.2	1.8	77.80%	2.7	2.6	3.80%
<b>SLO COUNTY</b>	<b>28</b>	<b>32</b>	<b>-12.50%</b>	<b>99.10%</b>	<b>97.87%</b>	<b>1.30%</b>	<b>97.06%</b>	<b>94.66%</b>	<b>2.50%</b>	<b>2.8</b>	<b>2.7</b>	<b>3.70%</b>	<b>2.8</b>	<b>3.2</b>	<b>-12.50%</b>

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