

February 2024 Market Stats

Month over Month All Residential Properties, All Prices

CITY	CLOSED SALES			AVERAGE SALE PRICE			ACTIVE LISTINGS			PENDING LISTINGS			NEW LISTINGS		
	Feb 2024	Jan 2024	% Change	Feb 2024	Jan 2024	% Change	Feb 2024	Jan 2024	% Change	Feb 2024	Jan 2024	% Change	Feb 2024	Jan 2024	% Change
Arroyo Grande	18	12	50.00%	\$1,209,835	\$1,068,875	13.20%	27	23	17.40%	21	17	23.50%	22	20	10.00%
Atascadero	22	15	46.70%	\$800,919	\$712,346	12.40%	34	30	13.30%	25	34	-26.50%	24	26	-7.70%
Avila Beach	3	0	N/A	\$1,466,667	0	N/A	7	6	16.70%	3	4	-25.00%	2	3	-33.30%
Cambria	12	6	100.00%	\$1,006,418	\$1,204,000	-16.40%	15	20	-25.00%	7	11	-36.40%	6	5	20.00%
Cayucos	2	5	-60.00%	\$1,529,500	\$1,653,887	-7.50%	17	14	21.40%	2	1	100.00%	7	2	250.00%
Creston	1	1	0	\$942,500	\$937,000	0.60%	5	4	25.00%	1	1	0	2	0	N/A
Grover Beach	9	3	200.00%	\$768,000	\$793,333	-3.20%	7	8	-12.50%	7	8	-12.50%	8	8	0
Los Osos	7	9	-22.20%	\$795,857	\$851,000	-6.50%	10	11	-9.10%	14	10	40.00%	9	11	-18.20%
Morro Bay	5	7	-28.60%	\$1,186,000	\$1,053,986	12.50%	15	14	7.10%	7	7	0	9	10	-10.00%
Nipomo	8	16	-50.00%	\$945,625	\$851,056	11.10%	24	18	33.30%	8	15	-46.70%	19	16	18.80%
Oceano	2	7	-71.40%	\$610,500	\$548,857	11.20%	6	6	0	4	5	-20.00%	1	7	-85.70%
Paso Robles	29	26	11.50%	\$863,397	\$794,385	8.70%	73	76	-3.90%	49	27	81.50%	38	42	-9.50%
Pismo Beach	12	4	200.00%	\$1,536,958	\$1,095,000	40.40%	27	24	12.50%	12	12	0	16	6	166.70%
San Luis Obispo	40	46	-13.00%	\$1,065,895	\$896,876	18.80%	46	46	0	41	48	-14.60%	36	52	-30.80%
San Miguel	3	3	0	\$500,000	\$450,000	11.10%	8	10	-20.00%	4	4	0	7	7	0
Santa Margarita	2	1	100.00%	\$708,250	\$280,000	152.90%	6	5	20.00%	3	2	50.00%	3	1	200.00%
Templeton	8	1	700.00%	\$1,140,863	\$820,000	39.10%	16	15	6.70%	7	4	75.00%	4	11	-63.60%
SLO COUNTY	187	167	12.00%	\$1,000,700	\$872,087	14.70%	360	345	4.30%	219	216	1.40%	218	229	-4.80%

CITY	AVERAGE DAYS ON MARKET			SOLD PRICE vs. LIST PRICE			SOLD PRICE vs. ORIGINAL LIST			MONTHS INVENTORY (SOLD)			MONTHS INVENTORY (PENDED)		
	Feb 2024	Jan 2024	% Change	Feb 2024	Jan 2024	% Change	Feb 2024	Jan 2024	% Change	Feb 2024	Jan 2024	% Change	Feb 2024	Jan 2024	% Change
Arroyo Grande	39	60	-35.00%	98.51%	98.74%	-0.20%	97.09%	94.16%	3.10%	1.5	1.9	-21.10%	1.3	1.4	-7.10%
Atascadero	41	32	28.10%	98.12%	98.41%	-0.30%	96.95%	95.34%	1.70%	1.5	2	-25.00%	1.4	0.9	55.60%
Avila Beach	42	0	N/A	96.81%	0	N/A	94.75%	0	N/A	2.3	0	N/A	2.3	1.5	53.30%
Cambria	37	20	85.00%	94.16%	101.06%	-6.80%	91.83%	100.35%	-8.50%	1.3	3.3	-60.60%	2.1	1.8	16.70%
Cayucos	7	37	-81.10%	100.49%	96.89%	3.70%	100.49%	95.55%	5.20%	8.5	2.8	203.60%	8.5	14	-39.30%
Creston	239	187	27.80%	94.34%	93.79%	0.60%	77.25%	69.41%	11.30%	5	4	25.00%	5	4	25.00%
Grover Beach	74	31	138.70%	99.15%	101.80%	-2.60%	93.25%	100.25%	-7.00%	0.8	2.7	-70.40%	1	1	0
Los Osos	42	20	110.00%	99.77%	102.78%	-2.90%	95.18%	99.67%	-4.50%	1.4	1.2	16.70%	0.7	1.1	-36.40%
Morro Bay	85	29	193.10%	100.05%	99.15%	0.90%	93.06%	96.89%	-4.00%	3	2	50.00%	2.1	2	5.00%
Nipomo	40	46	-13.00%	99.84%	99.06%	0.80%	97.60%	93.76%	4.10%	3	1.1	172.70%	3	1.2	150.00%
Oceano	5	19	-73.70%	97.84%	100.18%	-2.30%	97.84%	98.92%	-1.10%	3	0.9	233.30%	1.5	1.2	25.00%
Paso Robles	45	45	0	96.32%	98.39%	-2.10%	93.16%	95.25%	-2.20%	2.5	2.9	-13.80%	1.5	2.8	-46.40%
Pismo Beach	49	65	-24.60%	99.13%	97.14%	2.00%	96.39%	93.41%	3.20%	2.3	6	-61.70%	2.3	2	15.00%
San Luis Obispo	30	20	50.00%	99.10%	98.24%	0.90%	97.50%	96.24%	1.30%	1.2	1	20.00%	1.1	1	10.00%
San Miguel	82	5	1540.00%	98.75%	102.51%	-3.70%	95.85%	102.51%	-6.50%	2.7	3.3	-18.20%	2	2.5	-20.00%
Santa Margarita	35	44	-20.50%	96.10%	105.66%	-9.00%	91.15%	105.66%	-13.70%	3	5	-40.00%	2	2.5	-20.00%
Templeton	22	1	2100.00%	98.99%	105.26%	-6.00%	98.78%	105.26%	-6.20%	2	15	-86.70%	2.3	3.8	-39.50%
SLO COUNTY	43	36	19.40%	98.14%	98.81%	-0.70%	95.71%	95.82%	-0.10%	1.9	2.1	-9.50%	1.6	1.6	0

*All reports published March 11, 2024 | 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.

February 2024 Market Stats

Year over Year All Residential Properties, All Prices

CITY	CLOSED SALES			AVERAGE SALE PRICE			ACTIVE LISTINGS			PENDING LISTINGS			NEW LISTINGS		
	Feb 2024	Feb 2023	% Change	Feb 2024	Feb 2023	% Change	Feb 2024	Feb 2023	% Change	Feb 2024	Feb 2023	% Change	Feb 2024	Feb 2023	% Change
Arroyo Grande	18	10	80.00%	\$1,209,835	\$919,500	31.60%	27	26	3.80%	21	20	5.00%	22	20	10.00%
Atascadero	22	11	100.00%	\$800,919	\$749,282	6.90%	34	24	41.70%	25	28	-10.70%	24	23	4.30%
Avila Beach	3	2	50.00%	\$1,466,667	\$1,337,500	9.70%	7	5	40.00%	3	2	50.00%	2	3	-33.30%
Cambria	12	6	100.00%	\$1,006,418	\$1,197,500	-16.00%	15	17	-11.80%	7	9	-22.20%	6	7	-14.30%
Cayucos	2	3	-33.30%	\$1,529,500	\$2,116,333	-27.70%	17	13	30.80%	2	2	0	7	4	75.00%
Creston	1	0	N/A	\$942,500	0	N/A	5	7	-28.60%	1	0	N/A	2	2	0
Grover Beach	9	8	12.50%	\$768,000	\$681,188	12.70%	7	15	-53.30%	7	9	-22.20%	8	9	-11.10%
Los Osos	7	8	-12.50%	\$795,857	\$778,250	2.30%	10	14	-28.60%	14	6	133.30%	9	5	80.00%
Morro Bay	5	4	25.00%	\$1,186,000	\$1,102,445	7.60%	15	24	-37.50%	7	4	75.00%	9	9	0
Nipomo	8	17	-52.90%	\$945,625	\$943,765	0.20%	24	25	-4.00%	8	17	-52.90%	19	15	26.70%
Oceano	2	4	-50.00%	\$610,500	\$866,250	-29.50%	6	9	-33.30%	4	6	-33.30%	1	7	-85.70%
Paso Robles	29	34	-14.70%	\$863,397	\$614,253	40.60%	73	58	25.90%	49	44	11.40%	38	40	-5.00%
Pismo Beach	12	9	33.30%	\$1,536,958	\$1,237,222	24.20%	27	20	35.00%	12	6	100.00%	16	9	77.80%
San Luis Obispo	40	25	60.00%	\$1,065,895	\$1,070,244	-0.40%	46	38	21.10%	41	35	17.10%	36	37	-2.70%
San Miguel	3	0	N/A	\$500,000	0	N/A	8	9	-11.10%	4	0	N/A	7	3	133.30%
Santa Margarita	2	0	N/A	\$708,250	0	N/A	6	7	-14.30%	3	2	50.00%	3	2	50.00%
Templeton	8	5	60.00%	\$1,140,863	\$862,000	32.40%	16	16	0	7	2	250.00%	4	8	-50.00%
SLO COUNTY	187	147	27.20%	\$1,000,700	\$903,470	10.80%	360	342	5.30%	219	197	11.20%	218	212	2.80%

CITY	AVERAGE DAYS ON MARKET			SOLD PRICE vs. LIST PRICE			SOLD PRICE vs. ORIGINAL LIST			MONTHS INVENTORY (SOLD)			MONTHS INVENTORY (PENDED)		
	Feb 2024	Feb 2023	% Change	Feb 2024	Feb 2023	% Change	Feb 2024	Feb 2023	% Change	Feb 2024	Feb 2023	% Change	Feb 2024	Feb 2023	% Change
Arroyo Grande	39	13	200.00%	98.51%	104.15%	-5.40%	97.09%	103.14%	-5.90%	1.5	2.6	-42.30%	1.3	1.3	0
Atascadero	41	23	78.30%	98.12%	100.07%	-1.90%	96.95%	99.22%	-2.30%	1.5	2.2	-31.80%	1.4	0.9	55.60%
Avila Beach	42	68	-38.20%	96.81%	96.43%	0.40%	94.75%	92.27%	2.70%	2.3	2.5	-8.00%	2.3	2.5	-8.00%
Cambria	37	92	-59.80%	94.16%	98.74%	-4.60%	91.83%	91.21%	0.70%	1.3	2.8	-53.60%	2.1	1.9	10.50%
Cayucos	7	2	250.00%	100.49%	98.13%	2.40%	100.49%	98.13%	2.40%	8.5	4.3	97.70%	8.5	6.5	30.80%
Creston	239	0	N/A	94.34%	0	N/A	77.25%	0	N/A	5	0	N/A	5	0	N/A
Grover Beach	74	25	196.00%	99.15%	99.08%	0.10%	93.25%	98.12%	-5.00%	0.8	1.9	-57.90%	1	1.7	-41.20%
Los Osos	42	28	50.00%	99.77%	99.57%	0.20%	95.18%	97.54%	-2.40%	1.4	1.8	-22.20%	0.7	2.3	-69.60%
Morro Bay	85	30	183.30%	100.05%	94.65%	5.70%	93.06%	94.65%	-1.70%	3	6	-50.00%	2.1	6	-65.00%
Nipomo	40	36	11.10%	99.84%	98.49%	1.40%	97.60%	97.00%	0.60%	3	1.5	100.00%	3	1.5	100.00%
Oceano	5	140	-96.40%	97.84%	98.21%	-0.40%	97.84%	93.57%	4.60%	3	2.3	30.40%	1.5	1.5	0
Paso Robles	45	78	-42.30%	96.32%	96.37%	-0.10%	93.16%	92.99%	0.20%	2.5	1.7	47.10%	1.5	1.3	15.40%
Pismo Beach	49	42	16.70%	99.13%	98.20%	0.90%	96.39%	89.22%	8.00%	2.3	2.2	4.50%	2.3	3.3	-30.30%
San Luis Obispo	30	34	-11.80%	99.10%	99.11%	0.00%	97.50%	94.18%	3.50%	1.2	1.5	-20.00%	1.1	1.1	0
San Miguel	82	0	N/A	98.75%	0	N/A	95.85%	0	N/A	2.7	0	N/A	2	0	N/A
Santa Margarita	35	0	N/A	96.10%	0	N/A	91.15%	0	N/A	3	0	N/A	2	3.5	-42.90%
Templeton	22	22	0	98.99%	98.16%	0.80%	98.78%	94.21%	4.90%	2	3.2	-37.50%	2.3	8	-71.30%
SLO COUNTY	43	47	-8.50%	98.14%	98.58%	-0.40%	95.71%	95.03%	0.70%	1.9	2.3	-17.40%	1.6	1.7	-5.90%

*All reports published March 11, 2024 | 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.