

April 2024 Market Stats

Month over Month All Residential Properties, All Prices

CITY	CLOSED SALES			AVERAGE SALE PRICE			ACTIVE LISTINGS			PENDING LISTINGS			NEW LISTINGS		
	April 2024	March 2024	% Change	April 2024	March 2024	% Change	April 2024	March 2024	% Change	April 2024	March 2024	% Change	April 2024	March 2024	% Change
Arroyo Grande	18	21	-14.30%	\$1,050,472	\$1,253,478	-16.20%	30	22	36.40%	17	18	-5.60%	21	17	23.50%
Atascadero	22	31	-29.00%	\$822,365	\$732,823	12.20%	32	35	-8.60%	31	22	40.90%	23	25	-8.00%
Avila Beach	7	1	600.00%	\$1,121,714	\$3,140,000	-64.30%	9	8	12.50%	1	3	-66.70%	4	2	100.00%
Cambria	7	7	0	\$1,422,464	\$864,286	64.60%	22	19	15.80%	16	8	100.00%	17	10	70.00%
Cayucos	3	2	50.00%	\$2,254,667	\$837,500	169.20%	24	20	20.00%	5	2	150.00%	10	5	100.00%
Creston	3	1	200.00%	\$1,392,060	\$599,000	132.40%	5	5	0	3	2	50.00%	3	2	50.00%
Grover Beach	10	4	150.00%	\$831,550	\$826,000	0.70%	18	17	5.90%	7	10	-30.00%	12	15	-20.00%
Los Osos	8	18	-55.60%	\$938,375	\$967,194	-3.00%	11	10	10.00%	9	11	-18.20%	10	12	-16.70%
Morro Bay	9	9	0	\$1,225,667	\$777,667	57.60%	21	12	75.00%	10	10	0	18	6	200.00%
Nipomo	11	19	-42.10%	\$1,122,455	\$1,098,237	2.20%	33	21	57.10%	18	15	20.00%	30	13	130.80%
Oceano	2	7	-71.40%	\$617,500	\$846,286	-27.00%	7	9	-22.20%	5	2	150.00%	6	7	-14.30%
Paso Robles	51	45	13.30%	\$768,073	\$741,403	3.60%	85	69	23.20%	51	39	30.80%	61	49	24.50%
Pismo Beach	11	11	0	\$1,449,364	\$1,932,273	-25.00%	26	26	0	4	14	-71.40%	9	11	-18.20%
San Luis Obispo	46	31	48.40%	\$1,085,384	\$1,062,456	2.20%	57	63	-9.50%	42	42	0	32	49	-34.70%
San Miguel	10	5	100.00%	\$734,300	\$646,200	13.60%	11	8	37.50%	5	11	-54.50%	6	10	-40.00%
Santa Margarita	1	0	N/A	\$155,000	0	N/A	7	6	16.70%	1	2	-50.00%	2	2	0
Templeton	9	7	28.60%	\$1,101,711	\$1,149,929	-4.20%	23	22	4.50%	9	10	-10.00%	9	12	-25.00%
SLO COUNTY	231	222	4.10%	\$999,070	\$972,772	2.70%	438	388	12.90%	237	225	5.30%	279	248	12.50%

CITY	AVERAGE DAYS ON MARKET			SOLD PRICE vs. LIST PRICE			SOLD PRICE vs. ORIGINAL LIST			MONTHS INVENTORY (SOLD)			MONTHS INVENTORY (PENDED)		
	April 2024	March 2024	% Change	April 2024	March 2024	% Change	April 2024	March 2024	% Change	April 2024	March 2024	% Change	April 2024	March 2024	% Change
Arroyo Grande	17	33	-48.50%	99.01%	100.37%	-1.40%	96.38%	99.54%	-3.20%	1.7	1	70.00%	1.8	1.2	50.00%
Atascadero	35	50	-30.00%	99.58%	98.87%	0.70%	98.25%	95.89%	2.50%	1.5	1.1	36.40%	1	1.6	-37.50%
Avila Beach	63	65	-3.10%	98.14%	96.62%	1.60%	94.48%	91.01%	3.80%	1.3	8	-83.80%	9	2.7	233.30%
Cambria	38	67	-43.30%	98.61%	91.31%	8.00%	94.99%	85.72%	10.80%	3.1	2.7	14.80%	1.4	2.4	-41.70%
Cayucos	12	81	-85.20%	99.47%	95.50%	4.20%	99.47%	91.33%	8.90%	8	10	-20.00%	4.8	10	-52.00%
Creston	11	72	-84.70%	92.19%	100.00%	-7.80%	89.33%	95.23%	-6.20%	1.7	5	-66.00%	1.7	2.5	-32.00%
Grover Beach	16	95	-83.20%	100.98%	102.04%	-1.00%	100.36%	100.79%	-0.40%	1.8	4.3	-58.10%	2.6	1.7	52.90%
Los Osos	28	23	21.70%	101.51%	99.71%	1.80%	99.39%	97.64%	1.80%	1.4	0.6	133.30%	1.2	0.9	33.30%
Morro Bay	20	21	-4.80%	98.70%	98.26%	0.40%	98.50%	96.98%	1.60%	2.3	1.3	76.90%	2.1	1.2	75.00%
Nipomo	32	45	-28.90%	98.72%	99.44%	-0.70%	96.85%	97.93%	-1.10%	3	1.1	172.70%	1.8	1.4	28.60%
Oceano	41	98	-58.20%	97.71%	93.85%	4.10%	92.58%	90.76%	2.00%	3.5	1.3	169.20%	1.4	4.5	-68.90%
Paso Robles	44	33	33.30%	99.30%	100.02%	-0.70%	96.15%	98.76%	-2.60%	1.7	1.5	13.30%	1.7	1.8	-5.60%
Pismo Beach	80	57	40.40%	99.74%	96.71%	3.10%	99.11%	95.26%	4.00%	2.4	2.4	0	6.5	1.9	242.10%
San Luis Obispo	24	29	-17.20%	100.58%	101.90%	-1.30%	100.24%	100.98%	-0.70%	1.2	2	-40.00%	1.4	1.5	-6.70%
San Miguel	12	21	-42.90%	100.25%	99.91%	0.30%	100.11%	98.39%	1.70%	1.1	1.6	-31.30%	2.2	0.7	214.30%
Santa Margarita	141	0	N/A	88.57%	0	N/A	81.58%	0	N/A	7	0	N/A	7	3	133.30%
Templeton	46	67	-31.30%	97.45%	92.88%	4.90%	95.15%	89.30%	6.60%	2.6	3.1	-16.10%	2.6	2.2	18.20%
SLO COUNTY	35	43	-18.60%	99.28%	98.92%	0.40%	97.62%	97.02%	0.60%	1.9	1.7	11.80%	1.8	1.7	5.90%

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April 2024 Market Stats

Year over Year All Residential Properties, All Prices

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	April 2024	April 2023	% Change	April 2024	April 2023	% Change	April 2024	April 2023	% Change	April 2024	April 2023	% Change	April 2024	April 2023	% Change
Arroyo Grande	18	21	-14.30%	\$1,050,472	\$1,204,011	-12.80%	30	23	30.40%	17	33	-48.50%	21	29	-27.60%
Atascadero	22	23	-4.30%	\$822,365	\$837,381	-1.80%	32	32	0	31	23	34.80%	23	27	-14.80%
Avila Beach	7	6	16.70%	\$1,121,714	\$1,282,833	-12.60%	9	3	200.00%	1	4	-75.00%	4	7	-42.90%
Cambria	7	3	133.30%	\$1,422,464	\$898,667	58.30%	22	17	29.40%	16	11	45.50%	17	7	142.90%
Cayucos	3	1	200.00%	\$2,254,667	\$1,325,000	70.20%	24	13	84.60%	5	1	400.00%	10	3	233.30%
Creston	3	2	50.00%	\$1,392,060	\$1,142,000	21.90%	5	8	-37.50%	3	2	50.00%	3	3	0
Grover Beach	10	6	66.70%	\$831,550	\$917,833	-9.40%	18	9	100.00%	7	15	-53.30%	12	6	100.00%
Los Osos	8	9	-11.10%	\$938,375	\$1,154,351	-18.70%	11	6	83.30%	9	12	-25.00%	10	6	66.70%
Morro Bay	9	8	12.50%	\$1,225,667	\$1,119,875	9.40%	21	16	31.30%	10	13	-23.10%	18	6	200.00%
Nipomo	11	14	-21.40%	\$1,122,455	\$976,249	15.00%	33	22	50.00%	18	26	-30.80%	30	30	0
Oceano	2	6	-66.70%	\$617,500	\$929,000	-33.50%	7	12	-41.70%	5	6	-16.70%	6	10	-40.00%
Paso Robles	51	33	54.50%	\$768,073	\$605,264	26.90%	85	77	10.40%	51	52	-1.90%	61	67	-9.00%
Pismo Beach	11	8	37.50%	\$1,449,364	\$1,384,925	4.70%	26	22	18.20%	4	11	-63.60%	9	13	-30.80%
San Luis Obispo	46	26	76.90%	\$1,085,384	\$1,067,342	1.70%	57	33	72.70%	42	34	23.50%	32	35	-8.60%
San Miguel	10	1	900.00%	\$734,300	\$480,000	53.00%	11	5	120.00%	5	0	N/A	6	1	500.00%
Santa Margarita	1	0	N/A	\$155,000	0	N/A	7	10	-30.00%	1	2	-50.00%	2	3	-33.30%
Templeton	9	6	50.00%	\$1,101,711	\$1,543,917	-28.60%	23	18	27.80%	9	6	50.00%	9	7	28.60%
SLO COUNTY	231	177	30.50%	\$999,070	\$985,725	1.40%	438	343	27.70%	237	254	-6.70%	279	265	5.30%

CITY	AVERAGE DAYS ON MARKET			SOLD PRICE vs. LIST PRICE			SOLD PRICE vs. ORIGINAL LIST			MONTHS INVENTORY (SOLD)			MONTHS INVENTORY (PENDED)		
	April 2024	April 2023	% Change	April 2024	April 2023	% Change	April 2024	April 2023	% Change	April 2024	April 2023	% Change	April 2024	April 2023	% Change
Arroyo Grande	17	29	-41.40%	99.01%	99.96%	-1.00%	96.38%	98.82%	-2.50%	1.7	1.1	54.50%	1.8	0.7	157.10%
Atascadero	35	36	-2.80%	99.58%	103.63%	-3.90%	98.25%	102.35%	-4.00%	1.5	1.4	7.10%	1	1.4	-28.60%
Avila Beach	63	63	0	98.14%	96.39%	1.80%	94.48%	90.39%	4.50%	1.3	0.5	160.00%	9	0.8	1025.00%
Cambria	38	6	533.30%	98.61%	99.04%	-0.40%	94.99%	99.04%	-4.10%	3.1	5.7	-45.60%	1.4	1.5	-6.70%
Cayucos	12	4	200.00%	99.47%	102.32%	-2.80%	99.47%	102.32%	-2.80%	8	13	-38.50%	4.8	13	-63.10%
Creston	11	15	-26.70%	92.19%	96.90%	-4.90%	89.33%	96.90%	-7.80%	1.7	4	-57.50%	1.7	4	-57.50%
Grover Beach	16	36	-55.60%	100.98%	100.47%	0.50%	100.36%	97.88%	2.50%	1.8	1.5	20.00%	2.6	0.6	333.30%
Los Osos	28	46	-39.10%	101.51%	98.86%	2.70%	99.39%	81.27%	22.30%	1.4	0.7	100.00%	1.2	0.5	140.00%
Morro Bay	20	56	-64.30%	98.70%	97.72%	1.00%	98.50%	95.38%	3.30%	2.3	2	15.00%	2.1	1.2	75.00%
Nipomo	32	35	-8.60%	98.72%	98.87%	-0.20%	96.85%	97.50%	-0.70%	3	1.6	87.50%	1.8	0.8	125.00%
Oceano	41	66	-37.90%	97.71%	98.79%	-1.10%	92.58%	91.95%	0.70%	3.5	2	75.00%	1.4	2	-30.00%
Paso Robles	44	60	-26.70%	99.30%	98.49%	0.80%	96.15%	96.37%	-0.20%	1.7	2.3	-26.10%	1.7	1.5	13.30%
Pismo Beach	80	23	247.80%	99.74%	100.68%	-0.90%	99.11%	99.70%	-0.60%	2.4	2.8	-14.30%	6.5	2	225.00%
San Luis Obispo	24	28	-14.30%	100.58%	100.66%	-0.10%	100.24%	99.03%	1.20%	1.2	1.3	-7.70%	1.4	1	40.00%
San Miguel	12	3	300.00%	100.25%	106.90%	-6.20%	100.11%	106.90%	-6.40%	1.1	5	-78.00%	2.2	0	N/A
Santa Margarita	141	0	N/A	88.57%	0	N/A	81.58%	0	N/A	7	0	N/A	7	5	40.00%
Templeton	46	71	-35.20%	97.45%	100.99%	-3.50%	95.15%	99.84%	-4.70%	2.6	3	-13.30%	2.6	3	-13.30%
SLO COUNTY	35	44	-20.50%	99.28%	99.91%	-0.60%	97.62%	96.89%	0.80%	1.9	1.9	0.00%	1.8	1.4	28.60%

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