

May 2024 Market Stats

Month over Month All Residential Properties, All Prices

CITY	CLOSED SALES			AVERAGE SALE PRICE			ACTIVE LISTINGS			PENDING LISTINGS			NEW LISTINGS		
	May 2024	April 2024	% Change	May 2024	April 2024	% Change	May 2024	April 2024	% Change	May 2024	April 2024	% Change	May 2024	April 2024	% Change
Arroyo Grande	16	18	-11.10%	\$1,042,625	\$1,050,472	-0.70%	42	30	40.00%	18	16	12.50%	20	24	-16.70%
Atascadero	28	22	27.30%	\$876,879	\$822,365	6.60%	40	32	25.00%	38	30	26.70%	40	28	42.90%
Avila Beach	0	7	-100.00%	0	\$1,121,714	-100.00%	10	9	11.10%	1	1	0	3	4	-25.00%
Cambria	14	7	100.00%	\$1,310,179	\$1,422,464	-7.90%	31	22	40.90%	10	14	-28.60%	17	17	0
Cayucos	7	3	133.30%	\$1,797,593	\$2,254,667	-20.30%	20	24	-16.70%	7	5	40.00%	1	11	-90.90%
Creston	3	3	0	\$1,156,333	\$1,392,060	-16.90%	7	5	40.00%	2	3	-33.30%	3	4	-25.00%
Grover Beach	10	10	0	\$814,200	\$831,550	-2.10%	15	18	-16.70%	14	7	100.00%	9	13	-30.80%
Los Osos	8	8	0	\$836,700	\$938,375	-10.80%	15	11	36.40%	13	8	62.50%	14	11	27.30%
Morro Bay	8	9	-11.10%	\$958,156	\$1,225,667	-21.80%	22	21	4.80%	11	10	10.00%	12	18	-33.30%
Nipomo	16	11	45.50%	\$619,228	\$1,122,455	-44.80%	34	33	3.00%	28	17	64.70%	30	33	-9.10%
Oceano	2	2	0	\$499,750	\$617,500	-19.10%	5	7	-28.60%	5	4	25.00%	5	6	-16.70%
Paso Robles	47	52	-9.60%	\$793,566	\$772,437	2.70%	80	85	-5.90%	59	48	22.90%	51	66	-22.70%
Pismo Beach	8	11	-27.30%	\$2,036,375	\$1,449,364	40.50%	32	26	23.10%	11	4	175.00%	19	9	111.10%
San Luis Obispo	40	46	-13.00%	\$1,157,197	\$1,085,384	6.60%	59	57	3.50%	40	41	-2.40%	37	40	-7.50%
San Miguel	4	10	-60.00%	\$586,250	\$734,300	-20.20%	15	11	36.40%	3	4	-25.00%	6	6	0
Santa Margarita	2	1	100.00%	\$569,500	\$155,000	267.40%	7	7	0	3	1	200.00%	4	2	100.00%
Templeton	7	9	-22.20%	\$1,389,714	\$1,101,711	26.10%	20	23	-13.00%	11	9	22.20%	14	9	55.60%
SLO COUNTY	225	232	-3.00%	\$1,000,936	\$999,053	0.20%	470	438	7.30%	277	225	23.10%	289	308	-6.20%

CITY	AVERAGE DAYS ON MARKET			SOLD PRICE vs. LIST PRICE			SOLD PRICE vs. ORIGINAL LIST			MONTHS INVENTORY (SOLD)			MONTHS INVENTORY (PENDED)		
	May 2024	April 2024	% Change	May 2024	April 2024	% Change	May 2024	April 2024	% Change	May 2024	April 2024	% Change	May 2024	April 2024	% Change
Arroyo Grande	15	17	-11.80%	100.13%	99.01%	1.10%	99.10%	96.38%	2.80%	2.6	1.7	52.90%	2.3	1.9	21.10%
Atascadero	32	35	-8.60%	100.51%	99.58%	0.90%	99.05%	98.25%	0.80%	1.4	1.5	-6.70%	1.1	1.1	0
Avila Beach	0	63	-100.00%	0	98.14%	-100.00%	0	94.48%	-100.00%	0	1.3	-100.00%	10	9	11.10%
Cambria	79	38	107.90%	99.29%	98.61%	0.70%	94.78%	94.99%	-0.20%	2.2	3.1	-29.00%	3.1	1.6	93.80%
Cayucos	85	12	608.30%	93.87%	99.47%	-5.60%	86.38%	99.47%	-13.20%	2.9	8	-63.80%	2.9	4.8	-39.60%
Creston	201	11	1727.30%	98.58%	92.19%	6.90%	82.63%	89.33%	-7.50%	2.3	1.7	35.30%	3.5	1.7	105.90%
Grover Beach	21	16	31.30%	100.32%	100.98%	-0.70%	97.04%	100.36%	-3.30%	1.5	1.8	-16.70%	1.1	2.6	-57.70%
Los Osos	14	28	-50.00%	102.49%	101.51%	1.00%	101.88%	99.39%	2.50%	1.9	1.4	35.70%	1.2	1.4	-14.30%
Morro Bay	22	20	10.00%	99.74%	98.70%	1.10%	99.15%	98.50%	0.70%	2.8	2.3	21.70%	2	2.1	-4.80%
Nipomo	19	32	-40.60%	100.60%	98.72%	1.90%	100.01%	96.85%	3.30%	2.1	3	-30.00%	1.2	1.9	-36.80%
Oceano	17	41	-58.50%	100.05%	97.71%	2.40%	99.06%	92.58%	7.00%	2.5	3.5	-28.60%	1	1.8	-44.40%
Paso Robles	42	43	-2.30%	99.43%	99.31%	0.10%	98.59%	96.24%	2.40%	1.7	1.6	6.30%	1.4	1.8	-22.20%
Pismo Beach	36	80	-55.00%	93.81%	99.74%	-5.90%	92.98%	99.11%	-6.20%	4	2.4	66.70%	2.9	6.5	-55.40%
San Luis Obispo	37	24	54.20%	98.88%	100.58%	-1.70%	97.17%	100.24%	-3.10%	1.5	1.2	25.00%	1.5	1.4	7.10%
San Miguel	23	12	91.70%	98.20%	100.25%	-2.00%	96.82%	100.11%	-3.30%	3.8	1.1	245.50%	5	2.8	78.60%
Santa Margarita	162	141	14.90%	99.22%	88.57%	12.00%	98.19%	81.58%	20.40%	3.5	7	-50.00%	2.3	7	-67.10%
Templeton	49	46	6.50%	97.74%	97.45%	0.30%	95.44%	95.15%	0.30%	2.9	2.6	11.50%	1.8	2.6	-30.80%
SLO COUNTY	41	35	17.10%	98.79%	99.29%	-0.50%	96.51%	97.63%	-1.10%	2.1	1.9	10.50%	1.7	1.9	-10.50%

*All reports published June 10, 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.

May 2024 Market Stats

Year over Year All Residential Properties, All Prices

CITY	CLOSED SALES			AVERAGE SALE PRICE			ACTIVE LISTINGS			PENDING LISTINGS			NEW LISTINGS		
	May 2024	May 2023	% Change	May 2024	May 2023	% Change	May 2024	May 2023	% Change	May 2024	May 2023	% Change	May 2024	May 2023	% Change
Arroyo Grande	16	30	-46.70%	\$1,042,625	\$1,102,926	-5.50%	42	33	27.30%	18	20	-10.00%	20	29	-31.00%
Atascadero	28	30	-6.70%	\$876,879	\$883,631	-0.80%	40	34	17.60%	38	32	18.80%	40	42	-4.80%
Avila Beach	0	1	-100.00%	0	\$800,000	-100.00%	10	5	100.00%	1	1	0	3	4	-25.00%
Cambria	14	11	27.30%	\$1,310,179	\$1,321,273	-0.80%	31	20	55.00%	10	10	0	17	13	30.80%
Cayucos	7	3	133.30%	\$1,797,593	\$1,324,000	35.80%	20	17	17.60%	7	8	-12.50%	1	12	-91.70%
Creston	3	3	0	\$1,156,333	\$792,585	45.90%	7	4	75.00%	2	1	100.00%	3	0	N/A
Grover Beach	10	16	-37.50%	\$814,200	\$632,181	28.80%	15	7	114.30%	14	5	180.00%	9	8	12.50%
Los Osos	8	13	-38.50%	\$836,700	\$1,059,692	-21.00%	15	6	150.00%	13	6	116.70%	14	6	133.30%
Morro Bay	8	11	-27.30%	\$958,156	\$1,026,477	-6.70%	22	24	-8.30%	11	4	175.00%	12	11	9.10%
Nipomo	16	28	-42.90%	\$619,228	\$1,085,599	-43.00%	34	19	78.90%	28	21	33.30%	30	25	20.00%
Oceano	2	4	-50.00%	\$499,750	\$578,250	-13.60%	5	11	-54.50%	5	3	66.70%	5	5	0
Paso Robles	47	61	-23.00%	\$793,566	\$994,858	-20.20%	80	84	-4.80%	59	46	28.30%	51	63	-19.00%
Pismo Beach	8	10	-20.00%	\$2,036,375	\$1,422,990	43.10%	32	23	39.10%	11	9	22.20%	19	11	72.70%
San Luis Obispo	40	45	-11.10%	\$1,157,197	\$1,062,355	8.90%	59	38	55.30%	40	33	21.20%	37	47	-21.30%
San Miguel	4	0	N/A	\$586,250	0	N/A	15	8	87.50%	3	2	50.00%	6	5	20.00%
Santa Margarita	2	1	100.00%	\$569,500	\$690,000	-17.50%	7	9	-22.20%	3	4	-25.00%	4	3	33.30%
Templeton	7	7	0	\$1,389,714	\$1,449,143	-4.10%	20	12	66.70%	11	7	57.10%	14	6	133.30%
SLO COUNTY	225	279	-19.40%	\$1,000,936	\$1,025,167	-2.40%	470	372	26.30%	277	219	26.50%	289	300	-3.70%

CITY	AVERAGE DAYS ON MARKET			SOLD PRICE vs. LIST PRICE			SOLD PRICE vs. ORIGINAL LIST			MONTHS INVENTORY (SOLD)			MONTHS INVENTORY (PENDED)		
	May 2024	May 2023	% Change	May 2024	May 2023	% Change	May 2024	May 2023	% Change	May 2024	May 2023	% Change	May 2024	May 2023	% Change
Arroyo Grande	15	17	-11.80%	100.13%	100.44%	-0.30%	99.10%	100.25%	-1.10%	2.6	1.1	136.40%	2.3	1.7	35.30%
Atascadero	32	17	88.20%	100.51%	102.67%	-2.10%	99.05%	101.48%	-2.40%	1.4	1.1	27.30%	1.1	1.1	0
Avila Beach	0	4	-100.00%	0	100.13%	-100.00%	0	100.13%	-100.00%	0	5	-100.00%	10	5	100.00%
Cambria	79	60	31.70%	99.29%	96.65%	2.70%	94.78%	91.48%	3.60%	2.2	1.8	22.20%	3.1	2	55.00%
Cayucos	85	13	553.80%	93.87%	101.09%	-7.10%	86.38%	101.09%	-14.60%	2.9	5.7	-49.10%	2.9	2.1	38.10%
Creston	201	29	593.10%	98.58%	99.07%	-0.50%	82.63%	98.29%	-15.90%	2.3	1.3	76.90%	3.5	4	-12.50%
Grover Beach	21	34	-38.20%	100.32%	101.81%	-1.50%	97.04%	100.67%	-3.60%	1.5	0.4	275.00%	1.1	1.4	-21.40%
Los Osos	14	47	-70.20%	102.49%	99.62%	2.90%	101.88%	97.67%	4.30%	1.9	0.5	280.00%	1.2	1	20.00%
Morro Bay	22	54	-59.30%	99.74%	102.19%	-2.40%	99.15%	101.23%	-2.10%	2.8	2.2	27.30%	2	6	-66.70%
Nipomo	19	25	-24.00%	100.60%	100.69%	-0.10%	100.01%	100.46%	-0.40%	2.1	0.7	200.00%	1.2	0.9	33.30%
Oceano	17	13	30.80%	100.05%	100.00%	0.10%	99.06%	100.22%	-1.20%	2.5	2.8	-10.70%	1	3.7	-73.00%
Paso Robles	42	22	90.90%	99.43%	97.23%	2.30%	98.59%	96.98%	1.70%	1.7	1.4	21.40%	1.4	1.8	-22.20%
Pismo Beach	36	24	50.00%	93.81%	96.68%	-3.00%	92.98%	95.46%	-2.60%	4	2.3	73.90%	2.9	2.6	11.50%
San Luis Obispo	37	20	85.00%	98.88%	101.45%	-2.50%	97.17%	99.90%	-2.70%	1.5	0.8	87.50%	1.5	1.2	25.00%
San Miguel	23	0	N/A	98.20%	0	N/A	96.82%	0	N/A	3.8	0	N/A	5	4	25.00%
Santa Margarita	162	1	16100.00%	99.22%	100.00%	-0.80%	98.19%	102.22%	-3.90%	3.5	9	-61.10%	2.3	2.3	0
Templeton	49	43	14.00%	97.74%	98.09%	-0.40%	95.44%	96.87%	-1.50%	2.9	1.7	70.60%	1.8	1.7	5.90%
SLO COUNTY	41	27	51.90%	98.79%	99.67%	-0.90%	96.51%	98.64%	-2.20%	2.1	1.3	61.50%	1.7	1.7	0.00%

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