May 2024 Market Stats

Month over Month All Residential Properties, All Prices



	CLOSED SALES			AVERAGE SALE PRICE			ACTIVE LISTINGS			PEN	DING LISTI	NGS	NEW LISTINGS		
CITY	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%
	AVERAGE DAYS ON MARKET		SOLD PRICE vs. LIST PRICE			SOLD PRICE vs. ORIGINAL LIST						MONTHS INVENTORY (PENDED)			
CITY			II II II I	SOLDIF	CICE VS. LIST	PRICE	SOLD PRIC	CE vs. ORIGI	NAL LIST	MONTHS	INVENTOR	Y (SOLD)	MONTHS II	NVENTORY	(PENDED)
A O	May 2024	April 2024	% Change	May 2024	April 2024	PRICE % Change	SOLD PRIO	CE vs. ORIGI April 2024	NAL LIST % Change	MONTHS May 2024	INVENTOR April 2024	Y (SOLD) % Change	MONTHS II	NVENTORY April 2024	(PENDED) % Change
Arroyo Grande	May 2024 15	April 2024										,			
Atroyo Grande Atascadero	15 32	17 35	% Change -11.80% -8.60%	May 2024 100.13% 100.51%	April 2024	% Change	May 2024	April 2024	% Change	May 2024 2.6 1.4	April 2024 1.7 1.5	% Change 52.90% -6.70%	May 2024 2.3 1.1	April 2024 1.9 1.1	% Change
-	15 32 0	17 35 63	% Change -11.80%	May 2024 100.13% 100.51% 0	April 2024 99.01%	% Change 1.10%	May 2024 99.10% 99.05% 0	April 2024 96.38%	% Change 2.80%	May 2024 2.6 1.4 0	April 2024	% Change 52.90%	May 2024 2.3	April 2024 1.9	% Change 21.10%
Atascadero	15 32 0 79	17 35 63 38	% Change -11.80% -8.60% -100.00% 107.90%	May 2024 100.13% 100.51% 0 99.29%	99.01% 99.58% 98.14% 98.61%	% Change 1.10% 0.90% -100.00% 0.70%	May 2024 99.10% 99.05%	96.38% 98.25% 94.48% 94.99%	% Change 2.80% 0.80% -100.00% -0.20%	2.6 1.4 0 2.2	1.7 1.5 1.3 3.1	% Change 52.90% -6.70% -100.00% -29.00%	2.3 1.1 10 3.1	1.9 1.1 9 1.6	% Change 21.10% 0 11.10% 93.80%
Atascadero Avila Beach	15 32 0	17 35 63	% Change -11.80% -8.60% -100.00% 107.90% 608.30%	May 2024 100.13% 100.51% 0 99.29% 93.87%	April 2024 99.01% 99.58% 98.14%	% Change 1.10% 0.90% -100.00%	May 2024 99.10% 99.05% 0	April 2024 96.38% 98.25% 94.48% 94.99% 99.47%	% Change 2.80% 0.80% -100.00%	May 2024 2.6 1.4 0	April 2024 1.7 1.5 1.3	% Change 52.90% -6.70% -100.00%	May 2024 2.3 1.1 10	April 2024 1.9	% Change 21.10% 0 11.10%
Atascadero Avila Beach Cambria Cayucos Creston	15 32 0 79 85 201	17 35 63 38 12	% Change -11.80% -8.60% -100.00% 107.90% 608.30% 1727.30%	May 2024 100.13% 100.51% 0 99.29% 93.87% 98.58%	99.01% 99.58% 98.14% 98.61% 99.47% 92.19%	% Change 1.10% 0.90% -100.00% 0.70% -5.60% 6.90%	99.10% 99.05% 0 94.78% 86.38% 82.63%	April 2024 96.38% 98.25% 94.48% 94.99% 99.47% 89.33%	% Change 2.80% 0.80% -100.00% -0.20% -13.20% -7.50%	2.6 1.4 0 2.2 2.9 2.3	1.7 1.5 1.3 3.1 8 1.7	% Change 52.90% -6.70% -100.00% -29.00% -63.80% 35.30%	2.3 1.1 10 3.1 2.9 3.5	1.9 1.1 9 1.6 4.8 1.7	% Change 21.10% 0 11.10% 93.80% -39.60% 105.90%
Atascadero Avila Beach Cambria Cayucos Creston Grover Beach	15 32 0 79 85 201 21	17 35 63 38 12 11	% Change -11.80% -8.60% -100.00% 107.90% 608.30% 1727.30% 31.30%	May 2024 100.13% 100.51% 0 99.29% 93.87% 98.58% 100.32%	99.01% 99.58% 98.14% 98.61% 99.47% 92.19% 100.98%	% Change 1.10% 0.90% -100.00% 0.70% -5.60% 6.90% -0.70%	99.10% 99.05% 0 94.78% 86.38% 82.63% 97.04%	April 2024 96.38% 98.25% 94.48% 94.99% 99.47% 89.33% 100.36%	% Change 2.80% 0.80% -100.00% -0.20% -13.20% -7.50% -3.30%	2.6 1.4 0 2.2 2.9 2.3 1.5	April 2024 1.7 1.5 1.3 3.1 8 1.7 1.8	% Change 52.90% -6.70% -100.00% -29.00% -63.80% 35.30% -16.70%	2.3 1.1 10 3.1 2.9 3.5 1.1	1.9 1.1 9 1.6 4.8 1.7 2.6	% Change 21.10% 0 11.10% 93.80% -39.60% 105.90% -57.70%
Atascadero Avila Beach Cambria Cayucos Creston Grover Beach Los Osos	15 32 0 79 85 201 21	17 35 63 38 12 11 16 28	% Change -11.80% -8.60% -100.00% 107.90% 608.30% 1727.30% 31.30% -50.00%	May 2024 100.13% 100.51% 0 99.29% 93.87% 98.58% 100.32% 102.49%	99.01% 99.58% 98.14% 98.61% 99.47% 92.19% 100.98% 101.51%	% Change 1.10% 0.90% -100.00% 0.70% -5.60% 6.90% -0.70% 1.00%	99.10% 99.05% 0 94.78% 86.38% 82.63% 97.04% 101.88%	April 2024 96.38% 98.25% 94.48% 94.99% 99.47% 89.33% 100.36% 99.39%	% Change 2.80% 0.80% -100.00% -0.20% -13.20% -7.50% -3.30% 2.50%	May 2024 2.6 1.4 0 2.2 2.9 2.3 1.5 1.9	April 2024 1.7 1.5 1.3 3.1 8 1.7 1.8 1.4	% Change 52.90% -6.70% -100.00% -29.00% -63.80% 35.30% -16.70% 35.70%	2.3 1.1 10 3.1 2.9 3.5 1.1 1.2	1.9 1.1 9 1.6 4.8 1.7 2.6 1.4	% Change 21.10% 0 11.10% 93.80% -39.60% 105.90% -57.70% -14.30%
Atascadero Avila Beach Cambria Cayucos Creston Grover Beach Los Osos Morro Bay	15 32 0 79 85 201 21 14 22	17 35 63 38 12 11 16 28 20	% Change -11.80% -8.60% -100.00% 107.90% 608.30% 1727.30% 31.30% -50.00%	May 2024 100.13% 100.51% 0 99.29% 93.87% 98.58% 100.32% 102.49% 99.74%	99.01% 99.58% 98.14% 98.61% 99.47% 92.19% 100.98% 101.51% 98.70%	% Change 1.10% 0.90% -100.00% 0.70% -5.60% 6.90% -0.70% 1.00%	99.10% 99.05% 0 94.78% 86.38% 82.63% 97.04% 101.88% 99.15%	April 2024 96.38% 98.25% 94.48% 94.99% 99.47% 89.33% 100.36% 99.39% 98.50%	% Change 2.80% 0.80% -100.00% -0.20% -13.20% -7.50% -3.30% 2.50% 0.70%	2.6 1.4 0 2.2 2.9 2.3 1.5 1.9 2.8	April 2024 1.7 1.5 1.3 3.1 8 1.7 1.8 1.4 2.3	% Change 52.90% -6.70% -100.00% -29.00% -63.80% 35.30% -16.70% 35.70% 21.70%	2.3 1.1 10 3.1 2.9 3.5 1.1 1.2	1.9 1.1 9 1.6 4.8 1.7 2.6 1.4 2.1	% Change 21.10% 0 11.10% 93.80% -39.60% 105.90% -57.70% -14.30%
Atascadero Avila Beach Cambria Cayucos Creston Grover Beach Los Osos Morro Bay Nipomo	15 32 0 79 85 201 21 14 22	17 35 63 38 12 11 16 28 20 32	% Change -11.80% -8.60% -100.00% 107.90% 608.30% 1727.30% 31.30% -50.00% 10.00% -40.60%	May 2024 100.13% 100.51% 0 99.29% 93.87% 98.58% 100.32% 102.49% 99.74% 100.60%	99.01% 99.58% 98.14% 98.61% 99.47% 92.19% 100.98% 101.51% 98.70% 98.72%	% Change 1.10% 0.90% -100.00% 0.70% -5.60% 6.90% -0.70% 1.00% 1.10% 1.90%	99.10% 99.05% 0 94.78% 86.38% 82.63% 97.04% 101.88% 99.15% 100.01%	April 2024 96.38% 98.25% 94.48% 94.99% 99.47% 89.33% 100.36% 99.39% 98.50% 96.85%	% Change 2.80% 0.80% -100.00% -0.20% -13.20% -7.50% -3.30% 2.50% 0.70% 3.30%	May 2024 2.6 1.4 0 2.2 2.9 2.3 1.5 1.9 2.8 2.1	April 2024 1.7 1.5 1.3 3.1 8 1.7 1.8 1.4 2.3 3	% Change 52.90% -6.70% -100.00% -29.00% -63.80% 35.30% -16.70% 35.70% 21.70% -30.00%	2.3 1.1 10 3.1 2.9 3.5 1.1 1.2 2	1.9 1.1 9 1.6 4.8 1.7 2.6 1.4 2.1	% Change 21.10% 0 11.10% 93.80% -39.60% 105.90% -57.70% -14.30% -4.80% -36.80%
Atascadero Avila Beach Cambria Cayucos Creston Grover Beach Los Osos Morro Bay Nipomo Oceano	15 32 0 79 85 201 21 14 22 19	17 35 63 38 12 11 16 28 20 32 41	% Change -11.80% -8.60% -100.00% 107.90% 608.30% 1727.30% 31.30% -50.00% 10.00% -40.60% -58.50%	May 2024 100.13% 100.51% 0 99.29% 93.87% 98.58% 100.32% 102.49% 99.74% 100.60% 100.05%	April 2024 99.01% 99.58% 98.14% 98.61% 99.47% 92.19% 100.98% 101.51% 98.70% 98.72% 97.71%	% Change 1.10% 0.90% -100.00% 0.70% -5.60% 6.90% -0.70% 1.00% 1.10% 1.90% 2.40%	99.10% 99.05% 0 94.78% 86.38% 82.63% 97.04% 101.88% 99.15% 100.01% 99.06%	April 2024 96.38% 98.25% 94.48% 94.99% 99.47% 89.33% 100.36% 99.39% 98.50% 96.85% 92.58%	% Change 2.80% 0.80% -100.00% -0.20% -13.20% -7.50% -3.30% 2.50% 0.70% 3.30% 7.00%	May 2024 2.6 1.4 0 2.2 2.9 2.3 1.5 1.9 2.8 2.1 2.5	April 2024 1.7 1.5 1.3 3.1 8 1.7 1.8 1.4 2.3 3 3.5	% Change 52.90% -6.70% -100.00% -29.00% -63.80% 35.30% -16.70% 35.70% 21.70% -30.00% -28.60%	2.3 1.1 10 3.1 2.9 3.5 1.1 1.2 2 1.2	1.9 1.1 9 1.6 4.8 1.7 2.6 1.4 2.1 1.9 1.8	% Change 21.10% 0 11.10% 93.80% -39.60% 105.90% -57.70% -14.30% -4.80% -36.80%
Atascadero Avila Beach Cambria Cayucos Creston Grover Beach Los Osos Morro Bay Nipomo Oceano Paso Robles	15 32 0 79 85 201 21 14 22 19 17	17 35 63 38 12 11 16 28 20 32 41 43	% Change -11.80% -8.60% -100.00% 107.90% 608.30% 1727.30% 31.30% -50.00% 10.00% -40.60% -58.50% -2.30%	May 2024 100.13% 100.51% 0 99.29% 93.87% 98.58% 100.32% 102.49% 99.74% 100.60% 100.05% 99.43%	99.01% 99.58% 98.14% 98.61% 99.47% 92.19% 100.98% 101.51% 98.70% 98.72% 97.71% 99.31%	% Change 1.10% 0.90% -100.00% 0.70% -5.60% 6.90% -0.70% 1.00% 1.10% 2.40% 0.10%	99.10% 99.05% 0 94.78% 86.38% 82.63% 97.04% 101.88% 99.15% 100.01% 99.06% 98.59%	April 2024 96.38% 98.25% 94.48% 94.99% 99.47% 89.33% 100.36% 99.39% 98.50% 96.85% 92.58% 96.24%	% Change 2.80% 0.80% -100.00% -0.20% -13.20% -7.50% -3.30% 2.50% 0.70% 3.30% 7.00% 2.40%	May 2024 2.6 1.4 0 2.2 2.9 2.3 1.5 1.9 2.8 2.1 2.5 1.7	April 2024 1.7 1.5 1.3 3.1 8 1.7 1.8 1.4 2.3 3 3.5 1.6	% Change 52.90% -6.70% -100.00% -29.00% -63.80% 35.30% -16.70% 35.70% 21.70% -30.00% -28.60% 6.30%	2.3 1.1 10 3.1 2.9 3.5 1.1 1.2 2 1.2 1 1.4	1.9 1.1 9 1.6 4.8 1.7 2.6 1.4 2.1 1.9 1.8	% Change 21.10% 0 11.10% 93.80% -39.60% 105.90% -57.70% -14.30% -48.0% -36.80% -44.40% -22.20%
Atascadero Avila Beach Cambria Cayucos Creston Grover Beach Los Osos Morro Bay Nipomo Oceano Paso Robles Pismo Beach	15 32 0 79 85 201 21 14 22 19 17 42 36	17 35 63 38 12 11 16 28 20 32 41 43	% Change -11.80% -8.60% -100.00% 107.90% 608.30% 1727.30% 31.30% -50.00% 10.00% -40.60% -58.50% -2.30%	May 2024 100.13% 100.51% 0 99.29% 93.87% 98.58% 100.32% 102.49% 99.74% 100.60% 100.05% 99.43% 93.81%	April 2024 99.01% 99.58% 98.14% 98.61% 99.47% 92.19% 100.98% 101.51% 98.70% 98.72% 97.71% 99.31% 99.74%	% Change 1.10% 0.90% -100.00% 0.70% -5.60% 6.90% -0.70% 1.10% 1.90% 2.40% 0.10% -5.90%	99.10% 99.05% 0 94.78% 86.38% 82.63% 97.04% 101.88% 99.15% 100.01% 99.06% 98.59% 92.98%	April 2024 96.38% 98.25% 94.48% 94.99% 99.47% 89.33% 100.36% 99.39% 98.50% 96.85% 92.58% 96.24% 99.11%	% Change 2.80% 0.80% -100.00% -0.20% -13.20% -7.50% -3.30% 2.50% 0.70% 3.30% 7.00% 2.40% -6.20%	May 2024 2.6 1.4 0 2.2 2.9 2.3 1.5 1.9 2.8 2.1 2.5 1.7 4	April 2024 1.7 1.5 1.3 3.1 8 1.7 1.8 1.4 2.3 3 3.5 1.6 2.4	% Change 52.90% -6.70% -100.00% -29.00% -63.80% 35.30% -16.70% 35.70% 21.70% -30.00% -28.60% 6.30% 66.70%	2.3 1.1 10 3.1 2.9 3.5 1.1 1.2 2 1.2 1.4 2.9	1.9 1.1 9 1.6 4.8 1.7 2.6 1.4 2.1 1.9 1.8 6.5	% Change 21.10% 0 11.10% 93.80% -39.60% 105.90% -57.70% -14.30% -4.80% -36.80% -44.40% -22.20% -55.40%
Atascadero Avila Beach Cambria Cayucos Creston Grover Beach Los Osos Morro Bay Nipomo Oceano Paso Robles Pismo Beach San Luis Obispo	15 32 0 79 85 201 21 14 22 19 17 42 36 37	17 35 63 38 12 11 16 28 20 32 41 43 80 24	% Change -11.80% -8.60% -100.00% 107.90% 608.30% 1727.30% -50.00% -10.00% -40.60% -58.50% -2.30% -55.00% 54.20%	May 2024 100.13% 100.51% 0 99.29% 93.87% 98.58% 100.32% 102.49% 99.74% 100.60% 100.05% 99.43% 93.81% 98.88%	April 2024 99.01% 99.58% 98.14% 98.61% 99.47% 92.19% 100.98% 101.51% 98.70% 98.72% 97.71% 99.31% 99.74% 100.58%	% Change 1.10% 0.90% -100.00% 0.70% -5.60% 6.90% 1.00% 1.10% 1.90% 2.40% 0.10% -5.90% -1.70%	99.10% 99.05% 0 94.78% 86.38% 82.63% 97.04% 101.88% 99.15% 100.01% 99.06% 98.59% 92.98% 97.17%	April 2024 96.38% 98.25% 94.48% 94.99% 99.47% 89.33% 100.36% 99.39% 98.50% 96.85% 92.58% 96.24% 99.11% 100.24%	% Change 2.80% 0.80% -100.00% -0.20% -13.20% -7.50% 2.50% 0.70% 3.30% 7.00% 2.40% -6.20% -3.10%	May 2024 2.6 1.4 0 2.2 2.9 2.3 1.5 1.9 2.8 2.1 2.5 1.7 4 1.5	April 2024 1.7 1.5 1.3 3.1 8 1.7 1.8 1.4 2.3 3 3.5 1.6 2.4 1.2	% Change 52.90% -6.70% -100.00% -29.00% -63.80% 35.30% -16.70% 35.70% 21.70% -30.00% -28.60% 6.30% 66.70% 25.00%	2.3 1.1 10 3.1 2.9 3.5 1.1 1.2 2 1.2 1.4 2.9 1.5	1.9 1.1 9 1.6 4.8 1.7 2.6 1.4 2.1 1.9 1.8 6.5 1.4	% Change 21.10% 0 11.10% 93.80% -39.60% 105.90% -57.70% -14.30% -4.80% -36.80% -44.40% -22.20% -55.40% 7.10%
Atascadero Avila Beach Cambria Cayucos Creston Grover Beach Los Osos Morro Bay Nipomo Oceano Paso Robles Pismo Beach San Luis Obispo San Miguel	15 32 0 79 85 201 21 14 22 19 17 42 36 37 23	17 35 63 38 12 11 16 28 20 32 41 43 80 24	% Change -11.80% -8.60% -100.00% 107.90% 608.30% 1727.30% -50.00% -0.00% -40.60% -58.50% -2.30% -55.00% 54.20% 91.70%	May 2024 100.13% 100.51% 0 99.29% 93.87% 98.58% 100.32% 102.49% 99.74% 100.60% 100.05% 99.43% 93.81% 98.88% 98.20%	April 2024 99.01% 99.58% 98.14% 98.61% 99.47% 92.19% 100.98% 101.51% 98.70% 98.72% 97.71% 99.31% 99.74% 100.58% 100.25%	% Change 1.10% 0.90% -100.00% 0.70% -5.60% 6.90% 1.00% 1.10% 1.10% 1.90% 2.40% 0.10% -5.90% -1.70% -2.00%	99.10% 99.05% 0 94.78% 86.38% 82.63% 97.04% 101.88% 99.15% 100.01% 99.06% 98.59% 92.98% 97.17% 96.82%	April 2024 96.38% 98.25% 94.48% 94.99% 99.47% 89.33% 100.36% 99.39% 98.50% 96.85% 92.58% 96.24% 99.11% 100.24% 100.11%	% Change 2.80% 0.80% -100.00% -0.20% -13.20% -7.50% -3.30% 2.50% 0.70% 3.30% 7.00% 2.40% -6.20% -3.10% -3.30%	May 2024 2.6 1.4 0 2.2 2.9 2.3 1.5 1.9 2.8 2.1 2.5 1.7 4 1.5 3.8	April 2024 1.7 1.5 1.3 3.1 8 1.7 1.8 1.4 2.3 3.5 1.6 2.4 1.2 1.1	% Change 52.90% -6.70% -100.00% -29.00% -63.80% 35.30% -16.70% 21.70% -30.00% -28.60% 6.30% 66.70% 25.00% 245.50%	2.3 1.1 10 3.1 2.9 3.5 1.1 1.2 2 1.2 1 1.4 2.9 1.5 5	April 2024 1.9 1.1 9 1.6 4.8 1.7 2.6 1.4 2.1 1.9 1.8 6.5 1.4 2.8	% Change 21.10% 0 11.10% 93.80% -39.60% 105.90% -57.70% -14.30% -4.80% -36.80% -44.40% -22.20% -55.40% 7.10% 78.60%
Atascadero Avila Beach Cambria Cayucos Creston Grover Beach Los Osos Morro Bay Nipomo Oceano Paso Robles Pismo Beach San Luis Obispo	15 32 0 79 85 201 21 14 22 19 17 42 36 37	17 35 63 38 12 11 16 28 20 32 41 43 80 24	% Change -11.80% -8.60% -100.00% 107.90% 608.30% 1727.30% -50.00% -10.00% -40.60% -58.50% -2.30% -55.00% 54.20%	May 2024 100.13% 100.51% 0 99.29% 93.87% 98.58% 100.32% 102.49% 99.74% 100.60% 100.05% 99.43% 93.81% 98.88%	April 2024 99.01% 99.58% 98.14% 98.61% 99.47% 92.19% 100.98% 101.51% 98.70% 98.72% 97.71% 99.31% 99.74% 100.58%	% Change 1.10% 0.90% -100.00% 0.70% -5.60% 6.90% 1.00% 1.10% 1.90% 2.40% 0.10% -5.90% -1.70%	99.10% 99.05% 0 94.78% 86.38% 82.63% 97.04% 101.88% 99.15% 100.01% 99.06% 98.59% 92.98% 97.17%	April 2024 96.38% 98.25% 94.48% 94.99% 99.47% 89.33% 100.36% 99.39% 98.50% 96.85% 92.58% 96.24% 99.11% 100.24%	% Change 2.80% 0.80% -100.00% -0.20% -13.20% -7.50% 2.50% 0.70% 3.30% 7.00% 2.40% -6.20% -3.10%	May 2024 2.6 1.4 0 2.2 2.9 2.3 1.5 1.9 2.8 2.1 2.5 1.7 4 1.5	April 2024 1.7 1.5 1.3 3.1 8 1.7 1.8 1.4 2.3 3 3.5 1.6 2.4 1.2	% Change 52.90% -6.70% -100.00% -29.00% -63.80% 35.30% -16.70% 35.70% 21.70% -30.00% -28.60% 6.30% 66.70% 25.00%	2.3 1.1 10 3.1 2.9 3.5 1.1 1.2 2 1.2 1.4 2.9 1.5	1.9 1.1 9 1.6 4.8 1.7 2.6 1.4 2.1 1.9 1.8 6.5 1.4	% Change 21.10% 0 11.10% 93.80% -39.60% 105.90% -57.70% -14.30% -4.80% -36.80% -44.40% -22.20% -55.40% 7.10%

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May 2024 Market Stats

Year over Year All Residential Properties, All Prices



	CLOSED SALES			AVERAGE SALE PRICE			ACTIVE LISTINGS			PENI	DING LISTI	NGS	NEW LISTINGS		
CITY	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 SLO COUNTY	7 225	7 279	- 19.40%	\$1,389,714 \$1,000,936	\$1,449,143 \$1,025,167	-4.10% -2.40%	20 470	12 372	66.70% 26.30%	11 277	7 219	57.10% 26.50%	14 289	3 00	133.30% - 3.70%
·	AVERAGE DAYS ON MARKET		SOLD PRICE vs. LIST PRICE			SOLD PRICE vs. ORIGINAL LIST						MONTHS INVENTORY (PENDED)			
CITY	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		======	0	00		00					=0			
		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%	95.46% 99.90%	-2.60% -2.70%	1.5	0.8	87.50%	1.5	1.2	25.00%
San Miguel	23	20 0	85.00% N/A	98.88% 98.20%	101.45% 0	-2.50% N/A	97.17% 96.82%	95.46% 99.90% 0	-2.60% -2.70% N/A	1.5 3.8	0.8	87.50% N/A	1.5 5	1.2 4	25.00% 25.00%
·		20	85.00%	98.88%	101.45%	-2.50%	97.17%	95.46% 99.90%	-2.60% -2.70%	1.5	0.8	87.50%	1.5	1.2	25.00%

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