

June 2024 Market Stats

Month over Month All Residential Properties, All Prices

CITY	CLOSED SALES			AVERAGE SALE PRICE			ACTIVE LISTINGS			PENDING LISTINGS			NEW LISTINGS		
	June 2024	May 2024	% Change	June 2024	May 2024	% Change	June 2024	May 2024	% Change	June 2024	May 2024	% Change	June 2024	May 2024	% Change
Arroyo Grande	18	17	5.90%	\$1,161,389	\$1,033,353	12.40%	44	42	4.80%	26	18	44.40%	22	23	-4.30%
Atascadero	26	28	-7.10%	\$777,423	\$876,879	-11.30%	42	40	5.00%	20	37	-45.90%	23	46	-50.00%
Avila Beach	0	0	N/A	0	0	N/A	14	10	40.00%	4	0	N/A	3	5	-40.00%
Cambria	9	14	-35.70%	\$866,778	\$1,310,179	-33.80%	37	31	19.40%	12	9	33.30%	12	22	-45.50%
Cayucos	5	7	-28.60%	\$1,890,000	\$1,797,593	5.10%	21	20	5.00%	4	6	-33.30%	5	2	150.00%
Creston	1	3	-66.70%	\$675,000	\$1,156,333	-41.60%	8	7	14.30%	2	1	100.00%	1	4	-75.00%
Grover Beach	10	10	0	\$756,180	\$814,200	-7.10%	15	15	0	9	14	-35.70%	10	10	0
Los Osos	16	8	100.00%	\$922,985	\$836,700	10.30%	14	15	-6.70%	13	13	0	14	15	-6.70%
Morro Bay	7	8	-12.50%	\$1,083,500	\$958,156	13.10%	26	22	18.20%	10	10	0	13	14	-7.10%
Nipomo	25	16	56.30%	\$984,584	\$619,228	59.00%	43	34	26.50%	25	28	-10.70%	30	35	-14.30%
Oceano	9	2	350.00%	\$572,873	\$499,750	14.60%	7	5	40.00%	3	6	-50.00%	6	6	0
Paso Robles	40	48	-16.70%	\$890,088	\$784,429	13.50%	88	80	10.00%	37	55	-32.70%	43	57	-24.60%
Pismo Beach	10	8	25.00%	\$1,894,800	\$2,036,375	-7.00%	36	32	12.50%	14	8	75.00%	15	22	-31.80%
San Luis Obispo	35	40	-12.50%	\$1,163,203	\$1,157,197	0.50%	54	59	-8.50%	38	40	-5.00%	29	42	-31.00%
San Miguel	4	4	0	\$739,500	\$586,250	26.10%	14	15	-6.70%	2	3	-33.30%	2	6	-66.70%
Santa Margarita	1	2	-50.00%	\$115,000	\$569,500	-79.80%	7	7	0	0	2	-100.00%	1	4	-75.00%
Templeton	8	7	14.30%	\$1,387,250	\$1,389,714	-0.20%	23	20	15.00%	8	11	-27.30%	14	15	-6.70%
SLO COUNTY	226	227	-0.40%	\$1,016,147	\$997,580	1.90%	513	470	9.10%	230	264	-12.90%	249	332	-25.00%

CITY	AVERAGE DAYS ON MARKET			SOLD PRICE vs. LIST PRICE			SOLD PRICE vs. ORIGINAL LIST			MONTHS INVENTORY (SOLD)			MONTHS INVENTORY (PENDED)		
	June 2024	May 2024	% Change	June 2024	May 2024	% Change	June 2024	May 2024	% Change	June 2024	May 2024	% Change	June 2024	May 2024	% Change
Arroyo Grande	16	15	6.70%	100.11%	100.33%	-0.20%	97.81%	99.34%	-1.50%	2.4	2.5	-4.00%	1.7	2.3	-26.10%
Atascadero	27	32	-15.60%	100.52%	100.51%	0.00%	99.83%	99.05%	0.80%	1.6	1.4	14.30%	2.1	1.1	90.90%
Avila Beach	0	0	N/A	0	0	N/A	0	0	N/A	0	0	N/A	3.5	0	N/A
Cambria	59	79	-25.30%	99.78%	99.29%	0.50%	88.49%	94.78%	-6.60%	4.1	2.2	86.40%	3.1	3.4	-8.80%
Cayucos	58	85	-31.80%	97.04%	93.87%	3.40%	93.72%	86.38%	8.50%	4.2	2.9	44.80%	5.3	3.3	60.60%
Creston	34	201	-83.10%	88.24%	98.58%	-10.50%	88.24%	82.63%	6.80%	8	2.3	247.80%	4	7	-42.90%
Grover Beach	26	21	23.80%	98.24%	100.32%	-2.10%	95.03%	97.04%	-2.10%	1.5	1.5	0	1.7	1.1	54.50%
Los Osos	14	14	0	98.09%	102.49%	-4.30%	97.55%	101.88%	-4.30%	0.9	1.9	-52.60%	1.1	1.2	-8.30%
Morro Bay	36	22	63.60%	95.27%	99.74%	-4.50%	89.75%	99.15%	-9.50%	3.7	2.8	32.10%	2.6	2.2	18.20%
Nipomo	17	19	-10.50%	99.13%	100.60%	-1.50%	97.21%	100.01%	-2.80%	1.7	2.1	-19.00%	1.7	1.2	41.70%
Oceano	17	17	0	97.54%	100.05%	-2.50%	96.64%	99.06%	-2.40%	0.8	2.5	-68.00%	2.3	0.8	187.50%
Paso Robles	41	41	0	97.95%	99.32%	-1.40%	96.74%	98.49%	-1.80%	2.2	1.7	29.40%	2.4	1.5	60.00%
Pismo Beach	36	36	0	96.58%	93.81%	3.00%	94.18%	92.98%	1.30%	3.6	4	-10.00%	2.6	4	-35.00%
San Luis Obispo	35	37	-5.40%	98.74%	98.88%	-0.10%	97.72%	97.17%	0.60%	1.5	1.5	0	1.4	1.5	-6.70%
San Miguel	65	23	182.60%	98.17%	98.20%	0.00%	98.34%	96.82%	1.60%	3.5	3.8	-7.90%	7	5	40.00%
Santa Margarita	37	162	-77.20%	102.68%	99.22%	3.50%	77.18%	98.19%	-21.40%	7	3.5	100.00%	0	3.5	-100.00%
Templeton	52	49	6.10%	101.19%	97.74%	3.50%	92.82%	95.44%	-2.70%	2.9	2.9	0	2.9	1.8	61.10%
SLO COUNTY	33	41	-19.50%	98.53%	98.79%	-0.30%	96.16%	96.52%	-0.40%	2.3	2.1	9.50%	2.2	1.8	22.20%

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June 2024 Market Stats

Year over Year All Residential Properties, All Prices

CITY	CLOSED SALES			AVERAGE SALE PRICE			ACTIVE LISTINGS			PENDING LISTINGS			NEW LISTINGS		
	June 2024	June 2023	% Change	June 2024	June 2023	% Change	June 2024	June 2023	% Change	June 2024	June 2023	% Change	June 2024	June 2023	% Change
Arroyo Grande	18	22	-18.20%	\$1,161,389	\$1,318,052	-11.90%	44	28	57.10%	26	19	36.80%	22	24	-8.30%
Atascadero	26	24	8.30%	\$777,423	\$755,594	2.90%	42	29	44.80%	20	36	-44.40%	23	23	0
Avila Beach	0	5	-100.00%	0	\$1,705,000	-100.00%	14	8	75.00%	4	3	33.30%	3	5	-40.00%
Cambria	9	13	-30.80%	\$866,778	\$965,591	-10.20%	37	19	94.70%	12	9	33.30%	12	10	20.00%
Cayucos	5	6	-16.70%	\$1,890,000	\$1,561,859	21.00%	21	18	16.70%	4	10	-60.00%	5	10	-50.00%
Creston	1	1	0	\$675,000	\$810,000	-16.70%	8	7	14.30%	2	0	N/A	1	3	-66.70%
Grover Beach	10	10	0	\$756,180	\$684,890	10.40%	15	9	66.70%	9	12	-25.00%	10	15	-33.30%
Los Osos	16	6	166.70%	\$922,985	\$1,165,833	-20.80%	14	10	40.00%	13	5	160.00%	14	11	27.30%
Morro Bay	7	7	0	\$1,083,500	\$941,143	15.10%	26	19	36.80%	10	12	-16.70%	13	16	-18.80%
Nipomo	25	23	8.70%	\$984,584	\$973,340	1.20%	43	21	104.80%	25	14	78.60%	30	17	76.50%
Oceano	9	3	200.00%	\$572,873	\$585,000	-2.10%	7	9	-22.20%	3	4	-25.00%	6	6	0
Paso Robles	40	43	-7.00%	\$890,088	\$652,184	36.50%	88	74	18.90%	37	58	-36.20%	43	58	-25.90%
Pismo Beach	10	13	-23.10%	\$1,894,800	\$1,239,423	52.90%	36	23	56.50%	14	10	40.00%	15	12	25.00%
San Luis Obispo	35	32	9.40%	\$1,163,203	\$1,320,406	-11.90%	54	43	25.60%	38	31	22.60%	29	43	-32.60%
San Miguel	4	3	33.30%	\$739,500	\$766,667	-3.50%	14	7	100.00%	2	4	-50.00%	2	2	0
Santa Margarita	1	4	-75.00%	\$115,000	\$1,254,000	-90.80%	7	7	0	0	2	-100.00%	1	2	-50.00%
Templeton	8	9	-11.10%	\$1,387,250	\$1,183,889	17.20%	23	16	43.80%	8	9	-11.10%	14	14	0
SLO COUNTY	226	229	-1.30%	\$1,016,147	\$1,003,272	1.30%	513	369	39.00%	230	244	-5.70%	249	282	-11.70%

CITY	AVERAGE DAYS ON MARKET			SOLD PRICE vs. LIST PRICE			SOLD PRICE vs. ORIGINAL LIST			MONTHS INVENTORY (SOLD)			MONTHS INVENTORY (PENDED)		
	June 2024	June 2023	% Change	June 2024	June 2023	% Change	June 2024	June 2023	% Change	June 2024	June 2023	% Change	June 2024	June 2023	% Change
Arroyo Grande	16	31	-48.40%	100.11%	103.13%	-2.90%	97.81%	102.40%	-4.50%	2.4	1.3	84.60%	1.7	1.5	13.30%
Atascadero	27	10	170.00%	100.52%	101.94%	-1.40%	99.83%	101.02%	-1.20%	1.6	1.2	33.30%	2.1	0.8	162.50%
Avila Beach	0	7	-100.00%	0	99.12%	-100.00%	0	99.12%	-100.00%	0	1.6	-100.00%	3.5	2.7	29.60%
Cambria	59	66	-10.60%	99.78%	96.25%	3.70%	88.49%	89.19%	-0.80%	4.1	1.5	173.30%	3.1	2.1	47.60%
Cayucos	58	97	-40.20%	97.04%	99.65%	-2.60%	93.72%	96.11%	-2.50%	4.2	3	40.00%	5.3	1.8	194.40%
Creston	34	15	126.70%	88.24%	101.38%	-13.00%	88.24%	101.38%	-13.00%	8	7	14.30%	4	0	N/A
Grover Beach	26	24	8.30%	98.24%	100.91%	-2.60%	95.03%	98.67%	-3.70%	1.5	0.9	66.70%	1.7	0.8	112.50%
Los Osos	14	9	55.60%	98.09%	102.19%	-4.00%	97.55%	99.71%	-2.20%	0.9	1.7	-47.10%	1.1	2	-45.00%
Morro Bay	36	14	157.10%	95.27%	105.14%	-9.40%	89.75%	105.14%	-14.60%	3.7	2.7	37.00%	2.6	1.6	62.50%
Nipomo	17	17	0	99.13%	100.19%	-1.10%	97.21%	100.14%	-2.90%	1.7	0.9	88.90%	1.7	1.5	13.30%
Oceano	17	16	6.30%	97.54%	98.65%	-1.10%	96.64%	95.95%	0.70%	0.8	3	-73.30%	2.3	2.3	0
Paso Robles	41	30	36.70%	97.95%	100.37%	-2.40%	96.74%	99.72%	-3.00%	2.2	1.7	29.40%	2.4	1.3	84.60%
Pismo Beach	36	37	-2.70%	96.58%	99.75%	-3.20%	94.18%	97.07%	-3.00%	3.6	1.8	100.00%	2.6	2.3	13.00%
San Luis Obispo	35	24	45.80%	98.74%	99.79%	-1.10%	97.72%	96.68%	1.10%	1.5	1.3	15.40%	1.4	1.4	0
San Miguel	65	17	282.40%	98.17%	97.79%	0.40%	98.34%	97.79%	0.60%	3.5	2.3	52.20%	7	1.8	288.90%
Santa Margarita	37	50	-26.00%	102.68%	93.93%	9.30%	77.18%	90.54%	-14.80%	7	1.8	288.90%	0	3.5	-100.00%
Templeton	52	60	-13.30%	101.19%	94.29%	7.30%	92.82%	94.01%	-1.30%	2.9	1.8	61.10%	2.9	1.8	61.10%
SLO COUNTY	33	30	10.00%	98.53%	100.02%	-1.50%	96.16%	98.09%	-2.00%	2.3	1.6	43.80%	2.2	1.5	46.70%

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2nd Quarter 2024 Market Stats

Q2 2024 vs. Q2 2023 All Residential Properties, All Prices

CITY	CLOSED SALES			AVERAGE SALE PRICE			ACTIVE LISTINGS			PENDING LISTINGS			NEW LISTINGS		
	'24-Q2	'23-Q2	% Change	'24-Q2	'23-Q2	% Change	'24-Q2	'23-Q2	% Change	'24-Q2	'23-Q2	% Change	'24-Q2	'23-Q2	% Change
Arroyo Grande	53	73	-27.40%	\$1,082,651	\$1,196,837	-9.50%	44	28	57.10%	59	72	-18.10%	69	82	-15.90%
Atascadero	76	77	-1.30%	\$827,074	\$829,908	-0.30%	42	29	44.80%	86	91	-5.50%	97	92	5.40%
Avila Beach	7	12	-41.70%	\$1,121,714	\$1,418,500	-20.90%	14	8	75.00%	5	8	-37.50%	12	16	-25.00%
Cambria	30	27	11.10%	\$1,203,358	\$1,103,062	9.10%	37	19	94.70%	35	30	16.70%	51	30	70.00%
Cayucos	15	10	50.00%	\$1,919,810	\$1,466,816	30.90%	21	18	16.70%	15	19	-21.10%	18	25	-28.00%
Creston	7	6	16.70%	\$1,188,597	\$911,959	30.30%	8	7	14.30%	6	3	100.00%	9	6	50.00%
Grover Beach	30	32	-6.30%	\$800,643	\$702,213	14.00%	15	9	66.70%	30	32	-6.30%	33	29	13.80%
Los Osos	32	28	14.30%	\$905,261	\$1,112,863	-18.70%	14	10	40.00%	34	23	47.80%	40	23	73.90%
Morro Bay	24	26	-7.70%	\$1,095,031	\$1,032,240	6.10%	26	19	36.80%	30	29	3.40%	45	33	36.40%
Nipomo	52	65	-20.00%	\$901,332	\$1,022,324	-11.80%	43	21	104.80%	70	61	14.80%	98	72	36.10%
Oceano	13	13	0	\$568,489	\$741,692	-23.40%	7	9	-22.20%	13	13	0	18	21	-14.30%
Paso Robles	139	137	1.50%	\$813,042	\$793,459	2.50%	88	74	18.90%	140	156	-10.30%	167	188	-11.20%
Pismo Beach	29	31	-6.50%	\$1,764,897	\$1,336,187	32.10%	36	23	56.50%	26	30	-13.30%	47	36	30.60%
San Luis Obispo	121	103	17.50%	\$1,131,633	\$1,143,785	-1.10%	54	43	25.60%	119	98	21.40%	114	125	-8.80%
San Miguel	18	4	350.00%	\$702,556	\$695,000	1.10%	14	7	100.00%	9	6	50.00%	14	8	75.00%
Santa Margarita	4	5	-20.00%	\$352,250	\$1,141,200	-69.10%	7	7	0	3	8	-62.50%	7	8	-12.50%
Templeton	24	22	9.10%	\$1,280,892	\$1,366,477	-6.30%	23	16	43.80%	27	22	22.70%	38	27	40.70%
SLO COUNTY	684	685	-0.10%	\$1,005,073	\$1,007,656	-0.30%	513	369	39.00%	716	717	-0.10%	894	847	5.50%

CITY	AVERAGE DAYS ON MARKET			SOLD PRICE vs. LIST PRICE			SOLD PRICE vs. ORIGINAL LIST			MONTHS INVENTORY (SOLD)			MONTHS INVENTORY (PENDED)		
	'24-Q2	'23-Q2	% Change	'24-Q2	'23-Q2	% Change	'24-Q2	'23-Q2	% Change	'24-Q2	'23-Q2	% Change	'24-Q2	'23-Q2	% Change
Arroyo Grande	16	25	-36.00%	99.81%	101.17%	-1.30%	97.80%	100.53%	-2.70%	2.5	1.2	108.30%	2.2	1.2	83.30%
Atascadero	31	20	55.00%	100.24%	102.75%	-2.40%	99.07%	101.61%	-2.50%	1.7	1.1	54.50%	1.5	1	50.00%
Avila Beach	63	35	80.00%	98.14%	97.91%	0.20%	94.48%	95.02%	-0.60%	6	2	200.00%	8.4	3	180.00%
Cambria	63	57	10.50%	99.21%	96.69%	2.60%	93.40%	91.12%	2.50%	3.7	2.1	76.20%	3.2	1.9	68.40%
Cayucos	61	62	-1.60%	96.17%	100.27%	-4.10%	91.56%	97.96%	-6.50%	4.2	5.4	-22.20%	4.2	2.8	50.00%
Creston	95	22	331.80%	94.40%	98.48%	-4.10%	86.33%	98.15%	-12.00%	3.4	3.5	-2.90%	4	7	-42.90%
Grover Beach	21	31	-32.30%	99.88%	101.20%	-1.30%	97.51%	99.36%	-1.90%	1.5	0.8	87.50%	1.5	0.8	87.50%
Los Osos	17	39	-56.40%	99.95%	99.93%	0.00%	99.00%	91.91%	7.70%	1.3	1.1	18.20%	1.2	1.3	-7.70%
Morro Bay	25	44	-43.20%	97.98%	101.34%	-3.30%	95.98%	100.09%	-4.10%	3.3	2.2	50.00%	2.6	2	30.00%
Nipomo	21	24	-12.50%	99.32%	100.14%	-0.80%	97.70%	99.73%	-2.00%	2.5	1	150.00%	1.8	1	80.00%
Oceano	21	38	-44.70%	97.90%	99.04%	-1.20%	96.25%	94.54%	1.80%	1.6	2.1	-23.80%	1.6	2.1	-23.80%
Paso Robles	42	34	23.50%	98.87%	98.25%	0.60%	97.12%	97.56%	-0.50%	1.9	1.6	18.80%	1.9	1.4	35.70%
Pismo Beach	52	29	79.30%	96.63%	98.91%	-2.30%	95.27%	97.20%	-2.00%	3.7	2.2	68.20%	4.2	2.3	82.60%
San Luis Obispo	32	23	39.10%	99.45%	100.66%	-1.20%	98.44%	98.52%	-0.10%	1.3	1.3	0	1.4	1.3	7.70%
San Miguel	26	13	100.00%	99.36%	99.25%	0.10%	99.07%	99.25%	-0.20%	2.3	5.3	-56.60%	4.7	3.5	34.30%
Santa Margarita	125	40	212.50%	98.19%	94.63%	3.80%	94.00%	91.81%	2.40%	5.3	4.2	26.20%	7	2.6	169.20%
Templeton	49	57	-14.00%	98.86%	97.55%	1.30%	94.38%	96.71%	-2.40%	2.9	2.2	31.80%	2.6	2.2	18.20%
SLO COUNTY	36	32	12.50%	98.87%	99.85%	-1.00%	96.76%	98.01%	-1.30%	2.3	1.6	43.80%	2.1	1.5	40.00%

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