

July 2024 Market Stats

Month over Month All Residential Properties, All Prices

CITY	CLOSED SALES			AVERAGE SALE PRICE			ACTIVE LISTINGS			PENDING LISTINGS			NEW LISTINGS		
	July 2024	June 2024	% Change	July 2024	June 2024	% Change	July 2024	June 2024	% Change	July 2024	June 2024	% Change	July 2024	June 2024	% Change
Arroyo Grande	26	18	44.40%	\$1,399,677	\$1,161,389	20.50%	36	44	-18.20%	34	24	41.70%	29	22	31.80%
Atascadero	29	26	11.50%	\$872,400	\$777,423	12.20%	47	42	11.90%	18	23	-21.70%	35	27	29.60%
Avila Beach	2	0	N/A	\$1,903,200	0	N/A	10	14	-28.60%	7	3	133.30%	4	3	33.30%
Cambria	12	9	33.30%	\$1,410,333	\$866,778	62.70%	38	37	2.70%	14	12	16.70%	14	14	0
Cayucos	3	5	-40.00%	\$2,148,333	\$1,890,000	13.70%	24	21	14.30%	4	4	0	5	5	0
Creston	2	1	100.00%	\$1,437,500	\$675,000	113.00%	9	8	12.50%	2	2	0	1	2	-50.00%
Grover Beach	12	9	33.30%	\$807,250	\$748,533	7.80%	11	15	-26.70%	16	9	77.80%	11	12	-8.30%
Los Osos	9	16	-43.80%	\$1,061,778	\$922,985	15.00%	13	14	-7.10%	13	10	30.00%	6	15	-60.00%
Morro Bay	13	7	85.70%	\$1,160,846	\$1,083,500	7.10%	30	26	15.40%	6	10	-40.00%	11	13	-15.40%
Nipomo	25	25	0	\$1,052,458	\$984,584	6.90%	51	43	18.60%	14	23	-39.10%	28	32	-12.50%
Oceano	4	9	-55.60%	\$603,500	\$572,873	5.30%	12	7	71.40%	6	3	100.00%	11	6	83.30%
Paso Robles	38	40	-5.00%	\$1,009,311	\$890,088	13.40%	93	88	5.70%	39	36	8.30%	39	53	-26.40%
Pismo Beach	11	10	10.00%	\$1,295,150	\$1,894,800	-31.60%	30	36	-16.70%	12	14	-14.30%	9	17	-47.10%
San Luis Obispo	42	36	16.70%	\$1,161,727	\$1,164,641	-0.30%	57	54	5.60%	39	36	8.30%	41	32	28.10%
San Miguel	1	4	-75.00%	\$530,000	\$739,500	-28.30%	11	14	-21.40%	3	2	50.00%	1	2	-50.00%
Santa Margarita	2	1	100.00%	\$619,500	\$115,000	438.70%	10	7	42.90%	3	0	N/A	3	1	200.00%
Templeton	14	8	75.00%	\$1,328,363	\$1,387,250	-4.20%	28	23	21.70%	12	8	50.00%	14	16	-12.50%
SLO COUNTY	247	226	9.30%	\$1,123,966	\$1,017,872	10.40%	532	513	3.70%	247	222	11.30%	271	278	-2.50%

CITY	AVERAGE DAYS ON MARKET			SOLD PRICE vs. LIST PRICE			SOLD PRICE vs. ORIGINAL LIST			MONTHS INVENTORY (SOLD)			MONTHS INVENTORY (PENDED)		
	July 2024	June 2024	% Change	July 2024	June 2024	% Change	July 2024	June 2024	% Change	July 2024	June 2024	% Change	July 2024	June 2024	% Change
Arroyo Grande	24	16	50.00%	99.27%	100.11%	-0.80%	97.72%	97.81%	-0.10%	1.4	2.4	-41.70%	1.1	1.8	-38.90%
Atascadero	26	27	-3.70%	99.37%	100.52%	-1.10%	98.48%	99.83%	-1.40%	1.6	1.6	0	2.6	1.8	44.40%
Avila Beach	67	0	N/A	99.02%	0	N/A	94.01%	0	N/A	5	0	N/A	1.4	4.7	-70.20%
Cambria	33	59	-44.10%	96.76%	99.78%	-3.00%	91.79%	88.49%	3.70%	3.2	4.1	-22.00%	2.7	3.1	-12.90%
Cayucos	23	58	-60.30%	98.58%	97.04%	1.60%	98.58%	93.72%	5.20%	8	4.2	90.50%	6	5.3	13.20%
Creston	186	34	447.10%	94.26%	88.24%	6.80%	84.56%	88.24%	-4.20%	4.5	8	-43.80%	4.5	4	12.50%
Grover Beach	35	28	25.00%	98.37%	98.03%	0.30%	95.56%	94.46%	1.20%	0.9	1.7	-47.10%	0.7	1.7	-58.80%
Los Osos	14	14	0	101.68%	98.09%	3.70%	101.04%	97.55%	3.60%	1.4	0.9	55.60%	1	1.4	-28.60%
Morro Bay	23	36	-36.10%	98.83%	95.27%	3.70%	97.83%	89.75%	9.00%	2.3	3.7	-37.80%	5	2.6	92.30%
Nipomo	28	17	64.70%	99.39%	99.13%	0.30%	97.77%	97.21%	0.60%	2	1.7	17.60%	3.6	1.9	89.50%
Oceano	11	17	-35.30%	99.63%	97.54%	2.10%	99.63%	96.64%	3.10%	3	0.8	275.00%	2	2.3	-13.00%
Paso Robles	32	41	-22.00%	96.70%	97.95%	-1.30%	94.43%	96.74%	-2.40%	2.4	2.2	9.10%	2.4	2.4	0
Pismo Beach	39	36	8.30%	101.26%	96.58%	4.80%	100.59%	94.18%	6.80%	2.7	3.6	-25.00%	2.5	2.6	-3.80%
San Luis Obispo	28	35	-20.00%	98.60%	98.24%	0.40%	97.20%	97.27%	-0.10%	1.4	1.5	-6.70%	1.5	1.5	0
San Miguel	34	65	-47.70%	96.54%	98.17%	-1.70%	93.81%	98.34%	-4.60%	11	3.5	214.30%	3.7	7	-47.10%
Santa Margarita	45	37	21.60%	101.72%	102.68%	-0.90%	101.72%	77.18%	31.80%	5	7	-28.60%	3.3	0	N/A
Templeton	18	52	-65.40%	102.99%	101.19%	1.80%	103.21%	92.82%	11.20%	2	2.9	-31.00%	2.3	2.9	-20.70%
SLO COUNTY	29	33	-12.10%	98.93%	98.43%	0.50%	97.20%	96.07%	1.20%	2.2	2.3	-4.30%	2.2	2.3	-4.30%

*All reports published August 8, 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.

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Year over Year All Residential Properties, All Prices

CITY	CLOSED SALES			AVERAGE SALE PRICE			ACTIVE LISTINGS			PENDING LISTINGS			NEW LISTINGS		
	July 2024	July 2023	% Change	July 2024	July 2023	% Change	July 2024	July 2023	% Change	July 2024	July 2023	% Change	July 2024	July 2023	% Change
Arroyo Grande	26	21	23.80%	\$1,399,677	\$1,212,676	15.40%	36	23	56.50%	34	25	36.00%	29	28	3.60%
Atascadero	29	31	-6.50%	\$872,400	\$753,610	15.80%	47	37	27.00%	18	21	-14.30%	35	37	-5.40%
Avila Beach	2	1	100.00%	\$1,903,200	\$1,176,000	61.80%	10	7	42.90%	7	2	250.00%	4	2	100.00%
Cambria	12	9	33.30%	\$1,410,333	\$1,081,111	30.50%	38	25	52.00%	14	6	133.30%	14	17	-17.60%
Cayucos	3	8	-62.50%	\$2,148,333	\$1,340,250	60.30%	24	14	71.40%	4	4	0	5	6	-16.70%
Creston	2	0	N/A	\$1,437,500	0	N/A	9	8	12.50%	2	0	N/A	1	3	-66.70%
Grover Beach	12	10	20.00%	\$807,250	\$760,150	6.20%	11	7	57.10%	16	9	77.80%	11	8	37.50%
Los Osos	9	5	80.00%	\$1,061,778	\$1,024,000	3.70%	13	13	0	13	10	30.00%	6	11	-45.50%
Morro Bay	13	13	0	\$1,160,846	\$1,031,500	12.50%	30	17	76.50%	6	12	-50.00%	11	7	57.10%
Nipomo	25	16	56.30%	\$1,052,458	\$965,031	9.10%	51	24	112.50%	14	23	-39.10%	28	26	7.70%
Oceano	4	3	33.30%	\$603,500	\$630,000	-4.20%	12	11	9.10%	6	3	100.00%	11	9	22.20%
Paso Robles	38	57	-33.30%	\$1,009,311	\$723,689	39.50%	93	72	29.20%	39	48	-18.80%	39	49	-20.40%
Pismo Beach	11	10	10.00%	\$1,295,150	\$1,271,700	1.80%	30	28	7.10%	12	3	300.00%	9	15	-40.00%
San Luis Obispo	42	38	10.50%	\$1,161,727	\$1,121,349	3.60%	57	33	72.70%	39	37	5.40%	41	26	57.70%
San Miguel	1	3	-66.70%	\$530,000	\$828,333	-36.00%	11	9	22.20%	3	2	50.00%	1	5	-80.00%
Santa Margarita	2	4	-50.00%	\$619,500	\$568,000	9.10%	10	6	66.70%	3	1	200.00%	3	3	0
Templeton	14	8	75.00%	\$1,328,363	\$1,482,500	-10.40%	28	17	64.70%	12	11	9.10%	14	15	-6.70%
SLO COUNTY	247	244	1.20%	\$1,123,966	\$945,931	18.80%	532	374	42.20%	247	222	11.30%	271	273	-0.70%

CITY	AVERAGE DAYS ON MARKET			SOLD PRICE vs. LIST PRICE			SOLD PRICE vs. ORIGINAL LIST			MONTHS INVENTORY (SOLD)			MONTHS INVENTORY (PENDED)		
	July 2024	July 2023	% Change	July 2024	July 2023	% Change	July 2024	July 2023	% Change	July 2024	July 2023	% Change	July 2024	July 2023	% Change
Arroyo Grande	24	41	-41.50%	99.27%	97.18%	2.20%	97.72%	95.36%	2.50%	1.4	1.1	27.30%	1.1	0.9	22.20%
Atascadero	26	26	0	99.37%	98.09%	1.30%	98.48%	96.82%	1.70%	1.6	1.2	33.30%	2.6	1.8	44.40%
Avila Beach	67	14	378.60%	99.02%	98.00%	1.00%	94.01%	98.00%	-4.10%	5	7	-28.60%	1.4	3.5	-60.00%
Cambria	33	20	65.00%	96.76%	100.76%	-4.00%	91.79%	100.76%	-8.90%	3.2	2.8	14.30%	2.7	4.2	-35.70%
Cayucos	23	51	-54.90%	98.58%	97.63%	1.00%	98.58%	96.09%	2.60%	8	1.8	344.40%	6	3.5	71.40%
Creston	186	0	N/A	94.26%	0	N/A	84.56%	0	N/A	4.5	0	N/A	4.5	0	N/A
Grover Beach	35	5	600.00%	98.37%	102.79%	-4.30%	95.56%	102.79%	-7.00%	0.9	0.7	28.60%	0.7	0.8	-12.50%
Los Osos	14	12	16.70%	101.68%	101.95%	-0.30%	101.04%	101.97%	-0.90%	1.4	2.6	-46.20%	1	1.3	-23.10%
Morro Bay	23	42	-45.20%	98.83%	103.92%	-4.90%	97.83%	98.72%	-0.90%	2.3	1.3	76.90%	5	1.4	257.10%
Nipomo	28	34	-17.60%	99.39%	101.13%	-1.70%	97.77%	100.00%	-2.20%	2	1.5	33.30%	3.6	1	260.00%
Oceano	11	59	-81.40%	99.63%	98.75%	0.90%	99.63%	97.98%	1.70%	3	3.7	-18.90%	2	3.7	-45.90%
Paso Robles	32	33	-3.00%	96.70%	99.58%	-2.90%	94.43%	97.00%	-2.60%	2.4	1.3	84.60%	2.4	1.5	60.00%
Pismo Beach	39	38	2.60%	101.26%	100.56%	0.70%	100.59%	98.70%	1.90%	2.7	2.8	-3.60%	2.5	9.3	-73.10%
San Luis Obispo	28	17	64.70%	98.60%	100.54%	-1.90%	97.20%	98.58%	-1.40%	1.4	0.9	55.60%	1.5	0.9	66.70%
San Miguel	34	117	-70.90%	96.54%	97.60%	-1.10%	93.81%	88.88%	5.50%	11	3	266.70%	3.7	4.5	-17.80%
Santa Margarita	45	19	136.80%	101.72%	100.80%	0.90%	101.72%	98.18%	3.60%	5	1.5	233.30%	3.3	6	-45.00%
Templeton	18	42	-57.10%	102.99%	98.07%	5.00%	103.21%	97.90%	5.40%	2	2.1	-4.80%	2.3	1.5	53.30%
SLO COUNTY	29	31	-6.50%	98.93%	99.70%	-0.80%	97.20%	97.83%	-0.60%	2.2	1.5	46.70%	2.2	1.7	29.40%

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