

August 2024 Market Stats

Month over Month All Residential Properties, All Prices

CITY	CLOSED SALES			AVERAGE SALE PRICE			ACTIVE LISTINGS			PENDING LISTINGS			NEW LISTINGS		
	Aug 2024	July 2024	% Change	Aug 2024	July 2024	% Change	Aug 2024	July 2024	% Change	Aug 2024	July 2024	% Change	Aug 2024	July 2024	% Change
Arroyo Grande	24	26	-7.70%	\$1,204,458	\$1,399,677	-13.90%	52	36	44.40%	22	32	-31.30%	31	37	-16.20%
Atascadero	26	29	-10.30%	\$870,659	\$872,400	-0.20%	45	47	-4.30%	41	16	156.30%	31	37	-16.20%
Avila Beach	7	2	250.00%	\$1,844,143	\$1,903,200	-3.10%	13	10	30.00%	5	5	0	5	4	25.00%
Cambria	11	12	-8.30%	\$1,166,518	\$1,410,333	-17.30%	38	38	0	9	12	-25.00%	9	16	-43.80%
Cayucos	3	3	0	\$2,875,000	\$2,148,333	33.80%	27	24	12.50%	7	3	133.30%	8	10	-20.00%
Creston	1	2	-50.00%	\$850,000	\$1,437,500	-40.90%	10	9	11.10%	2	1	100.00%	2	1	100.00%
Grover Beach	13	12	8.30%	\$798,692	\$807,250	-1.10%	8	11	-27.30%	8	16	-50.00%	7	13	-46.20%
Los Osos	12	9	33.30%	\$1,012,917	\$1,061,778	-4.60%	18	13	38.50%	5	12	-58.30%	9	8	12.50%
Morro Bay	8	13	-38.50%	\$1,098,238	\$1,160,846	-5.40%	29	30	-3.30%	11	5	120.00%	13	13	0
Nipomo	16	25	-36.00%	\$1,180,000	\$1,052,458	12.10%	39	51	-23.50%	25	14	78.60%	24	30	-20.00%
Oceano	5	4	25.00%	\$757,400	\$603,500	25.50%	10	12	-16.70%	7	6	16.70%	4	11	-63.60%
Paso Robles	37	38	-2.60%	\$717,096	\$1,009,311	-29.00%	107	93	15.10%	45	37	21.60%	59	47	25.50%
Pismo Beach	13	11	18.20%	\$1,543,975	\$1,295,150	19.20%	27	30	-10.00%	15	12	25.00%	12	9	33.30%
San Luis Obispo	39	42	-7.10%	\$1,166,737	\$1,161,727	0.40%	67	57	17.50%	37	38	-2.60%	44	47	-6.40%
San Miguel	3	1	200.00%	\$856,667	\$530,000	61.60%	12	11	9.10%	2	2	0	4	2	100.00%
Santa Margarita	2	2	0	\$737,500	\$619,500	19.00%	12	10	20.00%	0	3	-100.00%	3	3	0
Templeton	7	14	-50.00%	\$897,964	\$1,328,363	-32.40%	28	28	0	10	12	-16.70%	9	15	-40.00%
SLO COUNTY	236	247	-4.50%	\$1,052,536	\$1,123,966	-6.40%	567	532	6.60%	258	231	11.70%	284	312	-9.00%

CITY	AVERAGE DAYS ON MARKET			SOLD PRICE vs. LIST PRICE			SOLD PRICE vs. ORIGINAL LIST			MONTHS INVENTORY (SOLD)			MONTHS INVENTORY (PENDED)		
	Aug 2024	July 2024	% Change	Aug 2024	July 2024	% Change	Aug 2024	July 2024	% Change	Aug 2024	July 2024	% Change	Aug 2024	July 2024	% Change
Arroyo Grande	36	24	50.00%	98.42%	99.27%	-0.90%	95.13%	97.72%	-2.70%	2.2	1.4	57.10%	2.4	1.1	118.20%
Atascadero	17	26	-34.60%	100.69%	99.37%	1.30%	100.09%	98.48%	1.60%	1.7	1.6	6.30%	1.1	2.9	-62.10%
Avila Beach	37	67	-44.80%	96.65%	99.02%	-2.40%	96.65%	94.01%	2.80%	1.9	5	-62.00%	2.6	2	30.00%
Cambria	40	33	21.20%	97.79%	96.76%	1.10%	95.24%	91.79%	3.80%	3.5	3.2	9.40%	4.2	3.2	31.30%
Cayucos	43	23	87.00%	94.83%	98.58%	-3.80%	93.80%	98.58%	-4.80%	9	8	12.50%	3.9	8	-51.30%
Creston	7	186	-96.20%	117.24%	94.26%	24.40%	117.24%	84.56%	38.60%	10	4.5	122.20%	5	9	-44.40%
Grover Beach	26	35	-25.70%	100.31%	98.37%	2.00%	99.24%	95.56%	3.90%	0.6	0.9	-33.30%	1	0.7	42.90%
Los Osos	15	14	7.10%	99.41%	101.68%	-2.20%	95.81%	101.04%	-5.20%	1.5	1.4	7.10%	3.6	1.1	227.30%
Morro Bay	99	23	330.40%	96.81%	98.83%	-2.00%	87.96%	97.83%	-10.10%	3.6	2.3	56.50%	2.6	6	-56.70%
Nipomo	22	28	-21.40%	98.51%	99.39%	-0.90%	96.77%	97.77%	-1.00%	2.4	2	20.00%	1.6	3.6	-55.60%
Oceano	27	11	145.50%	99.34%	99.63%	-0.30%	98.80%	99.63%	-0.80%	2	3	-33.30%	1.4	2	-30.00%
Paso Robles	53	32	65.60%	97.95%	96.70%	1.30%	96.65%	94.43%	2.40%	2.9	2.4	20.80%	2.4	2.5	-4.00%
Pismo Beach	50	39	28.20%	98.66%	101.26%	-2.60%	94.36%	100.59%	-6.20%	2.1	2.7	-22.20%	1.8	2.5	-28.00%
San Luis Obispo	35	28	25.00%	99.09%	98.60%	0.50%	96.96%	97.20%	-0.20%	1.7	1.4	21.40%	1.8	1.5	20.00%
San Miguel	48	34	41.20%	97.46%	96.54%	1.00%	94.38%	93.81%	0.60%	4	11	-63.60%	6	5.5	9.10%
Santa Margarita	55	45	22.20%	103.51%	101.72%	1.80%	97.04%	101.72%	-4.60%	6	5	20.00%	0	3.3	-100.00%
Templeton	15	18	-16.70%	100.36%	102.99%	-2.60%	98.41%	103.21%	-4.70%	4	2	100.00%	2.8	2.3	21.70%
SLO COUNTY	37	29	27.60%	98.68%	98.93%	-0.30%	96.32%	97.20%	-0.90%	2.4	2.2	9.10%	2.2	2.3	-4.30%

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Year over Year All Residential Properties, All Prices

CITY	CLOSED SALES			AVERAGE SALE PRICE			ACTIVE LISTINGS			PENDING LISTINGS			NEW LISTINGS		
	Aug 2024	Aug 2023	% Change	Aug 2024	Aug 2023	% Change	Aug 2024	Aug 2023	% Change	Aug 2024	Aug 2023	% Change	Aug 2024	Aug 2023	% Change
Arroyo Grande	24	25	-4.00%	\$1,204,458	\$1,195,138	0.80%	52	38	36.80%	22	21	4.80%	31	35	-11.40%
Atascadero	26	24	8.30%	\$870,659	\$744,417	17.00%	45	47	-4.30%	41	21	95.20%	31	36	-13.90%
Avila Beach	7	2	250.00%	\$1,844,143	\$1,003,250	83.80%	13	14	-7.10%	5	1	400.00%	5	9	-44.40%
Cambria	11	8	37.50%	\$1,166,518	\$1,037,625	12.40%	38	26	46.20%	9	13	-30.80%	9	8	12.50%
Cayucos	3	7	-57.10%	\$2,875,000	\$2,703,143	6.40%	27	19	42.10%	7	4	75.00%	8	7	14.30%
Creston	1	0	N/A	\$850,000	0	N/A	10	10	0	2	1	100.00%	2	1	100.00%
Grover Beach	13	9	44.40%	\$798,692	\$833,000	-4.10%	8	13	-38.50%	8	6	33.30%	7	11	-36.40%
Los Osos	12	9	33.30%	\$1,012,917	\$1,059,722	-4.40%	18	7	157.10%	5	11	-54.50%	9	5	80.00%
Morro Bay	8	11	-27.30%	\$1,098,238	\$1,037,727	5.80%	29	11	163.60%	11	15	-26.70%	13	14	-7.10%
Nipomo	16	25	-36.00%	\$1,180,000	\$1,044,000	13.00%	39	23	69.60%	25	17	47.10%	24	23	4.30%
Oceano	5	6	-16.70%	\$757,400	\$637,750	18.80%	10	13	-23.10%	7	7	0	4	8	-50.00%
Paso Robles	37	50	-26.00%	\$717,096	\$701,734	2.20%	107	78	37.20%	45	49	-8.20%	59	69	-14.50%
Pismo Beach	13	3	333.30%	\$1,543,975	\$716,054	115.60%	27	22	22.70%	15	9	66.70%	12	8	50.00%
San Luis Obispo	39	27	44.40%	\$1,166,737	\$986,705	18.20%	67	39	71.80%	37	32	15.60%	44	50	-12.00%
San Miguel	3	4	-25.00%	\$856,667	\$755,875	13.30%	12	11	9.10%	2	2	0	4	5	-20.00%
Santa Margarita	2	2	0	\$737,500	\$812,000	-9.20%	12	7	71.40%	0	3	-100.00%	3	5	-40.00%
Templeton	7	10	-30.00%	\$897,964	\$1,125,100	-20.20%	28	19	47.40%	10	6	66.70%	9	9	0
SLO COUNTY	236	226	4.40%	\$1,052,536	\$962,006	9.40%	567	423	34.00%	258	220	17.30%	284	312	-9.00%

CITY	AVERAGE DAYS ON MARKET			SOLD PRICE vs. LIST PRICE			SOLD PRICE vs. ORIGINAL LIST			MONTHS INVENTORY (SOLD)			MONTHS INVENTORY (PENDED)		
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Arroyo Grande	36	25	44.00%	98.42%	99.22%	-0.80%	95.13%	97.30%	-2.20%	2.2	1.5	46.70%	2.4	1.8	33.30%
Atascadero	17	38	-55.30%	100.69%	99.74%	1.00%	100.09%	97.07%	3.10%	1.7	2	-15.00%	1.1	2.2	-50.00%
Avila Beach	37	23	60.90%	96.65%	98.21%	-1.60%	96.65%	98.21%	-1.60%	1.9	7	-72.90%	2.6	14	-81.40%
Cambria	40	44	-9.10%	97.79%	99.15%	-1.40%	95.24%	97.58%	-2.40%	3.5	3.3	6.10%	4.2	2	110.00%
Cayucos	43	70	-38.60%	94.83%	95.47%	-0.70%	93.80%	94.16%	-0.40%	9	2.7	233.30%	3.9	4.8	-18.80%
Creston	7	0	N/A	117.24%	0	N/A	117.24%	0	N/A	10	0	N/A	5	10	-50.00%
Grover Beach	26	14	85.70%	100.31%	102.35%	-2.00%	99.24%	99.72%	-0.50%	0.6	1.4	-57.10%	1	2.2	-54.50%
Los Osos	15	10	50.00%	99.41%	99.98%	-0.60%	95.81%	98.44%	-2.70%	1.5	0.8	87.50%	3.6	0.6	500.00%
Morro Bay	99	85	16.50%	96.81%	99.85%	-3.00%	87.96%	94.74%	-7.20%	3.6	1	260.00%	2.6	0.7	271.40%
Nipomo	22	30	-26.70%	98.51%	96.07%	2.50%	96.77%	93.66%	3.30%	2.4	0.9	166.70%	1.6	1.4	14.30%
Oceano	27	25	8.00%	99.34%	96.95%	2.50%	98.80%	93.37%	5.80%	2	2.2	-9.10%	1.4	1.9	-26.30%
Paso Robles	53	21	152.40%	97.95%	99.46%	-1.50%	96.65%	98.89%	-2.30%	2.9	1.6	81.30%	2.4	1.6	50.00%
Pismo Beach	50	8	525.00%	98.66%	96.85%	1.90%	94.36%	97.33%	-3.10%	2.1	7.3	-71.20%	1.8	2.4	-25.00%
San Luis Obispo	35	24	45.80%	99.09%	98.20%	0.90%	96.96%	96.23%	0.80%	1.7	1.4	21.40%	1.8	1.2	50.00%
San Miguel	48	15	220.00%	97.46%	99.23%	-1.80%	94.38%	99.23%	-4.90%	4	2.8	42.90%	6	5.5	9.10%
Santa Margarita	55	6	816.70%	103.51%	101.88%	1.60%	97.04%	101.88%	-4.80%	6	3.5	71.40%	0	2.3	-100.00%
Templeton	15	69	-78.30%	100.36%	96.30%	4.20%	98.41%	88.93%	10.70%	4	1.9	110.50%	2.8	3.2	-12.50%
SLO COUNTY	37	32	15.60%	98.68%	98.26%	0.40%	96.32%	96.07%	0.30%	2.4	1.9	26.30%	2.2	1.9	15.80%

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