

October 2024 Market Stats

Month over Month All Residential Properties, All Prices

CITY	CLOSED SALES			AVERAGE SALE PRICE			ACTIVE LISTINGS			PENDING LISTINGS			NEW LISTINGS		
	Oct 2024	Sept 2024	% Change	Oct 2024	Sept 2024	% Change	Oct 2024	Sept 2024	% Change	Oct 2024	Sept 2024	% Change	Oct 2024	Sept 2024	% Change
Arroyo Grande	26	19	36.80%	\$1,238,189	\$1,042,447	18.80%	47	48	-2.10%	25	20	25.00%	21	19	10.50%
Atascadero	38	21	81.00%	\$860,358	\$741,905	16.00%	43	45	-4.40%	25	30	-16.70%	21	35	-40.00%
Avila Beach	2	3	-33.30%	\$958,643	\$1,186,667	-19.20%	14	16	-12.50%	1	5	-80.00%	1	5	-80.00%
Cambria	15	8	87.50%	\$1,388,987	\$968,750	43.40%	36	42	-14.30%	12	14	-14.30%	15	13	15.40%
Cayucos	4	5	-20.00%	\$2,089,000	\$1,415,431	47.60%	27	27	0	5	5	0	9	5	80.00%
Creston	1	2	-50.00%	\$900,000	\$1,124,500	-20.00%	8	10	-20.00%	1	1	0	0	3	-100.00%
Grover Beach	7	11	-36.40%	\$809,971	\$777,773	4.10%	12	12	0	10	4	150.00%	10	9	11.10%
Los Osos	15	7	114.30%	\$1,005,567	\$912,786	10.20%	14	19	-26.30%	10	15	-33.30%	7	11	-36.40%
Morro Bay	14	7	100.00%	\$1,167,286	\$1,495,714	-22.00%	31	36	-13.90%	15	9	66.70%	13	10	30.00%
Nipomo	19	20	-5.00%	\$989,368	\$895,836	10.40%	39	60	-35.00%	29	16	81.30%	16	35	-54.30%
Oceano	7	6	16.70%	\$695,286	\$477,917	45.50%	5	10	-50.00%	6	6	0	2	5	-60.00%
Paso Robles	45	39	15.40%	\$796,896	\$707,449	12.60%	131	132	-0.80%	34	35	-2.90%	41	56	-26.80%
Pismo Beach	6	14	-57.10%	\$1,539,789	\$1,265,500	21.70%	26	29	-10.30%	9	9	0	9	11	-18.20%
San Luis Obispo	36	35	2.90%	\$1,116,593	\$1,028,032	8.60%	67	64	4.70%	38	27	40.70%	34	36	-5.60%
San Miguel	0	2	-100.00%	0	\$705,500	-100.00%	12	15	-20.00%	4	1	300.00%	2	2	0
Santa Margarita	1	1	0	\$440,000	\$1,200,000	-63.30%	11	14	-21.40%	2	2	0	0	3	-100.00%
Templeton	9	14	-35.70%	\$1,200,000	\$1,072,214	11.90%	29	27	7.40%	9	12	-25.00%	11	14	-21.40%
SLO COUNTY	246	217	13.40%	\$1,039,192	\$933,853	11.30%	576	629	-8.40%	239	215	11.20%	215	277	-22.40%

CITY	AVERAGE DAYS ON MARKET			SOLD PRICE vs. LIST PRICE			SOLD PRICE vs. ORIGINAL LIST			MONTHS INVENTORY (SOLD)			MONTHS INVENTORY (PENDED)		
	Oct 2024	Sept 2024	% Change	Oct 2024	Sept 2024	% Change	Oct 2024	Sept 2024	% Change	Oct 2024	Sept 2024	% Change	Oct 2024	Sept 2024	% Change
Arroyo Grande	49	27	81.50%	98.64%	98.07%	0.60%	91.91%	96.22%	-4.50%	1.8	2.5	-28.00%	1.9	2.4	-20.80%
Atascadero	39	24	62.50%	99.31%	100.87%	-1.50%	96.92%	98.55%	-1.70%	1.1	2.1	-47.60%	1.7	1.5	13.30%
Avila Beach	57	100	-43.00%	101.02%	95.60%	5.70%	101.02%	92.52%	9.20%	7	5.3	32.10%	14	3.2	337.50%
Cambria	65	47	38.30%	96.22%	99.02%	-2.80%	91.36%	98.56%	-7.30%	2.4	5.3	-54.70%	3	3	0
Cayucos	81	151	-46.40%	96.67%	92.88%	4.10%	91.07%	91.97%	-1.00%	6.8	5.4	25.90%	5.4	5.4	0
Creston	48	50	-4.00%	90.45%	95.78%	-5.60%	90.45%	86.57%	4.50%	8	5	60.00%	8	10	-20.00%
Grover Beach	24	8	200.00%	98.04%	99.62%	-1.60%	97.29%	99.62%	-2.30%	1.7	1.1	54.50%	1.2	3	-60.00%
Los Osos	26	25	4.00%	101.70%	99.82%	1.90%	100.97%	97.59%	3.50%	0.9	2.7	-66.70%	1.4	1.3	7.70%
Morro Bay	48	43	11.60%	94.47%	96.77%	-2.40%	90.65%	93.20%	-2.70%	2.2	5.1	-56.90%	2.1	4	-47.50%
Nipomo	39	25	56.00%	98.13%	98.83%	-0.70%	93.51%	97.88%	-4.50%	2.1	3	-30.00%	1.3	3.8	-65.80%
Oceano	40	46	-13.00%	101.46%	100.16%	1.30%	94.52%	98.51%	-4.10%	0.7	1.7	-58.80%	0.8	1.7	-52.90%
Paso Robles	27	17	58.80%	98.59%	99.15%	-0.60%	97.57%	98.22%	-0.70%	2.9	3.4	-14.70%	3.9	3.8	2.60%
Pismo Beach	28	40	-30.00%	99.75%	97.57%	2.20%	96.57%	95.11%	1.50%	4.3	2.1	104.80%	2.9	3.2	-9.40%
San Luis Obispo	24	44	-45.50%	100.12%	100.15%	0.00%	98.56%	97.84%	0.70%	1.9	1.8	5.60%	1.8	2.4	-25.00%
San Miguel	0	38	-100.00%	0	100.93%	-100.00%	0	88.24%	-100.00%	0	7.5	-100.00%	3	15	-80.00%
Santa Margarita	10	12	-16.70%	110.28%	86.96%	26.80%	110.28%	86.96%	26.80%	11	14	-21.40%	5.5	7	-21.40%
Templeton	58	29	100.00%	97.53%	98.95%	-1.40%	94.13%	96.19%	-2.10%	3.2	1.9	68.40%	3.2	2.3	39.10%
SLO COUNTY	38	33	15.20%	98.56%	98.65%	-0.10%	95.33%	96.75%	-1.50%	2.3	2.9	-20.70%	2.4	2.9	-17.20%

*All reports published November 11, 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.

October 2024 Market Stats

Year over Year All Residential Properties, All Prices

CITY	CLOSED SALES			AVERAGE SALE PRICE			ACTIVE LISTINGS			PENDING LISTINGS			NEW LISTINGS		
	Oct 2024	Oct 2023	% Change	Oct 2024	Oct 2023	% Change	Oct 2024	Oct 2023	% Change	Oct 2024	Oct 2023	% Change	Oct 2024	Oct 2023	% Change
Arroyo Grande	26	11	136.40%	\$1,238,189	\$960,455	28.90%	47	35	34.30%	25	20	25.00%	21	18	16.70%
Atascadero	38	29	31.00%	\$860,358	\$870,483	-1.20%	43	51	-15.70%	25	15	66.70%	21	32	-34.40%
Avila Beach	2	2	0	\$958,643	\$772,500	24.10%	14	12	16.70%	1	3	-66.70%	1	3	-66.70%
Cambria	15	6	150.00%	\$1,388,987	\$1,057,013	31.40%	36	28	28.60%	12	9	33.30%	15	12	25.00%
Cayucos	4	8	-50.00%	\$2,089,000	\$1,394,750	49.80%	27	16	68.80%	5	9	-44.40%	9	8	12.50%
Creston	1	0	N/A	\$900,000	0	N/A	8	11	-27.30%	1	0	N/A	0	1	-100.00%
Grover Beach	7	8	-12.50%	\$809,971	\$762,088	6.30%	12	13	-7.70%	10	9	11.10%	10	16	-37.50%
Los Osos	15	3	400.00%	\$1,005,567	\$914,167	10.00%	14	10	40.00%	10	10	0	7	7	0
Morro Bay	14	4	250.00%	\$1,167,286	\$1,024,100	14.00%	31	15	106.70%	15	4	275.00%	13	8	62.50%
Nipomo	19	18	5.60%	\$989,368	\$1,105,486	-10.50%	39	29	34.50%	29	16	81.30%	16	19	-15.80%
Oceano	7	6	16.70%	\$695,286	\$694,333	0.10%	5	11	-54.50%	6	4	50.00%	2	2	0
Paso Robles	45	48	-6.30%	\$796,896	\$721,776	10.40%	131	98	33.70%	34	33	3.00%	41	52	-21.20%
Pismo Beach	6	14	-57.10%	\$1,539,789	\$1,304,286	18.10%	26	29	-10.30%	9	11	-18.20%	9	11	-18.20%
San Luis Obispo	36	33	9.10%	\$1,116,593	\$1,158,251	-3.60%	67	43	55.80%	38	36	5.60%	34	33	3.00%
San Miguel	0	6	-100.00%	0	\$914,167	-100.00%	12	11	9.10%	4	4	0	2	4	-50.00%
Santa Margarita	1	1	0	\$440,000	\$1,100,000	-60.00%	11	7	57.10%	2	4	-50.00%	0	4	-100.00%
Templeton	9	5	80.00%	\$1,200,000	\$1,601,180	-25.10%	29	21	38.10%	9	5	80.00%	11	12	-8.30%
SLO COUNTY	246	206	19.40%	\$1,039,192	\$966,470	7.50%	576	468	23.10%	239	196	21.90%	215	250	-14.00%

CITY	AVERAGE DAYS ON MARKET			SOLD PRICE vs. LIST PRICE			SOLD PRICE vs. ORIGINAL LIST			MONTHS INVENTORY (SOLD)			MONTHS INVENTORY (PENDED)		
	Oct 2024	Oct 2023	% Change	Oct 2024	Oct 2023	% Change	Oct 2024	Oct 2023	% Change	Oct 2024	Oct 2023	% Change	Oct 2024	Oct 2023	% Change
Arroyo Grande	49	30	63.30%	98.64%	97.61%	1.10%	91.91%	94.20%	-2.40%	1.8	3.2	-43.80%	1.9	1.8	5.60%
Atascadero	39	23	69.60%	99.31%	98.65%	0.70%	96.92%	97.24%	-0.30%	1.1	1.8	-38.90%	1.7	3.4	-50.00%
Avila Beach	57	13	338.50%	101.02%	98.53%	2.50%	101.02%	98.53%	2.50%	7	6	16.70%	14	4	250.00%
Cambria	65	12	441.70%	96.22%	99.02%	-2.80%	91.36%	96.38%	-5.20%	2.4	4.7	-48.90%	3	3.1	-3.20%
Cayucos	81	59	37.30%	96.67%	95.38%	1.40%	91.07%	92.22%	-1.20%	6.8	2	240.00%	5.4	1.8	200.00%
Creston	48	0	N/A	90.45%	0	N/A	90.45%	0	N/A	8	0	N/A	8	0	N/A
Grover Beach	24	16	50.00%	98.04%	99.83%	-1.80%	97.29%	98.29%	-1.00%	1.7	1.6	6.30%	1.2	1.4	-14.30%
Los Osos	26	12	116.70%	101.70%	102.56%	-0.80%	100.97%	101.24%	-0.30%	0.9	3.3	-72.70%	1.4	1	40.00%
Morro Bay	48	7	585.70%	94.47%	98.31%	-3.90%	90.65%	98.31%	-7.80%	2.2	3.8	-42.10%	2.1	3.8	-44.70%
Nipomo	39	15	160.00%	98.13%	99.89%	-1.80%	93.51%	98.17%	-4.70%	2.1	1.6	31.30%	1.3	1.8	-27.80%
Oceano	40	18	122.20%	101.46%	105.28%	-3.60%	94.52%	105.28%	-10.20%	0.7	1.8	-61.10%	0.8	2.8	-71.40%
Paso Robles	27	39	-30.80%	98.59%	98.66%	-0.10%	97.57%	92.85%	5.10%	2.9	2	45.00%	3.9	3	30.00%
Pismo Beach	28	28	0	99.75%	98.48%	1.30%	96.57%	94.86%	1.80%	4.3	2.1	104.80%	2.9	2.6	11.50%
San Luis Obispo	24	23	4.30%	100.12%	101.81%	-1.70%	98.56%	100.48%	-1.90%	1.9	1.3	46.20%	1.8	1.2	50.00%
San Miguel	0	78	-100.00%	0	98.70%	-100.00%	0	98.03%	-100.00%	0	1.8	-100.00%	3	2.8	7.10%
Santa Margarita	10	21	-52.40%	110.28%	91.67%	20.30%	110.28%	91.67%	20.30%	11	7	57.10%	5.5	1.8	205.60%
Templeton	58	22	163.60%	97.53%	92.68%	5.20%	94.13%	92.68%	1.60%	3.2	4.2	-23.80%	3.2	4.2	-23.80%
SLO COUNTY	38	28	35.70%	98.56%	98.99%	-0.40%	95.33%	96.48%	-1.20%	2.3	2.3	0.00%	2.4	2.4	0.00%

*All reports published November 11, 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.