

February 2025 Market Stats

Month over Month All Residential Properties, All Prices

CLOSED SALES				AVERAGE SALE PRICE			ACTIVE LISTINGS			PENDING LISTINGS			NEW LISTINGS		
CITY	Feb 2025	Jan 2025	% Change	Feb 2025	Jan 2025	% Change	Feb 2025	Jan 2025	% Change	Feb 2025	Jan 2025	% Change	Feb 2025	Jan 2025	% Change
Arroyo Grande	16	16	0	\$1,330,188	\$1,554,000	-14.40%	39	44	-11.40%	23	18	27.80%	13	22	-40.90%
Atascadero	19	17	11.80%	\$817,559	\$777,118	5.20%	39	39	0	25	20	25.00%	18	27	-33.30%
Avila Beach	5	0	N/A	\$1,285,611	0	N/A	8	8	0	1	6	-83.30%	1	5	-80.00%
Cambria	9	5	80.00%	\$1,248,222	\$1,245,000	0.30%	29	26	11.50%	8	8	0	6	11	-45.50%
Cayucos	5	2	150.00%	\$1,800,000	\$1,007,500	78.70%	17	18	-5.60%	4	4	0	6	3	100.00%
Creston	1	0	N/A	\$740,000	0	N/A	3	4	-25.00%	1	2	-50.00%	0	2	-100.00%
Grover Beach	10	4	150.00%	\$822,995	\$858,000	-4.10%	19	22	-13.60%	19	7	171.40%	11	20	-45.00%
Los Osos	7	5	40.00%	\$1,217,958	\$769,800	58.20%	18	10	80.00%	7	6	16.70%	13	5	160.00%
Morro Bay	12	5	140.00%	\$948,083	\$1,045,900	-9.40%	27	23	17.40%	7	14	-50.00%	13	11	18.20%
Nipomo	17	15	13.30%	\$943,768	\$866,000	9.00%	22	25	-12.00%	21	21	0	20	22	-9.10%
Oceano	4	1	300.00%	\$496,250	\$570,000	-12.90%	13	10	30.00%	4	5	-20.00%	7	7	0
Paso Robles	34	32	6.30%	\$798,166	\$737,859	8.20%	115	110	4.50%	37	46	-19.60%	38	51	-25.50%
Pismo Beach	6	10	-40.00%	\$1,477,536	\$1,643,200	-10.10%	30	22	36.40%	6	7	-14.30%	13	9	44.40%
San Luis Obispo	32	22	45.50%	\$1,248,283	\$1,333,968	-6.40%	70	53	32.10%	30	38	-21.10%	41	42	-2.40%
San Miguel	1	1	0	\$535,000	\$590,000	-9.30%	17	16	6.30%	1	3	-66.70%	4	7	-42.90%
Santa Margarita	1	2	-50.00%	\$35,000	\$900,000	-96.10%	12	9	33.30%	0	2	-100.00%	1	5	-80.00%
Templeton	4	4	0	\$1,565,000	\$1,475,000	6.10%	19	19	0	2	4	-50.00%	7	7	0
SLO COUNTY	190	143	32.90%	\$1,036,369	\$1,056,596	-1.90%	509	470	8.30%	197	219	-10.00%	210	262	-19.80%

AVERAGE DAYS ON MARKET				SOLD PRICE vs. LIST PRICE			SOLD PRICE vs. ORIGINAL LIST			MONTHS INVENTORY (SOLD)			MONTHS INVENTORY (PENDED)		
CITY	Feb 2025	Jan 2025	% Change	Feb 2025	Jan 2025	% Change	Feb 2025	Jan 2025	% Change	Feb 2025	Jan 2025	% Change	Feb 2025	Jan 2025	% Change
Arroyo Grande	59	37	59.50%	100.61%	96.77%	4.00%	101.41%	96.38%	5.20%	2.4	2.8	-14.30%	1.7	2.4	-29.20%
Atascadero	52	42	23.80%	101.12%	98.34%	2.80%	97.64%	97.59%	0.10%	2.1	2.3	-8.70%	1.6	2	-20.00%
Avila Beach	76	0	N/A	98.41%	0	N/A	96.85%	0	N/A	1.6	0	N/A	8	1.3	515.40%
Cambria	109	100	9.00%	94.49%	86.98%	8.60%	91.24%	82.16%	11.10%	3.2	5.2	-38.50%	3.6	3.3	9.10%
Cayucos	94	107	-12.10%	95.52%	85.96%	11.10%	87.56%	71.33%	22.80%	3.4	9	-62.20%	4.3	4.5	-4.40%
Creston	212	0	N/A	98.80%	0	N/A	88.73%	0	N/A	3	0	N/A	3	2	50.00%
Grover Beach	34	52	-34.60%	99.02%	95.10%	4.10%	98.49%	93.31%	5.60%	1.9	5.5	-65.50%	1	3.1	-67.70%
Los Osos	57	6	850.00%	94.45%	105.57%	-10.50%	91.35%	105.57%	-13.50%	2.6	2	30.00%	2.6	1.7	52.90%
Morro Bay	44	49	-10.20%	98.83%	95.88%	3.10%	96.65%	94.69%	2.10%	2.3	4.6	-50.00%	3.9	1.6	143.80%
Nipomo	42	51	-17.60%	99.22%	99.05%	0.20%	97.04%	96.26%	0.80%	1.3	1.7	-23.50%	1	1.2	-16.70%
Oceano	52	23	126.10%	104.25%	97.44%	7.00%	104.25%	95.16%	9.60%	3.3	10	-67.00%	3.3	2	65.00%
Paso Robles	64	43	48.80%	96.93%	98.53%	-1.60%	93.54%	95.71%	-2.30%	3.4	3.4	0	3.1	2.4	29.20%
Pismo Beach	79	56	41.10%	98.24%	98.60%	-0.40%	91.22%	96.74%	-5.70%	5	2.2	127.30%	5	3.1	61.30%
San Luis Obispo	26	80	-67.50%	97.73%	97.88%	-0.20%	96.51%	87.21%	10.70%	2.2	2.4	-8.30%	2.3	1.4	64.30%
San Miguel	0	7	-100.00%	100.00%	102.61%	-2.50%	100.00%	102.61%	-2.50%	17	16	6.30%	17	5.3	220.80%
Santa Margarita	6	56	-89.30%	100.00%	103.15%	-3.10%	100.00%	97.83%	2.20%	12	4.5	166.70%	0	4.5	-100.00%
Templeton	5	43	-88.40%	99.46%	98.68%	0.80%	99.46%	98.25%	1.20%	4.8	4.8	0	9.5	4.8	97.90%
SLO COUNTY	54	54	0.00%	98.14%	97.47%	0.70%	95.64%	93.50%	2.30%	2.7	3.3	-18.20%	2.6	2.1	23.80%

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February 2025 Market Stats

Year over Year All Residential Properties, All Prices

CLOSED SALES				AVERAGE SALE PRICE			ACTIVE LISTINGS			PENDING LISTINGS			NEW LISTINGS		
CITY	Feb 2025	Feb 2024	% Change	Feb 2025	Feb 2024	% Change	Feb 2025	Feb 2024	% Change	Feb 2025	Feb 2024	% Change	Feb 2025	Feb 2024	% Change
Arroyo Grande	16	18	-11.10%	\$1,330,188	\$1,209,835	9.90%	39	27	44.40%	23	21	9.50%	13	24	-45.80%
Atascadero	19	22	-13.60%	\$817,559	\$800,919	2.10%	39	34	14.70%	25	23	8.70%	18	29	-37.90%
Avila Beach	5	3	66.70%	\$1,285,611	\$1,466,667	-12.30%	8	7	14.30%	1	3	-66.70%	1	3	-66.70%
Cambria	9	12	-25.00%	\$1,248,222	\$1,006,418	24.00%	29	15	93.30%	8	7	14.30%	6	11	-45.50%
Cayucos	5	2	150.00%	\$1,800,000	\$1,529,500	17.70%	17	17	0	4	2	100.00%	6	7	-14.30%
Creston	1	1	0	\$740,000	\$942,500	-21.50%	3	5	-40.00%	1	1	0	0	2	-100.00%
Grover Beach	10	9	11.10%	\$822,995	\$768,000	7.20%	19	7	171.40%	19	6	216.70%	11	10	10.00%
Los Osos	7	7	0	\$1,217,958	\$795,857	53.00%	18	10	80.00%	7	14	-50.00%	13	13	0
Morro Bay	12	5	140.00%	\$948,083	\$1,186,000	-20.10%	27	15	80.00%	7	7	0	13	12	8.30%
Nipomo	17	8	112.50%	\$943,768	\$945,625	-0.20%	22	24	-8.30%	21	8	162.50%	20	22	-9.10%
Oceano	4	2	100.00%	\$496,250	\$610,500	-18.70%	13	6	116.70%	4	5	-20.00%	7	3	133.30%
Paso Robles	34	29	17.20%	\$798,166	\$863,931	-7.60%	115	73	57.50%	37	48	-22.90%	38	47	-19.10%
Pismo Beach	6	12	-50.00%	\$1,477,536	\$1,536,958	-3.90%	30	27	11.10%	6	11	-45.50%	13	17	-23.50%
San Luis Obispo	32	39	-17.90%	\$1,248,283	\$1,039,380	20.10%	70	46	52.20%	30	39	-23.10%	41	46	-10.90%
San Miguel	1	3	-66.70%	\$535,000	\$500,000	7.00%	17	8	112.50%	1	5	-80.00%	4	9	-55.60%
Santa Margarita	1	2	-50.00%	\$35,000	\$708,250	-95.10%	12	6	100.00%	0	3	-100.00%	1	4	-75.00%
Templeton	4	8	-50.00%	\$1,565,000	\$1,140,863	37.20%	19	16	18.80%	2	8	-75.00%	7	8	-12.50%
SLO COUNTY	190	186	2.20%	\$1,036,369	\$994,874	4.20%	509	360	41.40%	197	215	-8.40%	210	272	-22.80%

AVERAGE DAYS ON MARKET				SOLD PRICE vs. LIST PRICE			SOLD PRICE vs. ORIGINAL LIST			MONTHS INVENTORY (SOLD)			MONTHS INVENTORY (PENDED)		
CITY	Feb 2025	Feb 2024	% Change	Feb 2025	Feb 2024	% Change	Feb 2025	Feb 2024	% Change	Feb 2025	Feb 2024	% Change	Feb 2025	Feb 2024	% Change
Arroyo Grande	59	39	51.30%	100.61%	98.51%	2.10%	101.41%	97.09%	4.40%	2.4	1.5	60.00%	1.7	1.3	30.80%
Atascadero	52	41	26.80%	101.12%	98.12%	3.10%	97.64%	96.95%	0.70%	2.1	1.5	40.00%	1.6	1.5	6.70%
Avila Beach	76	42	81.00%	98.41%	96.81%	1.70%	96.85%	94.75%	2.20%	1.6	2.3	-30.40%	8	2.3	247.80%
Cambria	109	37	194.60%	94.49%	94.16%	0.40%	91.24%	91.83%	-0.60%	3.2	1.3	146.20%	3.6	2.1	71.40%
Cayucos	94	7	1242.90%	95.52%	100.49%	-4.90%	87.56%	100.49%	-12.90%	3.4	8.5	-60.00%	4.3	8.5	-49.40%
Creston	212	239	-11.30%	98.80%	94.34%	4.70%	88.73%	77.25%	14.90%	3	5	-40.00%	3	5	-40.00%
Grover Beach	34	74	-54.10%	99.02%	99.15%	-0.10%	98.49%	93.25%	5.60%	1.9	0.8	137.50%	1	1.2	-16.70%
Los Osos	57	42	35.70%	94.45%	99.77%	-5.30%	91.35%	95.18%	-4.00%	2.6	1.4	85.70%	2.6	0.7	271.40%
Morro Bay	44	85	-48.20%	98.83%	100.05%	-1.20%	96.65%	93.06%	3.90%	2.3	3	-23.30%	3.9	2.1	85.70%
Nipomo	42	40	5.00%	99.22%	99.84%	-0.60%	97.04%	97.60%	-0.60%	1.3	3	-56.70%	1	3	-66.70%
Oceano	52	5	940.00%	104.25%	97.84%	6.60%	104.25%	97.84%	6.60%	3.3	3	10.00%	3.3	1.2	175.00%
Paso Robles	64	45	42.20%	96.93%	96.38%	0.60%	93.54%	93.22%	0.30%	3.4	2.5	36.00%	3.1	1.5	106.70%
Pismo Beach	79	49	61.20%	98.24%	99.13%	-0.90%	91.22%	96.39%	-5.40%	5	2.3	117.40%	5	2.5	100.00%
San Luis Obispo	26	31	-16.10%	97.73%	99.05%	-1.30%	96.51%	97.37%	-0.90%	2.2	1.2	83.30%	2.3	1.2	91.70%
San Miguel	0	82	-100.00%	100.00%	98.75%	1.30%	100.00%	95.85%	4.30%	17	2.7	529.60%	17	1.6	962.50%
Santa Margarita	6	35	-82.90%	100.00%	96.10%	4.10%	100.00%	91.15%	9.70%	12	3	300.00%	0	2	-100.00%
Templeton	5	22	-77.30%	99.46%	98.99%	0.50%	99.46%	98.78%	0.70%	4.8	2	140.00%	9.5	2	375.00%
SLO COUNTY	54	43	25.60%	98.14%	98.13%	0.00%	95.64%	95.67%	0.00%	2.7	1.9	42.10%	2.6	1.7	52.90%

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