

April 2023 Market Stats

Month over Month All Residential Properties, All Prices

CITY	CLOSED SALES			AVERAGE SALE PRICE			ACTIVE LISTINGS			PENDING LISTINGS			NEW LISTINGS		
	April 2023	March 2023	% Change	April 2023	March 2023	% Change	April 2023	March 2023	% Change	April 2023	March 2023	% Change	April 2023	March 2023	% Change
Arroyo Grande	21	22	-4.50%	\$1,204,011	\$1,175,955	2.40%	23	28	-17.90%	34	21	61.90%	25	32	-21.90%
Atascadero	23	27	-14.80%	\$837,381	\$800,348	4.60%	32	27	18.50%	24	19	26.30%	24	30	-20.00%
Avila Beach	6	1	500.00%	\$1,282,833	\$1,070,000	19.90%	3	4	-25.00%	4	5	-20.00%	5	3	66.70%
Cambria	4	11	-63.60%	\$774,000	\$1,148,977	-32.60%	17	20	-15.00%	12	6	100.00%	7	12	-41.70%
Cayucos	2	2	0	\$1,767,500	\$887,500	99.20%	13	13	0	2	2	0	3	4	-25.00%
Creston	2	0	N/A	\$1,142,000	0	N/A	8	5	60.00%	2	3	-33.30%	3	2	50.00%
Grover Beach	6	10	-40.00%	\$917,833	\$756,074	21.40%	9	13	-30.80%	15	12	25.00%	5	14	-64.30%
Los Osos	9	10	-10.00%	\$1,154,351	\$1,039,000	11.10%	6	13	-53.80%	13	10	30.00%	3	11	-72.70%
Morro Bay	8	7	14.30%	\$1,119,875	\$756,000	48.10%	16	24	-33.30%	13	8	62.50%	6	9	-33.30%
Nipomo	14	14	0	\$976,249	\$1,056,391	-7.60%	22	17	29.40%	27	19	42.10%	30	17	76.50%
Oceano	6	8	-25.00%	\$929,000	\$691,375	34.40%	12	7	71.40%	5	7	-28.60%	10	3	233.30%
Paso Robles	33	36	-8.30%	\$605,264	\$744,234	-18.70%	77	63	22.20%	58	31	87.10%	59	39	51.30%
Pismo Beach	8	8	0	\$1,384,925	\$1,096,750	26.30%	22	21	4.80%	11	11	0	11	18	-38.90%
San Luis Obispo	26	35	-25.70%	\$1,067,342	\$994,460	7.30%	33	35	-5.70%	34	38	-10.50%	29	40	-27.50%
San Miguel	1	2	-50.00%	\$480,000	\$429,500	11.80%	5	7	-28.60%	0	2	-100.00%	1	1	0
Santa Margarita	0	2	-100.00%	0	\$833,500	-100.00%	10	9	11.10%	2	0	N/A	2	4	-50.00%
Templeton	6	3	100.00%	\$1,543,917	\$1,067,413	44.60%	18	15	20.00%	6	8	-25.00%	6	7	-14.30%
SLO COUNTY	179	202	-11.40%	\$989,292	\$914,832	8.10%	343	336	2.10%	265	207	28.00%	234	251	-6.80%

CITY	AVERAGE DAYS ON MARKET			SOLD PRICE vs. LIST PRICE			SOLD PRICE vs. ORIGINAL LIST			MONTHS INVENTORY (SOLD)			MONTHS INVENTORY (PENDED)		
	April 2023	March 2023	% Change	April 2023	March 2023	% Change	April 2023	March 2023	% Change	April 2023	March 2023	% Change	April 2023	March 2023	% Change
Arroyo Grande	29	30	-3.30%	99.96%	99.37%	0.60%	98.82%	96.44%	2.50%	1.1	1.3	-15.40%	0.7	1.3	-46.20%
Atascadero	36	31	16.10%	103.63%	99.60%	4.00%	102.35%	98.09%	4.30%	1.4	1	40.00%	1.3	1.4	-7.10%
Avila Beach	63	5	1160.00%	96.39%	107.11%	-10.00%	90.39%	107.11%	-15.60%	0.5	4	-87.50%	0.8	0.8	0
Cambria	12	48	-75.00%	99.20%	98.46%	0.80%	99.20%	96.96%	2.30%	4.3	1.8	138.90%	1.4	3.3	-57.60%
Cayucos	13	32	-59.40%	136.28%	90.56%	50.50%	136.28%	90.56%	50.50%	6.5	6.5	0	6.5	6.5	0
Creston	15	0	N/A	96.90%	0	N/A	96.90%	0	N/A	4	0	N/A	4	1.7	135.30%
Grover Beach	36	54	-33.30%	100.47%	98.52%	2.00%	97.88%	94.84%	3.20%	1.5	1.3	15.40%	0.6	1.1	-45.50%
Los Osos	46	48	-4.20%	98.86%	98.58%	0.30%	81.27%	97.24%	-16.40%	0.7	1.3	-46.20%	0.5	1.3	-61.50%
Morro Bay	56	98	-42.90%	97.72%	95.27%	2.60%	95.38%	90.60%	5.30%	2	3.4	-41.20%	1.2	3	-60.00%
Nipomo	35	50	-30.00%	98.87%	99.40%	-0.50%	97.50%	97.65%	-0.20%	1.6	1.2	33.30%	0.8	0.9	-11.10%
Oceano	66	22	200.00%	98.79%	101.77%	-2.90%	91.95%	98.94%	-7.10%	2	0.9	122.20%	2.4	1	140.00%
Paso Robles	60	59	1.70%	98.49%	98.93%	-0.40%	96.37%	94.60%	1.90%	2.3	1.8	27.80%	1.3	2	-35.00%
Pismo Beach	23	13	76.90%	100.68%	98.52%	2.20%	99.70%	98.52%	1.20%	2.8	2.6	7.70%	2	1.9	5.30%
San Luis Obispo	28	34	-17.60%	100.66%	100.57%	0.10%	99.03%	98.26%	0.80%	1.3	1	30.00%	1	0.9	11.10%
San Miguel	3	74	-95.90%	106.90%	97.06%	10.10%	106.90%	89.57%	19.30%	5	3.5	42.90%	0	3.5	-100.00%
Santa Margarita	0	82	-100.00%	0	98.17%	-100.00%	0	98.17%	-100.00%	0	4.5	-100.00%	5	0	N/A
Templeton	71	4	1675.00%	100.99%	100.10%	0.90%	99.84%	100.10%	-0.30%	3	5	-40.00%	3	1.9	57.90%
SLO COUNTY	43	42	2.40%	100.43%	99.19%	1.30%	97.42%	96.79%	0.70%	1.9	1.7	11.80%	1.3	1.6	-18.80%

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April 2023 Market Stats

Year over Year All Residential Properties, All Prices

CITY	CLOSED SALES			AVERAGE SALE PRICE			ACTIVE LISTINGS			PENDING LISTINGS			NEW LISTINGS		
	April 2023	April 2022	% Change	April 2023	April 2022	% Change	April 2023	April 2022	% Change	April 2023	April 2022	% Change	April 2023	April 2022	% Change
Arroyo Grande	21	27	-22.20%	\$1,204,011	\$946,537	27.20%	23	25	-8.00%	34	35	-2.90%	25	40	-37.50%
Atascadero	23	36	-36.10%	\$837,381	\$822,263	1.80%	32	18	77.80%	24	40	-40.00%	24	37	-35.10%
Avila Beach	6	5	20.00%	\$1,282,833	\$2,022,000	-36.60%	3	7	-57.10%	4	3	33.30%	5	5	0
Cambria	4	16	-75.00%	\$774,000	\$1,217,969	-36.50%	17	18	-5.60%	12	10	20.00%	7	19	-63.20%
Cayucos	2	4	-50.00%	\$1,767,500	\$2,441,250	-27.60%	13	14	-7.10%	2	7	-71.40%	3	7	-57.10%
Creston	2	2	0	\$1,142,000	\$1,543,813	-26.00%	8	4	100.00%	2	2	0	3	2	50.00%
Grover Beach	6	10	-40.00%	\$917,833	\$658,400	39.40%	9	10	-10.00%	15	13	15.40%	5	18	-72.20%
Los Osos	9	12	-25.00%	\$1,154,351	\$935,962	23.30%	6	12	-50.00%	13	11	18.20%	3	16	-81.30%
Morro Bay	8	15	-46.70%	\$1,119,875	\$1,126,133	-0.60%	16	8	100.00%	13	14	-7.10%	6	18	-66.70%
Nipomo	14	34	-58.80%	\$976,249	\$911,701	7.10%	22	22	0	27	13	107.70%	30	25	20.00%
Oceano	6	7	-14.30%	\$929,000	\$720,714	28.90%	12	7	71.40%	5	8	-37.50%	10	11	-9.10%
Paso Robles	33	66	-50.00%	\$605,264	\$817,195	-25.90%	77	58	32.80%	58	59	-1.70%	59	68	-13.20%
Pismo Beach	8	15	-46.70%	\$1,384,925	\$1,159,000	19.50%	22	11	100.00%	11	16	-31.30%	11	15	-26.70%
San Luis Obispo	26	39	-33.30%	\$1,067,342	\$1,204,522	-11.40%	33	25	32.00%	34	47	-27.70%	29	62	-53.20%
San Miguel	1	5	-80.00%	\$480,000	\$1,118,100	-57.10%	5	12	-58.30%	0	4	-100.00%	1	9	-88.90%
Santa Margarita	0	2	-100.00%	0	\$523,650	-100.00%	10	9	11.10%	2	3	-33.30%	2	2	0
Templeton	6	5	20.00%	\$1,543,917	\$2,388,800	-35.40%	18	12	50.00%	6	9	-33.30%	6	16	-62.50%
SLO COUNTY	179	312	-42.60%	\$989,292	\$1,010,196	-2.10%	343	286	19.90%	265	301	-12.00%	234	379	-38.30%

CITY	AVERAGE DAYS ON MARKET			SOLD PRICE vs. LIST PRICE			SOLD PRICE vs. ORIGINAL LIST			MONTHS INVENTORY (SOLD)			MONTHS INVENTORY (PENDED)		
	April 2023	April 2022	% Change	April 2023	April 2022	% Change	April 2023	April 2022	% Change	April 2023	April 2022	% Change	April 2023	April 2022	% Change
Arroyo Grande	29	17	70.60%	99.96%	102.19%	-2.20%	98.82%	100.76%	-1.90%	1.1	0.9	22.20%	0.7	0.7	0
Atascadero	36	14	157.10%	103.63%	105.33%	-1.60%	102.35%	104.88%	-2.40%	1.4	0.5	180.00%	1.3	0.5	160.00%
Avila Beach	63	23	173.90%	96.39%	100.20%	-3.80%	90.39%	100.20%	-9.80%	0.5	1.4	-64.30%	0.8	2.3	-65.20%
Cambria	12	19	-36.80%	99.20%	99.63%	-0.40%	99.20%	98.34%	0.90%	4.3	1.1	290.90%	1.4	1.8	-22.20%
Cayucos	13	104	-87.50%	136.28%	99.39%	37.10%	136.28%	90.21%	51.10%	6.5	3.5	85.70%	6.5	2	225.00%
Creston	15	63	-76.20%	96.90%	98.21%	-1.30%	96.90%	84.73%	14.40%	4	2	100.00%	4	2	100.00%
Grover Beach	36	11	227.30%	100.47%	103.18%	-2.60%	97.88%	103.18%	-5.10%	1.5	1	50.00%	0.6	0.8	-25.00%
Los Osos	46	6	666.70%	98.86%	106.91%	-7.50%	81.27%	106.91%	-24.00%	0.7	1	-30.00%	0.5	1.1	-54.50%
Morro Bay	56	13	330.80%	97.72%	105.44%	-7.30%	95.38%	105.56%	-9.60%	2	0.5	300.00%	1.2	0.6	100.00%
Nipomo	35	10	250.00%	98.87%	102.64%	-3.70%	97.50%	103.41%	-5.70%	1.6	0.6	166.70%	0.8	1.7	-52.90%
Oceano	66	10	560.00%	98.79%	104.02%	-5.00%	91.95%	104.02%	-11.60%	2	1	100.00%	2.4	0.9	166.70%
Paso Robles	60	13	361.50%	98.49%	104.11%	-5.40%	96.37%	103.73%	-7.10%	2.3	0.9	155.60%	1.3	1	30.00%
Pismo Beach	23	21	9.50%	100.68%	105.49%	-4.60%	99.70%	104.54%	-4.60%	2.8	0.7	300.00%	2	0.7	185.70%
San Luis Obispo	28	14	100.00%	100.66%	109.08%	-7.70%	99.03%	108.89%	-9.10%	1.3	0.6	116.70%	1	0.5	100.00%
San Miguel	3	52	-94.20%	106.90%	101.13%	5.70%	106.90%	95.17%	12.30%	5	2.4	108.30%	0	3	-100.00%
Santa Margarita	0	50	-100.00%	0	105.79%	-100.00%	0	102.68%	-100.00%	0	4.5	-100.00%	5	3	66.70%
Templeton	71	7	914.30%	100.99%	106.76%	-5.40%	99.84%	106.76%	-6.50%	3	2.4	25.00%	3	1.3	130.80%
SLO COUNTY	43	22	95.50%	100.43%	104.15%	-3.60%	97.42%	101.57%	-4.10%	1.9	0.9	111.10%	1.3	1	30.00%

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