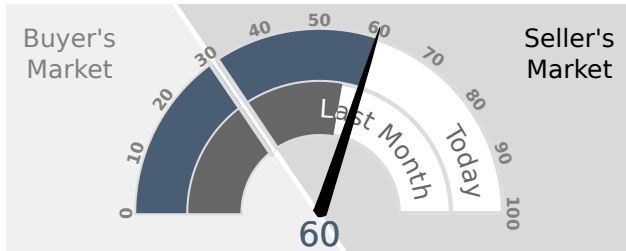


LOS OSOS, CA
Single-Family Homes

This week the median list price for Los Osos, CA is \$1,200,000 with the market action index hovering around 60. This is an increase over last month's market action index of 56. Inventory has increased to 15.

MARKET ACTION INDEX

This answers "How's the Market?" by comparing rate of sales versus inventory.



Strong Seller's Market

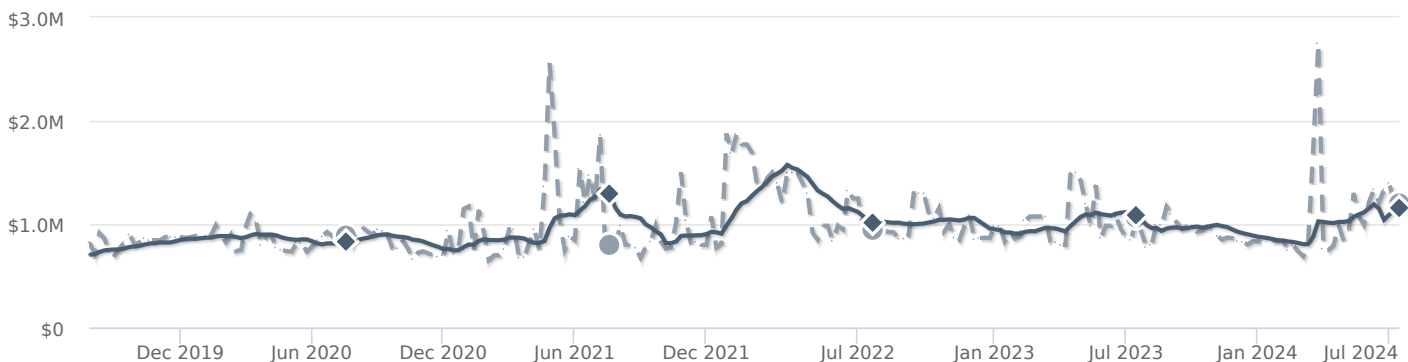
In the last few weeks the market has achieved a relative stasis point in terms of sales to inventory. However, inventory is sufficiently low to keep us in the Seller's Market zone so watch changes in the MAI. If the market heats up, prices are likely to resume an upward climb.

REAL-TIME MARKET PROFILE

| | |
|------------------------------|-------------|
| Median List Price | \$1,200,000 |
| Median Price of New Listings | \$1,095,000 |
| Per Square Foot | \$648 |
| Average Days on Market | 70 |
| Median Days on Market | 42 |
| Price Decreased | 40% |
| Price Increased | 0% |
| Relisted | 0% |
| Inventory | 15 |
| Median Rent | \$3,200 |
| Market Action | 60 |

Strong Seller's Market

MEDIAN LIST PRICE



— 7-Day Average — 90-Day Average

MARKET SEGMENTS

Each segment below represents approximately 25% of the market ordered by price.

| Median Price | Sq. Ft. | Lot Size | Beds | Bath | Age | New | Absorbed | DOM |
|--------------|---------|--------------------|------|------|-----|-----|----------|-----|
| \$2,499,000 | 2,975 | 0.5 - 1 acre | 4 | 3.5 | 33 | 0 | 0 | 84 |
| \$1,687,000 | 2,450 | 0.5 - 1 acre | 4 | 2.5 | 49 | 0 | 0 | 52 |
| \$1,187,500 | 1,891 | 4,500 - 6,500 sqft | 3 | 2 | 54 | 2 | 2 | 28 |
| \$662,000 | 942 | 4,500 - 6,500 sqft | 2 | 1.3 | 51 | 0 | 1 | 63 |

Sat Jul 27 2024