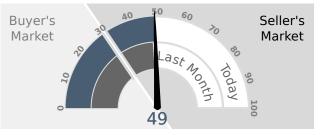


NIPOMO, CA Single-Family Homes

This week the median list price for Nipomo, CA is \$1,187,500 with the market action index hovering around 49. This is an increase over last month's market action index of 48. Inventory has increased to 42.

MARKET ACTION INDEX

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



Strong Seller's Market

Home sales have been exceeding new inventory for several weeks. However prices have not yet stopped falling. Since the market is already in the Seller's zone, expect prices to level off very soon. Should the sales trend continue expect that prices could climb from there.

REAL-TIME MARKET PROFILE

Median List Price	~	\$1,187,500				
Median Price of New Listings		\$1,294,000				
Per Square Foot	\searrow	\$566				
Average Days on Market	~~~~•	64				
Median Days on Market	~~~·	35				
Price Decreased	\sim	52%				
Price Increased		0%				
Relisted	~~~~~	12%				
Inventory		42				
Median Rent	~~~•	\$3,250				
Market Action	~~~	49				
Strong Seller's Market						

\$2.5M \$2.0M \$1.5M \$1.0M \$500K Dec 2019 Jun 2020 Dec 2020 Jun 2021 Dec 2021 Jul 2022 Jan 2023 Jul 2023 Jan 2024 Jul 2024 - 7-Day Average - 90-Day Average

MEDIAN LIST PRICE

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
\$1,997,000	3,454	0.5 - 1 acre	3	3	18	0	0	63
\$1,450,000	2,265	0.25 - 0.5 acre	3	2.5	14	5	2	24
\$1,042,000	2,122	0.5 - 1 acre	3	2.5	36	0	1	35
\$739,500	1,463	4,500 - 6,500 sqft	3	2	27	3	2	14

Sat Jul 27 2024

Beverly Hills · Brentwood · Calabasas · La Jolla · Mission Valley · Newport Beach · One Paseo · Pasadena · Santa Monica · Seal Beach · Sherman Oaks · Torrance · West Hollywood · Westchester · Westlake Village

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