

San Luis Obispo County Market Update

Most Recent Trends At A Glance Reported: **August 2025**

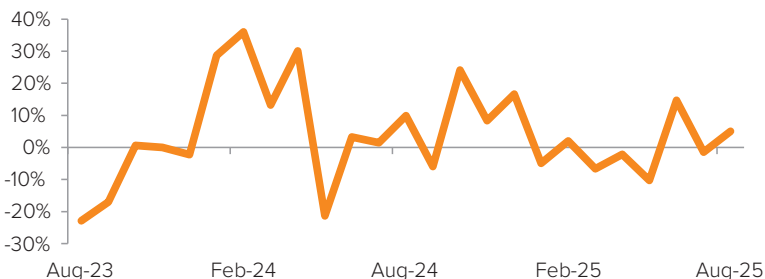
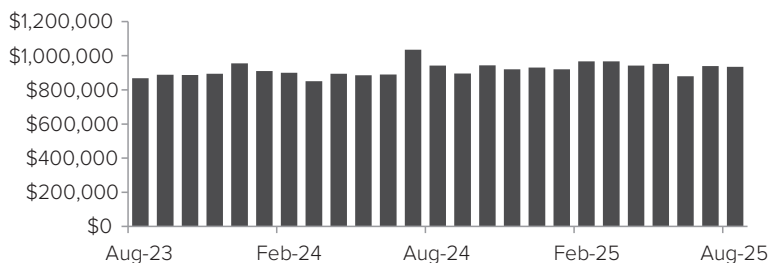
MEDIAN PRICE

For SF Detached Homes

\$935,400

-0.5 % MTM

-0.8% YTY



HOME SALES

For SF Detached Homes

+5% YTY

-3.4% MTM

-0.2% YTD



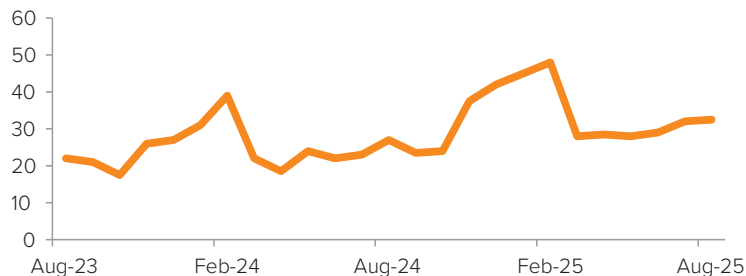
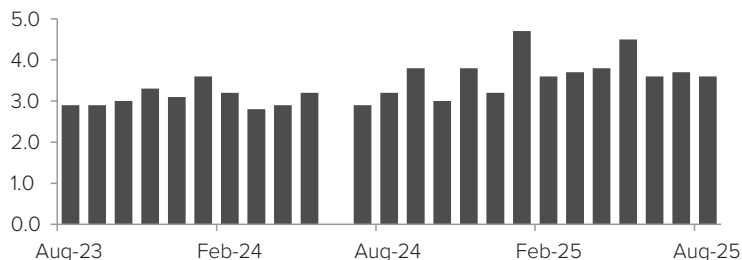
UNSOLD INVENTORY

For SF Detached Homes

3.6 Months

-2.7% MTM

12.5% YTY



MEDIAN TIME ON MARKET

For SF Detached Homes

33 Days

1.6% MTM / 20.4% YTY



INTERESTING FACT

In 2024, tourism related to arts and culture generated \$291.1 million in visitor spending, which in turn fueled a total economic impact of \$478.7 million across SLO county.

MOST EXPENSIVE HOME SOLD IN SLO COUNTY THIS PAST MONTH



1015 Rimrock Ln.
San Luis Obispo, 93401

Selling Price:
\$7,500,000

6 BED / 6 BATH
6,971 square feet

PRICE PER SQ-FT:
\$1,075.89

FALL HOME MAINTENANCE

The first day of fall is September 22nd. Here on California's Central Coast that means cooler nights, a chance of early rain, and shorter days ahead. It's the perfect time to give your home a little seasonal tune-up—like clearing out gutters, adding mulch to protect your plants, and prepping your HVAC. These simple steps will keep your home comfortable and ready for the season ahead.

☐ Check Fire Extinguishers

Over time, extinguishers can lose pressure, become damaged, or expire, making them unreliable when you need them most. With holidays bringing guests, lots of cooking, and festive decorations, the risk of fire increases. It's a good idea to make sure the needle on the pressure gauge is in the green zone. If it's too high or low, it won't work properly. Make sure the tamper seal hasn't been broken and the pin is intact. Confirm there's no rust, leaks or damage and check the expiration date.

☐ Clean your Dishwasher Filter

Your dishwasher works hard year-round, and its filter can collect food particles and grease that lead to odors and poor performance. Giving the filter a quick rinse every month keeps water flowing smoothly and dishes sparkling clean. Simply remove the filter (usually found at the bottom of the dishwasher), rinse it under warm water, and scrub away any buildup before putting it back in place.

☐ Prep HVAC System

Replace air filters and remove debris from outdoor AC units. Clean vents and registers and check that they aren't being blocked by furniture or other objects. This is also a great time to schedule a professional tune-up service to ensure everything is working properly before cold weather sets in.

☐ Clean Solar Panels

Keeping your solar panels clean ensures they capture as much light as possible, maximizing energy efficiency. Dust, leaves, and bird droppings can block sunlight and reduce output, especially after the dry summer months. Rinse panels gently with a hose and, if needed, use a soft sponge with mild soap—never harsh cleaners. If your panels are hard to reach or on a steep roof, it's best to hire a professional. Don't forget to also clean your landscape solar lights.

☐ Flush the Water Heater

Flushing your water heater clears out sediment that can lower efficiency, cause damage, and shorten the unit's lifespan. If you're not comfortable tackling it yourself, consider hiring a professional. It's a small investment compared to the cost of replacement and helps ensure reliable hot water throughout the holiday season.

☐ Seal Around Doors & Windows

Sealing air leaks around windows, doors, and vents helps keep warm air inside, reduces energy bills, and makes your home more comfortable during cooler months. To do it, check for drafts on breezy days, then use weatherstripping for gaps around doors and caulk for cracks around windows and trim. A little effort now can save both energy and money all season long.

☐ Clean the Grill

Here on the Central Coast, we're able to enjoy outdoor grilling year-round, but fall is still the perfect time to give your grill a good cleaning. Scrub away grease and food residue to prevent pests, reduce flare-ups, and keep everything working safe and efficiently.

☐ Clean Gutters

Cleaning gutters in the fall prevents clogs from leaves and debris, reducing the risk of water damage, roof leaks, and foundation problems when those winter rains arrive.

☐ Prune & Plan

Late winter/early spring is the best time for pruning most trees, but in the fall, you should remove dead branches that risk breaking or inviting disease when the weather cools. Cut back and divide overgrown perennials. Start thinking about what spring-blooming bulbs (like tulips, daffodils and hyacinths) you want to plant. These will need to go into the ground a few weeks before the first hard frost. For most of SLO County, that's November/early December.

☐ Mulch

Apply 2-3 inches of mulch to prep your garden for winter. Mulching is important to insulate roots, prevent soil erosion that comes with rainfall, suppress weeds, protect from frost and improve soil quality.

☐ Overseed and Fertilize Lawns

If you have a lawn, fill in thin areas to improving density. Mow slightly shorter, rake out thatch, then evenly spread new seed. Apply a slow-release, granular fertilizer to nourish your lawn for winter, following package instructions for optimal results.

