

## San Luis Obispo County Market Update

Most Recent Trends At A Glance Reported: **Sept 2023**

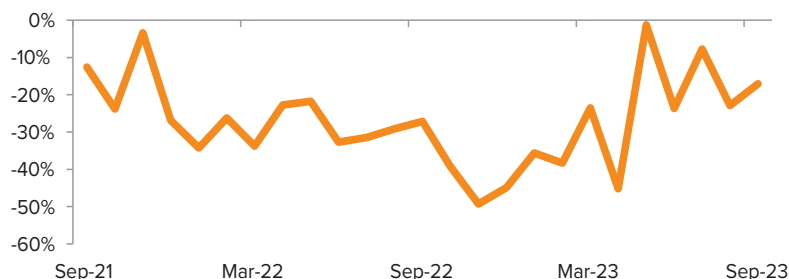
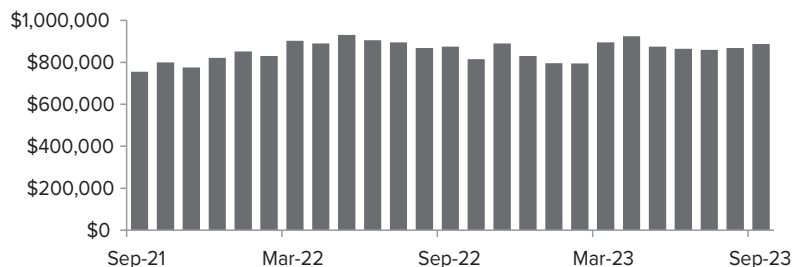
### MEDIAN PRICE

For SF Detached Homes

**\$888,000**

2.2% MTM

1.5% YTY



### HOME SALES

For SF Detached Homes

**-17% YTY**

1.6% MTM

-23.4% YTD



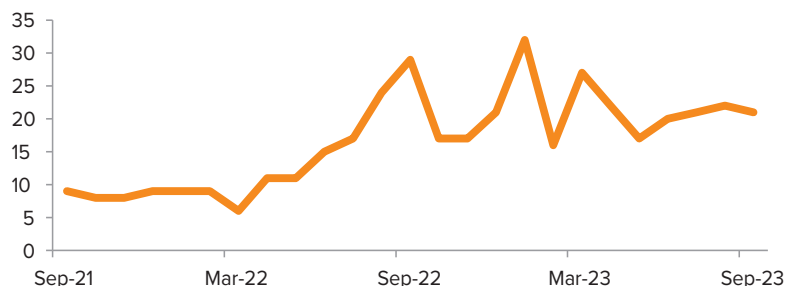
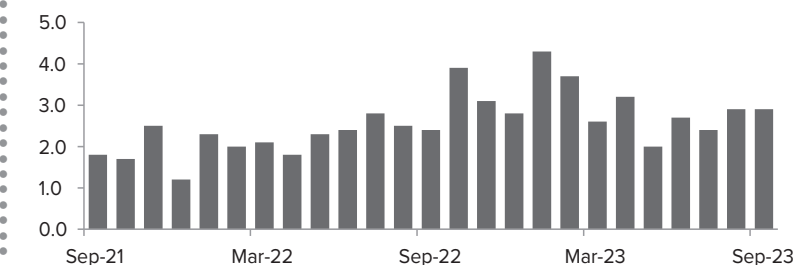
### UNSOLD INVENTORY

For SF Detached Homes

**2.9 Months**

0.0% MTM

20.8% YTY



### MEDIAN TIME ON MARKET

For SF Detached Homes

**21 Days**

-4.5% MTM / -27.6% YTY



### INTERESTING FACT

The word "Pismo" comes from the Salinan & Chumash word for tar ("pismu"), which was gathered from tar springs in Price Canyon and used to caulk canoes.

### MOST EXPENSIVE HOME SOLD IN SLO COUNTY THIS PAST MONTH



339 El Portal Dr.  
Pismo Beach, 93449

**Selling Price:**  
**\$3,300,000**

5 BED / 3.5 BATH  
4,395 square feet

PRICE PER SQ-FT:  
\$750.85

## Winter Home Maintenance

As we head into the winter months, it's a great time to start prepping your home for colder weather. Proper maintenance can eliminate headaches, prevent damage and save you from costly repairs. Whether you're dealing with the marine layer on the Coast, planning for freezing temps in North County or bracing for Santa Ana winds, we hope you use our maintenance checklist to prepare your home.

### ☐ Check Smoke & Carbon Monoxide Detectors

It's a good idea to replace the batteries in all smoke and carbon monoxide detectors and test them every season. While you're at it, don't forget to check your fire extinguishers.

### ☐ Clean Dryer Vents

Dirty or clogged dryer vents can reduce your appliance's performance and be a major fire hazard.

### ☐ Vacuum the Refrigerator & Freezer Coils

This is an often overlooked task that can lengthen the life of your appliances and reduce energy costs. Vacuum the refrigerator and freezer coils being sure to clean the drip trays as well.

### ☐ Clean the Kitchen Exhaust Hood & Filter

If vent hood filters are not cleaned regularly, they can become clogged with grease and debris, restricting airflow and reducing the efficiency of the exhaust system. By properly degreasing your system, you're also eliminating a serious fire hazard.

### ☐ Change Ceiling Fan Direction

Adjusting your ceiling fan direction can help regulate warmth in a room, especially those with vaulted ceilings. Adjust your fans to rotate clockwise and put them on the lowest setting. This forces the warm air that rises, back down and across the floor, giving your thermostat a break and helping your heater run its best.

### ☐ Inspect the Chimney & Fireplace

Have your chimney and flue checked and swept. If you have a gas fireplace, a professional will check your gas lines and vents for leaks, making necessary repairs.

### ☐ Check the Furnace

Your furnace filter should be changed every three months. It's easy, cost-effective and can save you a fortune on your energy bills.



### ☐ Seal Around Doors & Windows

Feel for drafts around windows and doors. Use weatherstripping, caulk or even simple draft stoppers to prevent heat from escaping.

### ☐ Inspect the Roof for Damage

Whether you inspect it yourself or hire a professional, finding potential problems early can prevent major complications later. Replacing damaged or missing shingles and repairing damaged flashing are simple repairs that prolong the life of your roof.

### ☐ Clean Gutters

Make sure your gutters (and downspouts) are free of sticks, leaves and debris allowing precipitation to flow freely and preventing issues with insects and rodents.

### ☐ Seal Cracks in Driveway & Foundation

If water seeps into small cracks and expands upon freezing, larger cracks can develop, damaging your concrete.

### ☐ Clean Up Trees, Shrubs & Leaves

Prune trees and shrubs while they're dormant, being sure to remove dead branches and prune trees away from your roofline. Deadhead spent blooms and clean up leaves. Install fresh mulch to insulate roots and prevent damage. Fertilize trees and perennials.

### ☐ Aerate the Lawn & Protect Plants From Frost

Ideally you want to aerate and fertilize your lawn before the first frost so that the fertilizer has a chance to make it down to the roots, protecting them throughout the winter season. Move or cover delicate plants with burlap or frost barrier fabric to protect them.

### ☐ Check Irrigation System

To prevent water waste, change the settings on your irrigation timer before winter. (It's not always wise to turn off the water completely—after all, it's uncertain how much rainfall will actually occur.) A good solution is to add rain sensors to your irrigation system, which prompt the timer to delay following rain. If a freeze is imminent, turn off the main water valve to your irrigation system and empty all connected hoses.

### ☐ Protect Outdoor Furniture

Apply protective coatings or sealants to wood furniture. Store or cover furniture and cushions. Empty, unplug and cover fountains.

### ☐ Insulate Pipes & Faucets

Wrap exterior pipes and those in crawl spaces, the attic or garage with insulation. Use spigot covers to prevent faucets from freezing.