

San Luis Obispo County Market Update

Most Recent Trends At A Glance Reported: **Nov. 2024**

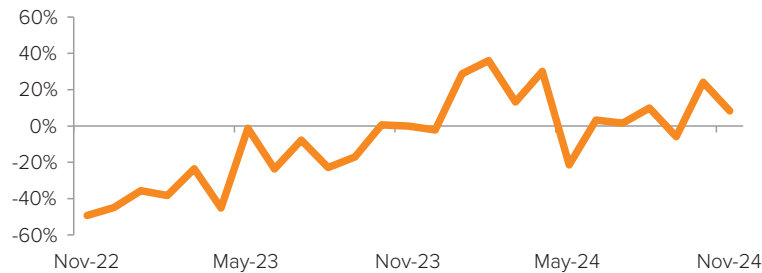
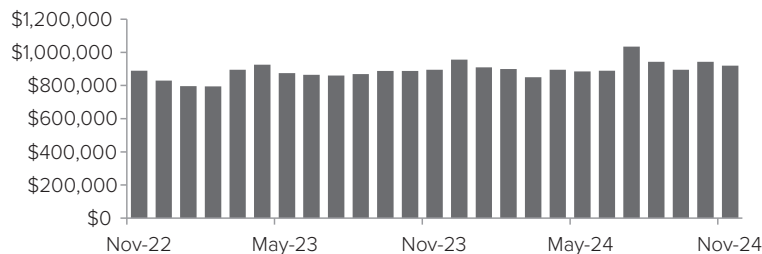
MEDIAN PRICE

For SF Detached Homes

\$920,000

-2.4% MTM

2.9% YTY



HOME SALES

For SF Detached Homes

+8.3% YTY

-26.1% MTM

8.3% YTD



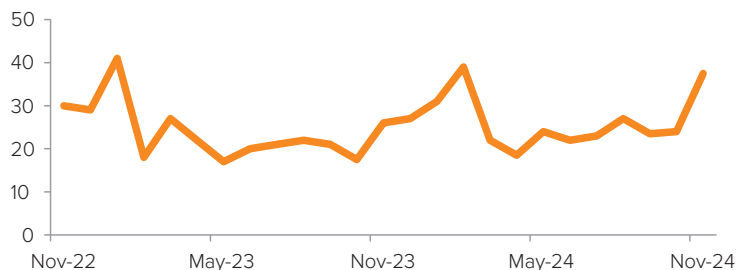
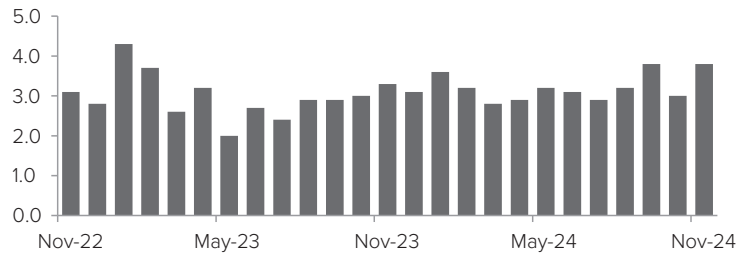
UNSOLD INVENTORY

For SF Detached Homes

3.8 Months

26.7% MTM

15.2% YTY



MEDIAN TIME ON MARKET

For SF Detached Homes

38 Days

56.3% MTM / 44.2% YTY



INTERESTING FACT

Between 2020 and 2022, insurance companies declined to renew 2.8 million homeowner policies in California.

MOST EXPENSIVE HOME SOLD IN SLO COUNTY THIS PAST MONTH



7292 Exotic Garden Dr.
Cambria, 93428

Selling Price:
\$17,225,000

12 BED / 12 BATH
32,500 square feet

PRICE PER SQ-FT:
\$530.00

FIRE READINESS

As wildfires continue to affect California, our hearts are with those impacted by the ongoing crisis. In this edition, we focus on prevention and preparation—with practical steps you can take to reduce risk, create defensible space around your home and ensure your family is ready if an evacuation occurs.

PREP YOUR “GO BAG”

Because it's incredibly difficult to think clearly when faced with an evacuation and you often have very little time, Cal Fire recommends prepping a “Go Bag” with essential items that you can quickly grab. They suggest one for your home and one for your vehicle. You can leave a list in the bag of any additional items you need to take but can't necessarily pack in advance. You should include:

- ☐ Face masks or coverings (N95)
- ☐ A three-day supply of non-perishable food & a can opener
- ☐ Three gallons of water per person
- ☐ A map marked with at least two evacuation routes
- ☐ Basic first-aid and medical supplies
- ☐ Sanitation supplies
- ☐ Prescriptions, special medications or medical devices
- ☐ A change of clothing, including a long-sleeved cotton shirt and pants
- ☐ Spare eyeglasses or contact lenses, if needed
- ☐ An extra set of car & home keys
- ☐ Phone charging cables and portable battery pack
- ☐ Cash, credit cards, or checks
- ☐ A portable radio, flashlight and batteries
- ☐ Copies of important documents (birth certificates, passports, etc.)
- ☐ A list of emergency contacts with phone numbers
- ☐ Food, water, and medications for pets, if needed
- ☐ Baby supplies, if applicable
- ☐ Valuables that can easily be carried
- ☐ Family photos and other irreplaceable items
- ☐ Personal computers, hard drives and disks
- ☐ Blankets
- ☐ A fire extinguisher

OTHER PREPARATIONS

- ☐ Install smoke alarms on every level of your residence. Check the batteries monthly and change them out every six months. Replace alarms every ten years.
- ☐ Inspect and know how to operate your fire extinguisher.
- ☐ Identify escapes routes from your home and conduct a home fire drill twice a year (Especially important if you have children).
- ☐ Teach children in an emergency, to feel doors before opening them and if they're hot to the touch, find another exit.
- ☐ Maintain full gas tanks in your vehicles.
- ☐ Remove dead tree branches that extend over the roof.
- ☐ Ask the power company to clear any branches from power lines.
- ☐ Remove all flammable vegetation around your home and property. Remove leaves and rubbish from under structures.
- ☐ Regularly clean roof and gutters.
- ☐ Enclose eaves and overhangs to prevent flammable materials and heat from become trapped.
- ☐ Always mow before 10am and never on a hot or windy day.

REVERSE 9-1-1

Reverse 9-1-1 is a system used by SLO County's Sheriff's Office to send automated calls, texts, or emails to people in a specific area, quickly alerting them about critical situations. Land lines are automatically called but if you would prefer to be notified via cell phone, you'll need to register that number with the Sheriff's Office at www.slosheriff.org. From the home page, select the button labeled “Reverse 911” to start.

If you're not asked to evacuate immediately and have a little time, turn off the gas supply to your home (usually located near your meter) along with any propane tanks.

KNOW YOUR ZONE

Knowing your evacuation zone ahead of time allows you to quickly respond to evacuation orders. Locate your zone and post it where it's easy to find. Determine your zone by visiting PrepareSLO.org.

You can create and download a complete home hardening checklist at: plan.readyforwildfire.org
Learn about defensible space at: fire.ca.gov/dspace