

San Luis Obispo County Market Update

Most Recent Trends At A Glance Reported: **FEB. 2025**

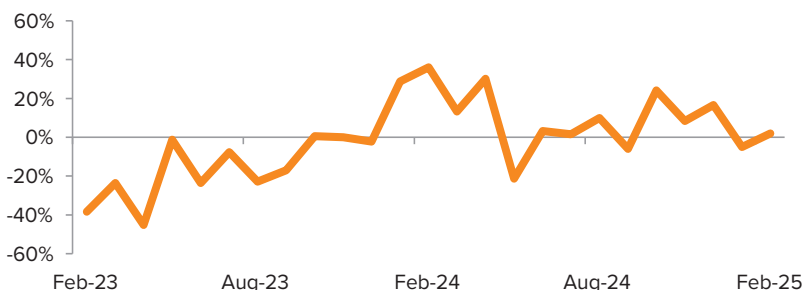
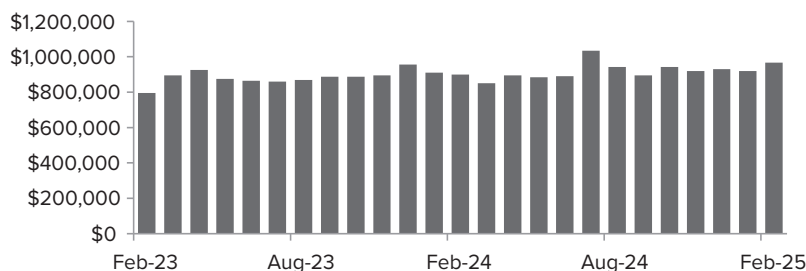
MEDIAN PRICE

For SF Detached Homes

\$967,500

5.2% MTM

7.5% YTY



HOME SALES

For SF Detached Homes

+2% YTY

33.9% MTM

-1.1% YTD



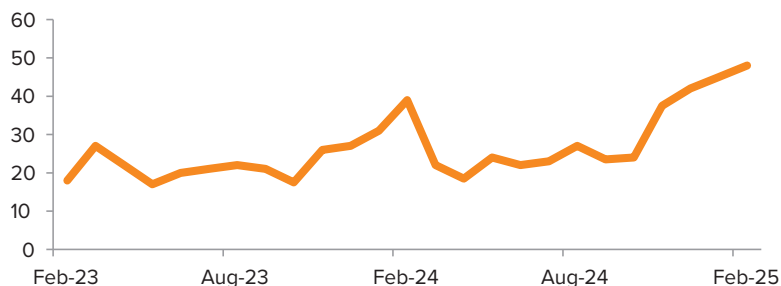
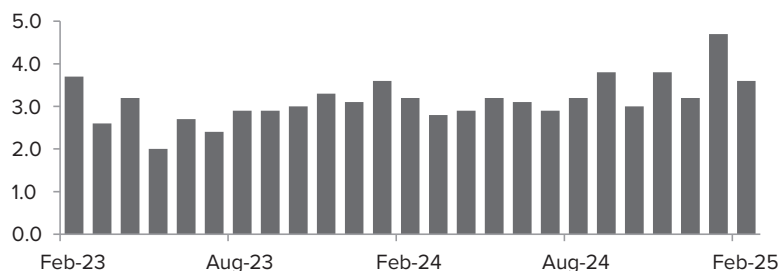
UNSOLD INVENTORY

For SF Detached Homes

3.6 Months

-23.4% MTM

12.5% YTY



MEDIAN TIME ON MARKET

For SF Detached Homes

48 Days

6.7% MTM / 23.1% YTY



INTERESTING FACT

Average residential electricity rates in California have grown faster than inflation, rising by about 47% from 2019 to 2023 compared to overall growth in prices of about 18% during the same period.

MOST EXPENSIVE HOME SOLD IN SLO COUNTY THIS PAST MONTH



3142 Studio Drive
Cayucos, 93430

Selling Price:
\$3,800,000

4 BED / 3 BATH
2,200 square feet

PRICE PER SQ-FT:
\$1,727.27

WOMEN IN REAL ESTATE

In honor of Women's History Month, we're looking at the achievements of women in real estate. Our office is proud to have gender parity, ensuring that all voices are valued. As we reflect on where we've been, we recognize the industry hasn't always been so welcoming and we're thankful for how far we've come.

1848

In 1848, New York enacted the **Married Women's Property Act**, which enabled women to retain ownership of their own property when they married and pass it on in wills. Up until this point, everything a woman owned (even her inheritance) belonged to her husband. Married women could not own property, enter into contracts, or even keep their own wages. Other states followed through the 1850s, but critically, these rights did not extend to women of color.

1900

By 1900, **all U.S. states** recognized women's property ownership rights, but a key barrier remained: access to credit, bank accounts, and mortgages without a male co-signer.

1910

In 1908, the National Association of REALTORS® (NAR) is founded with 100% male participation. In 1910, NAR welcomes its **first female member**.

1923

In the home title industry, the American Association of Title Men change their name to the **American Land and Title Association** (or ALTA).

1959

In California, the **Unruh Civil Rights Act** is passed, prohibiting discrimination in business establishments, including employment and housing.

1963

The **Equal Pay Act of 1963** barred pay discrimination on the basis of sex, encouraging more women to work.

1968

The **Fair Housing Act** (also known as Title VIII) was enacted, prohibiting discriminatory practices in real estate based on sex, race, religion, familial status or national origin.

1973

The National Association of REALTORS® (NAR) **opened membership** to sales agents, allowing many women to become eligible to join.

1974

Women are finally able to finance real estate purchases without a husband or male co-signer. The **Equal Credit Opportunity Act** is passed, prohibiting creditors from discriminating on the basis of sex, marital status, race, color, religion, national origin, participation in public assistance programs or age.

1981

This is the first year single women purchased more homes than single men. From 1981 on, **unmarried women have outpaced unmarried men** in the housing market. Single women made up 24% of first-time home purchases last year, while single men made up 11%.

1992

NAR names its **first female president**.

2000

California's Fair Employment and Housing Act was amended to explicitly include sexual orientation as a protected characteristic. This is also the year **ALTA** installs its first female president.

2005

California amends The Unruh Act to explicitly include "sexual orientation" as a protected class.

INTERESTING FACTS

Today, more than 60% of all REALTORS® and property managers are female.

Only 10% of all construction industry professionals are female. However, women typically earn 85% what men earn across most industries but in construction, women earn 95.5%.

According to a 2023 study, women pay more for their mortgages in 49 of the 50 U.S. states, with Alaska as the outlier. Women pay approximately 2% more for housing compared to men and sell for 2% less.

NOTABLE FIGURES

Bridget "Biddy" Mason (1818-1891)

Born into slavery, Mason became one of the first prominent citizens and landowners in Los Angeles in the 1850s and 1860s. She was a successful real estate entrepreneur and a generous philanthropist.

Corrine Simpson (1867-1929)

Simpson became the first female NAR member in 1910. She had worked as a prominent agent in Seattle for many years and joined NAR the same year that Washington state granted women the right to vote.

Catherine Bauer (1905-1964) (1905-1964)

Bauer was the primary author of the Housing Act of 1937 and advised five presidents on housing and urban planning strategies.