

Los Osos 93402

ZIP code · CA · California > San Luis Obispo County > Los Osos

BALANCED MARKET

\$900K

MEDIAN SALE PRICE

-2.4%

1-YR CHANGE

131

SALES (12 MO)

\$799K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



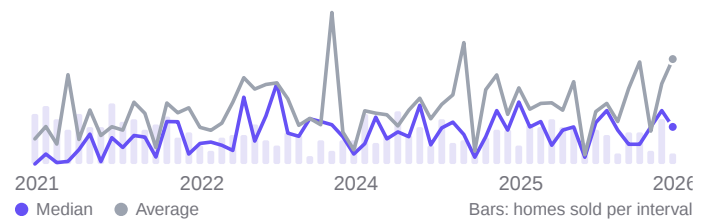
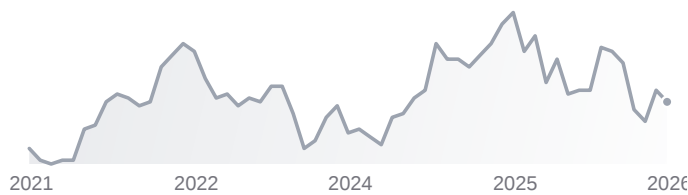
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$875K · Average \$1.2M

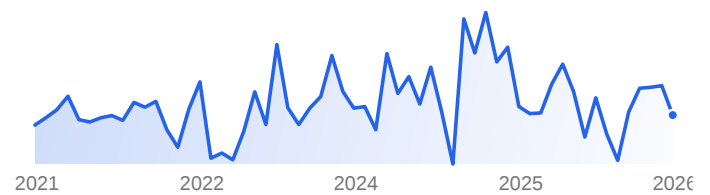
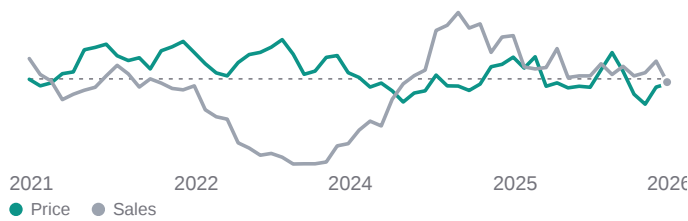


Growth (year over year)

Price -2.4% · Sales -1.5%

Price per square foot

\$567/ft²

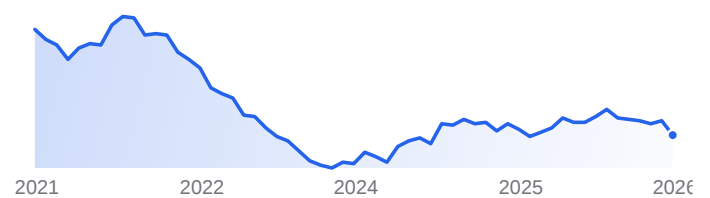
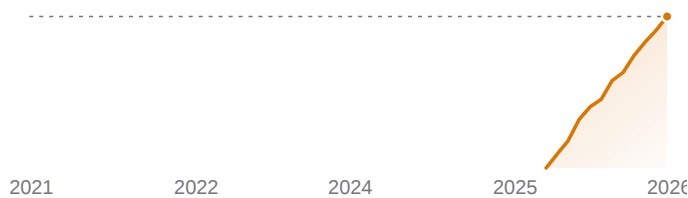


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

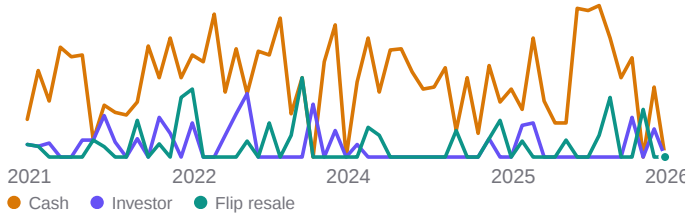
2.2%



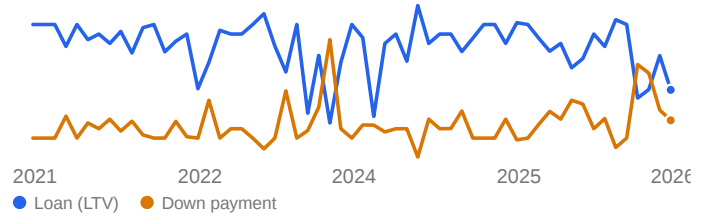
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 0% · Flip resale 0%

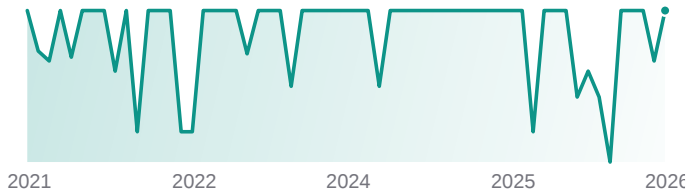


Financing (share of purchase price) Loan (LTV) 45% · Down payment 29%



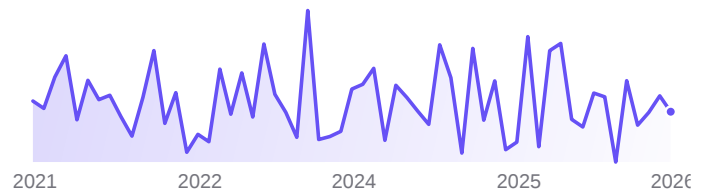
Sellers who sold at a gain

100%



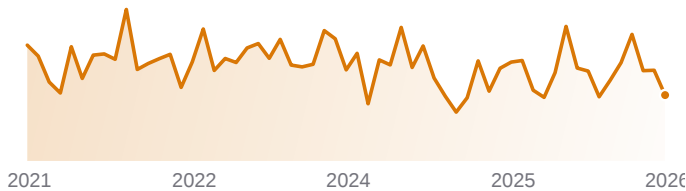
Typical hold before selling

9.8 yrs



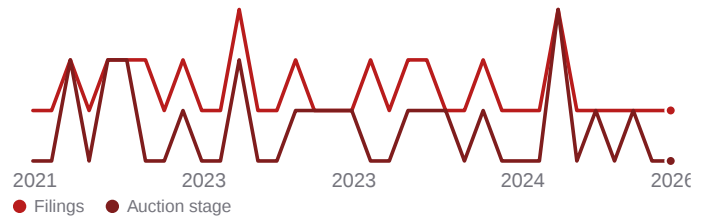
Median annualized return at resale

+4.1%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	5,886
Median value (AVM)	\$799K
Median size	1,465 ft²
Median bedrooms	3
Median year built	1976
Single family	83%
Condos	1.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	1.4%
Owner occupied	63%
Company owned	59%
Median loan-to-value	33%

Typical ownership tenure

24.0 yrs

COMMUNITY

Population	14,122
Density	492 / mi²
Median household income	\$93K
Average household income	\$112K
Crime index (US avg 100)	88
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	336
Homes occupied	93%
Bachelor's or higher	32%
Poverty rate	11.8%
Unemployment	1.3%
Average temp	56°F
Annual precip	19 in
Sunshine	75%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.