

Pick Your *Weather*

How to choose the San Luis Obispo County town that fits the way you want to live, from foggy beach mornings to warm wine country evenings.

68°

CAMBRIA

80°

SAN LUIS OBISPO

93°

PASO ROBLES

Average summer highs, about 30 miles apart.

The Schwaegerle Real Estate Team

Owen & Camille Schwaegerle

805-716-6653

WELCOME TO THE CENTRAL COAST

Same county. Same afternoon. 25 degrees apart.

The number one question we hear from people moving to San Luis Obispo County is, "What's the weather really like?"

The honest answer: it depends on which side of the hill you live on. On the same August afternoon, Cambria can sit in the upper 60s while Paso Robles hits the low 90s, about 30 miles away. So pick your weather first, then find the right home.

Owen & Camille Schwaegerle

The big picture: a Mediterranean climate

Nov to Apr

Nearly all of the year's rain.
Summers are dry.

May to Jul

May Gray and June Gloom along the coast.

Rare snow

Only a light dusting on the higher hills, now and then.

All year

Outdoor living in every season.

Two things shape everything: the cold Pacific and the mountains



Every few miles inland adds summer warmth

Cambria 69° Morro Bay 74° Arroyo Grande 76° SLO 80° Atascadero 91° Paso Robles 93°

AT THE OCEAN ABOUT 30 MILES INLAND

The Coast

Best for: people who run warm and love a light jacket all year.

Coastal Valleys

Best for: people who want sunshine without big heat.

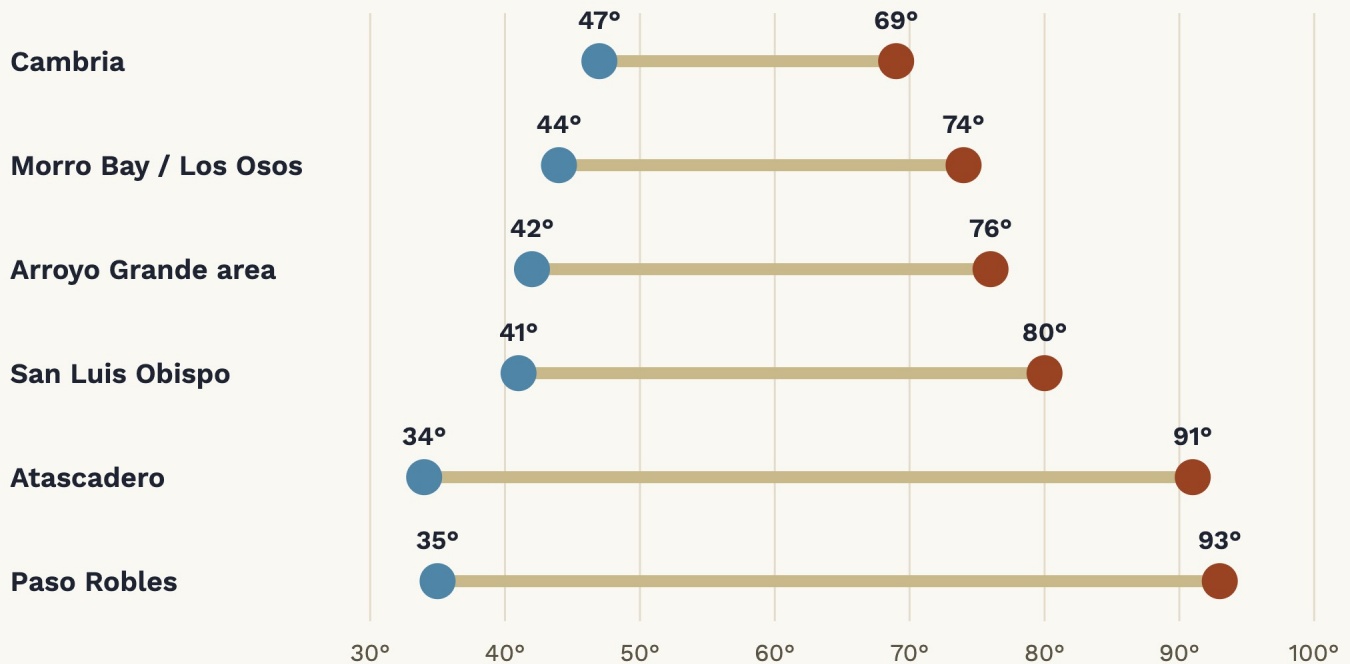
North County

Best for: people who want real summer heat and four seasons.

TEMPERATURE RANGE BY TOWN

The coast stays even. North County swings wide.

● Coldest month, average low ● Warmest month, average high



Annual rainfall

San Luis Obispo

19 in.

Atascadero

15 in.

Paso Robles

13 in.

Nearly all of it falls November to April.

February is usually the wettest month. Totals swing a lot from year to year.

Summer day-to-night swing

Morro Bay

about 18°

San Luis Obispo

about 25°

Paso Robles

about 39°

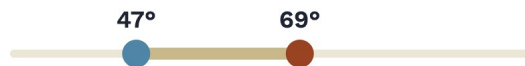
Paso averages 93° on July afternoons and 54° at night, as ocean air flows in through gaps in the mountains.

The Coast

The coolest, most even temperatures in the county. Foggy late-spring mornings, and a sunny, golden stretch from August through October.

Cambria

Misty Monterey pine forest by the sea, with the most even temperatures in the county.



Sept. 2026 median

\$875,000

To downtown SLO

40 min

Morro Bay

A breezy harbor town. Foggy mornings, then clear and beautiful in late summer and fall.



Sept. 2026 median

\$1,042,500

To downtown SLO

20 min

Los Osos

Cool and coastal on the back bay beside Montaña de Oro. On a summer afternoon it can easily be 10° cooler than San Luis Obispo.

10° cooler than SLO on many summer afternoons

Sept. 2026 median

\$922,450

To downtown SLO

20 min

Cayucos

A small pier town with cool summers and ocean breezes, much like neighboring Morro Bay and Cambria.

Only 6 homes sold in September, so its median swings widely from month to month.

Sept. 2026 median

\$1,040,000

To downtown SLO

25 to 30 min

Local tip Many coastal homes have no air conditioning, and most owners never miss it. Look for good ventilation, and check closets, garages and crawl spaces for moisture.

SLO and South County

Sunny and mild, with an ocean breeze most afternoons. Warmer than the beach, cooler than North County.

San Luis Obispo

The sweet spot: more sun than the beach, cooler than North County. Fall is often the warmest season, with a few 90° days in September or October.

80°

August average high

41°

January average low

19 in.

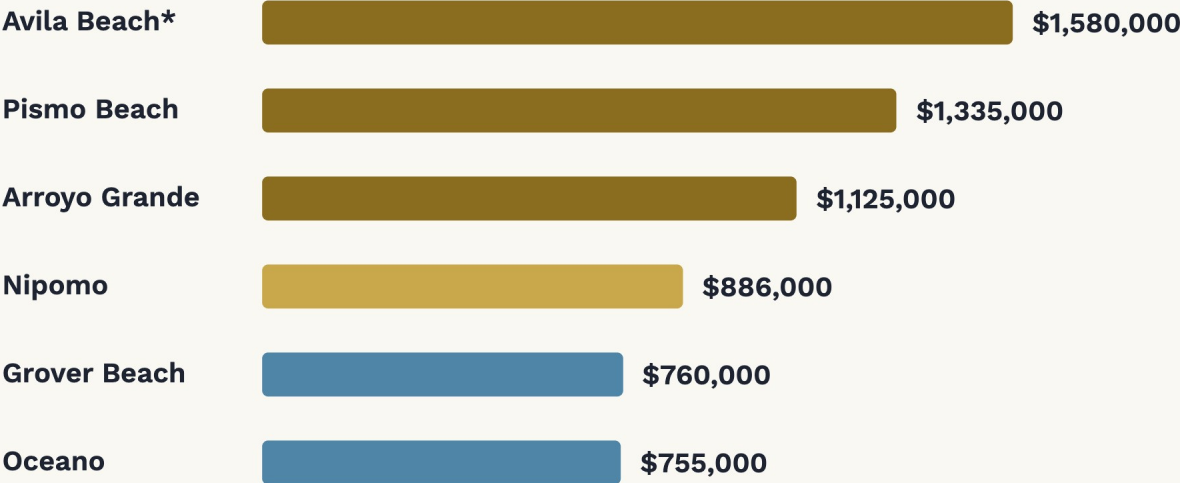
Rain a year, the most of the major towns

\$1.03M

Sept. 2026 median

South County prices, September 2026

Median sale price, residential closed sales. Grover Beach and Oceano are the most attainable beach towns in the county.



75 to 76°

Warmest-month highs around Arroyo Grande, Pismo and Nipomo. Lows near 42°.

Sunny Avila

South-facing and tucked into the hills, known for being calmer than nearby beaches.

15 to 25 min

Typical drive from South County to downtown San Luis Obispo.

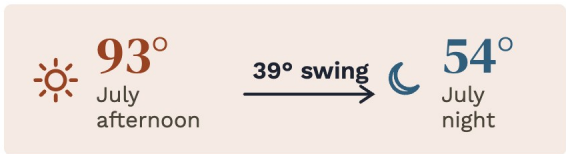
*Only 4 Avila Beach sales in September · Source: SLO County MLS, Sept. 1 to 30, 2026

North County

Over the Cuesta Grade, summer feels like summer. Hot afternoons, cool evenings, more land and the best prices in the county.

Paso Robles

The hottest summers and driest climate of the major towns, under 13 inches of rain a year. Ocean air slips in through gaps in the mountains every afternoon.



January lows average about 35°. About 30 minutes to downtown SLO.

Atascadero and Templeton

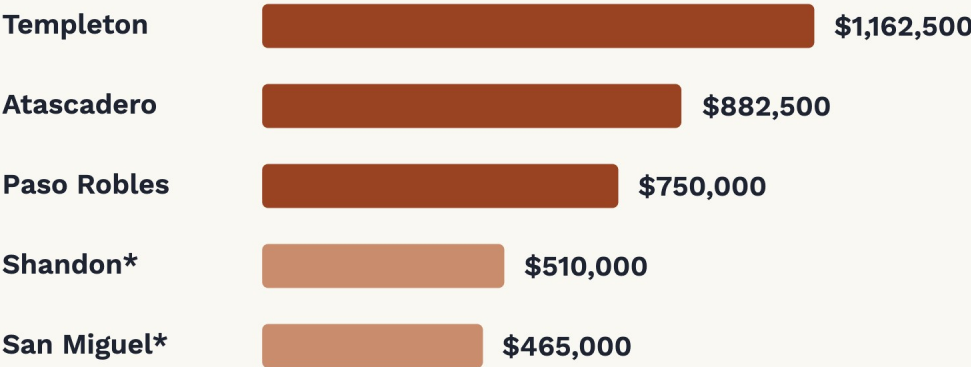
Warm oak woodland with four seasons. Expect frost on the windshield on many winter mornings.



About 20 to 25 minutes to downtown SLO. Morro Bay is about 20 to 25 minutes away on Highway 41.

North County prices, September 2026

Median sale price, residential closed sales. Paso Robles had the most sales of any city in the county (55).



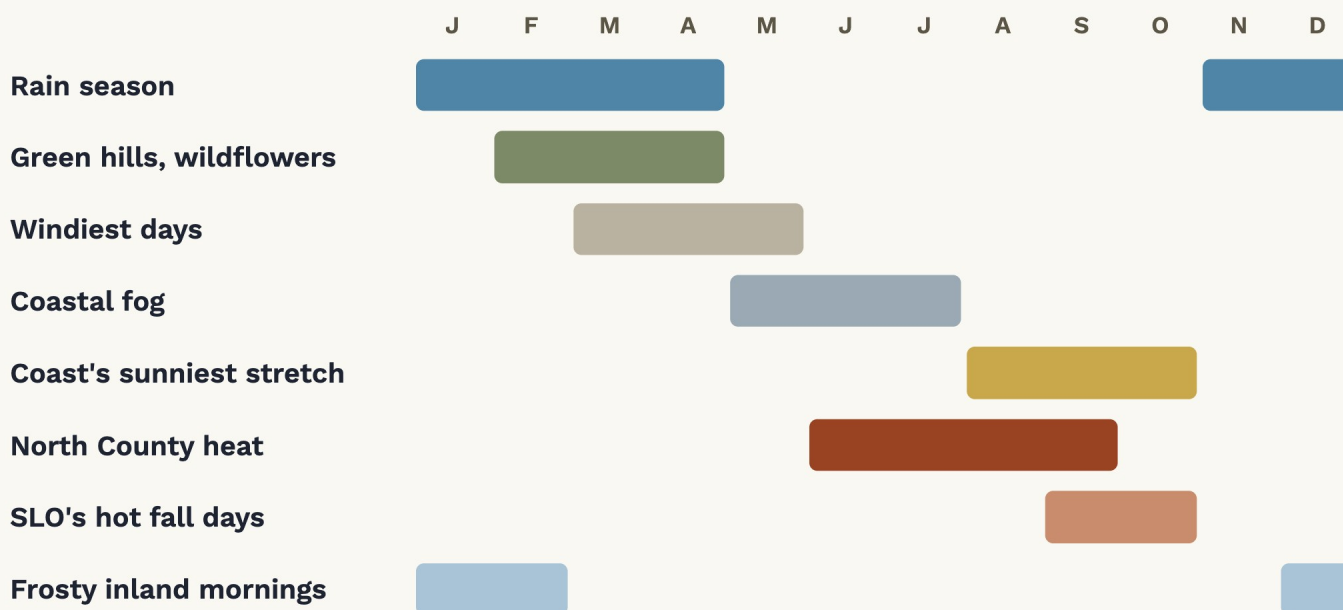
Rural living Santa Margarita, Creston, Shandon and San Miguel offer the most land and the darkest skies. Plan on wells, septic and longer drives.

*Only 3 sales each in September · Source: SLO County MLS, Sept. 1 to 30, 2026

YOUR YEAR ON THE CENTRAL COAST

The coast's summer arrives in September

When the rest of California is baking, the beach towns are just getting good. Here's what each month tends to bring.



Winter

Rain peaks, usually in February, and the hills turn green. Coastal lows stay in the 40s while North County sees frosty mornings in the mid 30s.

Spring

Wildflowers and some of the windiest days of the year, especially on the Nipomo Mesa. May Gray begins along the coast.

Summer

June Gloom on the coast, with gray mornings that often burn off by afternoon. North County climbs into the 90s, and some days pass 100°.

Fall

The coast's best season. Fog clears, beaches are sunniest, and SLO gets a few hot days from offshore winds. Rain returns by November.

FIVE QUICK QUESTIONS

What kind of climate person are you?

Check one answer per question, then count your A's, B's and C's.

1. On a perfect summer afternoon, you are:

- ☐ A. Walking the beach in a sweatshirt ☐ B. Eating outside in a t-shirt, just warm enough ☐ C. Floating in a backyard pool

2. Air conditioning is:

- ☐ A. Something I'd rather never need ☐ B. Nice for a few hot days a year ☐ C. Non-negotiable

3. A gray, foggy morning makes you feel:

- ☐ A. Cozy and calm ☐ B. Fine, as long as it clears by lunch ☐ C. Ready to move somewhere sunnier

4. Your ideal weekend:

- ☐ A. Tide pools, kayaking and fish tacos on the harbor ☐ B. A hike, the farmers market and dinner downtown ☐ C. Wine tasting, a barbecue and stargazing

5. Cold winter mornings are:

- ☐ A. Fine, as long as it never freezes ☐ B. Okay with a little chill ☐ C. Welcome. I like real seasons

MOSTLY A'S

You're a Coast person

Start with Cambria, Cayucos, Morro Bay, Los Osos or Grover Beach.

MOSTLY B'S

You're a Valley person

Start with San Luis Obispo, Arroyo Grande, Avila Beach, Pismo Beach or Nipomo.

MOSTLY C'S

You're a North County person

Start with Atascadero, Templeton or Paso Robles.

A mix? That's common. Text your results to **805-716-6653** and we'll help you narrow it down.

REAL CLIENTS, REAL CLIMATE CHOICES

Same question. Three very different answers.

CHASING WARMTH

91°

July average high

Atascadero

A couple relocating for retirement told us they were tired of being cold. Foggy summer mornings on the coast weren't what they had in mind. In Atascadero they found real summer heat and a lower price point than the coast, and Morro Bay is still only about 20 to 25 minutes away on Highway 41 when they want a cool beach day.

ESCAPING THE HEAT

10°

cooler than SLO on many summer afternoons

Los Osos

Other clients ran hot and couldn't stand summer heat. Los Osos was the answer. Tucked along the back bay next to Montaña de Oro, it sits right in the path of the ocean breeze. They walk the bay trails year-round in a light jacket and are still about 20 minutes from downtown SLO.

IN BETWEEN

75°

typical summer highs

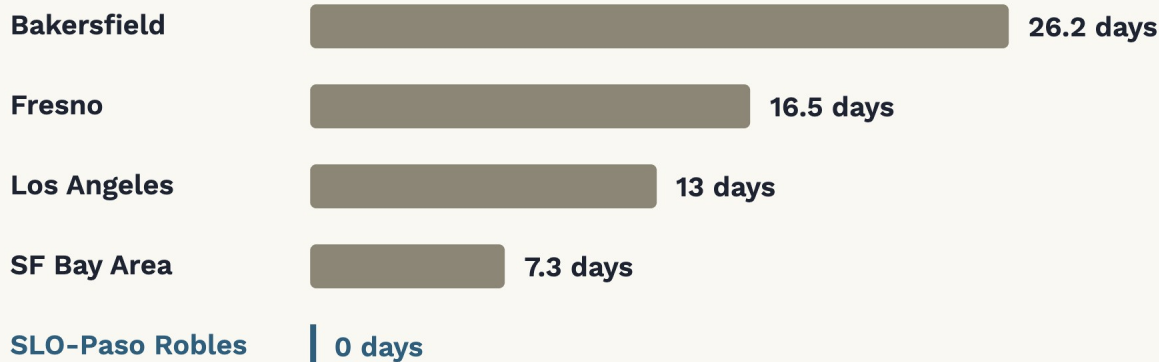
Nipomo

Another retiring couple wanted a temperate middle ground: warmer than the beach, without North County heat. They chose Trilogy at Monarch Dunes on the Nipomo Mesa. Many people are surprised to learn it is not age-restricted, unlike many Trilogy communities in other states. Blacklake nearby has no age restriction either.

A BREATH OF FRESH AIR

Zero unhealthy particle-pollution days

Unhealthy short-term particle pollution days per year, American Lung Association, State of the Air 2026 (2022 to 2024 data).

**159**

Unhealthy ozone days a year in Los Angeles-Long Beach, the worst in the nation.

The honest exceptions

Wind-blown dust from the Oceano Dunes on some spring days on the Nipomo Mesa. Ozone in the far eastern, sparsely populated county. Occasional wildfire smoke.

STARRY NIGHTS

The Milky Way is a short drive from most towns

Soda Lake, Carrizo Plain: the darkest skies in the county

Cholame Valley Road: east of Paso Robles

Shell Creek and Red Hill Roads: east of Santa Margarita

Montaña de Oro: on clear, fog-free nights

Tip: the coastal fog that keeps summers cool can hide the stars. North County nights are usually clearer. The Central Coast Astronomical Society holds regular star parties at Santa Margarita Lake.

BEFORE YOU MAKE AN OFFER

How climate affects the house itself

On the coast

- ☐ Salt air is hard on exterior metal, paint, windows and HVAC units. Check maintenance history.
- ☐ Look for moisture and mildew in closets, crawl spaces and garages.
- ☐ Many homes have no air conditioning. Decide if that works for you.
- ☐ Ask about coastal zone permit rules if you plan to remodel.

In North County

- ☐ Check insulation, window quality and the age of the AC system.
- ☐ Note shade trees and which way the home faces. West-facing rooms get hot.
- ☐ Ask about wildfire hazard zones and get insurance quotes early.
- ☐ On rural land, review well production, water quality and septic reports.

Everywhere

- ☐ Ask about drainage, creeks and the roof. Rainfall swings year to year.
- ☐ Get insurance quotes before removing contingencies.
- ☐ Visit at different times of day.

Tour like a local

Want to feel a town's real climate? Plan your visit around it.

Coastal towns

See the marine layer on a June or July morning, then come back in September to see them at their best.

North County

Feel the heat on an August afternoon, and stay past sunset to feel how fast it cools.

San Luis Obispo

Almost any time works. A Thursday evening catches the Farmers Market downtown.

Winter

A January visit shows rain, green hills and frosty North County mornings.

YOUR NEXT STEP

Let's find *your spot.*

Climate is just the start. We'll help you compare towns, neighborhoods, commutes and prices, and build a tour plan for your visit.

TEXT OR CALL

805-716-6653

Website

schwaegerleteam.com

On YouTube

Love Where You Live

The Schwaegerle Real Estate Team

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Sources: temperatures are long-term averages from NOAA 1991 to 2020 climate normals (San Luis Obispo, Paso Robles), Climate Zone (Atascadero) and Weather Spark (Morro Bay, Cambria, Arroyo Grande); individual days can fall well outside them. Home prices are median sale prices of residential closed sales, San Luis Obispo County MLS, September 1 to 30, 2026; towns with few sales swing widely month to month. Air quality: American Lung Association, State of the Air 2026. Information deemed reliable but not guaranteed.