

A scenic landscape of San Benito County, California, featuring rolling hills, a paved road, and a utility tower. The foreground shows a dirt road and a utility tower. The middle ground features a paved road with a yellow center line, a fence, and a small building. The background shows rolling hills and mountains under a clear sky.

# San Benito County

Market Minute Videos | March 2025

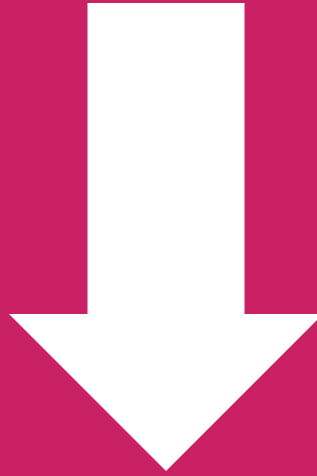
# San Benito County – Single Family Market 2025 v. 2024

↓ 16

Median Days on Market  
Compared to 40

↑ 66

New Listings  
Compared to 47



\$770K

Median Price  
Compared to \$788K

↓ 28

Closed Sales  
Compared to 36

= 99%

Sale to List Price Ratio  
Compared to 99%

# San Benito County – Common Interest Market 2025 v. 2024

↓ 6

Median Days on Market  
Compared to 121



\$605K

Median Price  
Compared to \$510K

↓ 1

Closed Sales  
Compared to 2

↑ 2

New Listings  
Compared to 1

↑ 100%

Sale to List Price Ratio  
Compared to 99%

# February 2025 Market Trends

**Aculist provides real estate content for your sales and marketing needs.**

# Market Trends – February 2025 in San Benito County

## Market Trend 1

While prices in neighboring counties were quite high, San Benito county saw moderate changes in both classes.

## Market Trend 2

While the number of closed sales decreasing is not stunning, a low number of new listings is intriguing.

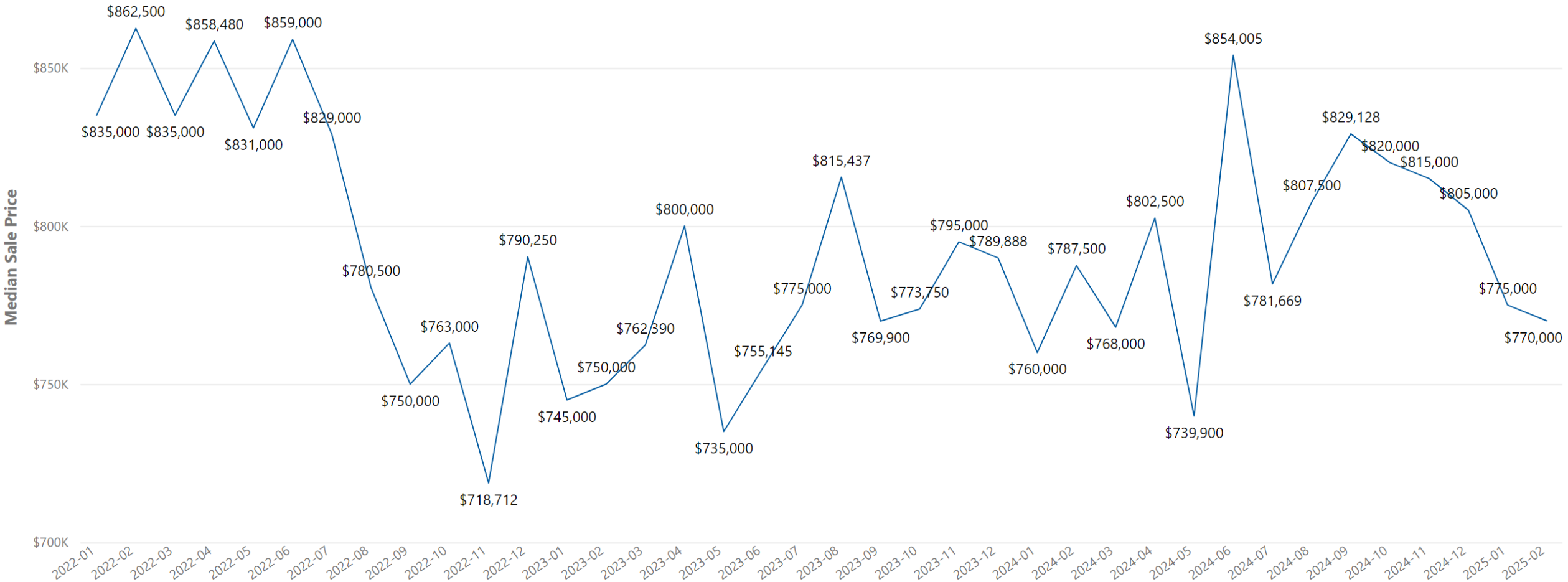
## Market Trend 3

We know that the market remains competitive, and it will be interesting to see what lower interest rates do to the market.

Data reliable but not guaranteed. MLSListings/Aculist cannot provide advice or make forward-looking statements about the real estate market.

# San Benito County - Median Sale Price

CountyName ● San Benito



Data as of 3/6/2025

Aculist@2025

Residential Single Family: 2022-2025

# San Benito County - Increased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Tres Pinos	\$825,000	\$0	N/A
San Juan Bautista	\$1,150,000	\$847,000	36%

# San Benito County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Hollister	\$757,500	\$775,000	-2%



# San Benito County - Increased Median Sale Price (MoM)

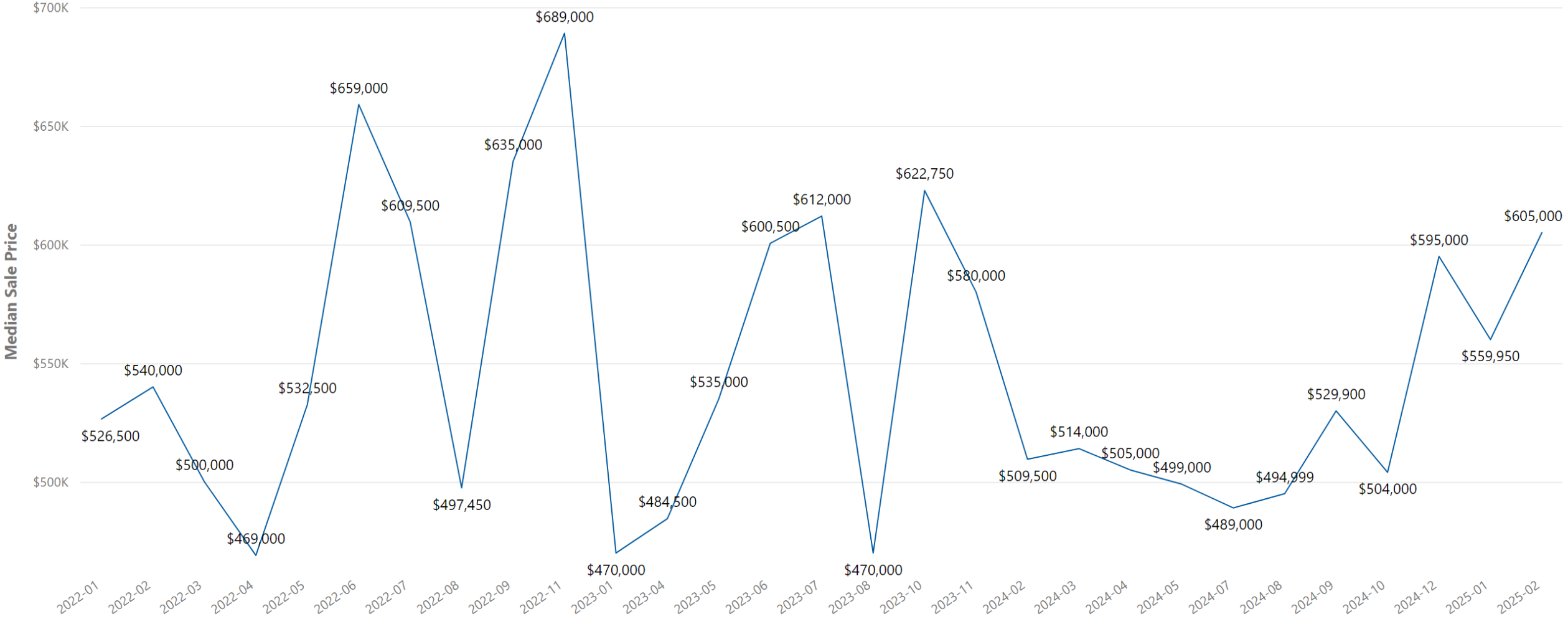
City	Median Sale Price	Median Sale Price Previous Month	% Median Sale Price Change
Tres Pinos	\$825,000	\$0	N/A

# San Benito County - Decreased Median Sale Price (MoM)

City	Median Sale Price	Median Sale Price Previous Month	% Median Sale Price Change
San Juan Bautista	\$1,150,000	\$1,375,000	-16%
Hollister	\$757,500	\$762,500	-1%

# San Benito County - Median Sale Price

CountyName ● San Benito



Data as of 3/6/2025

Aculist@2025

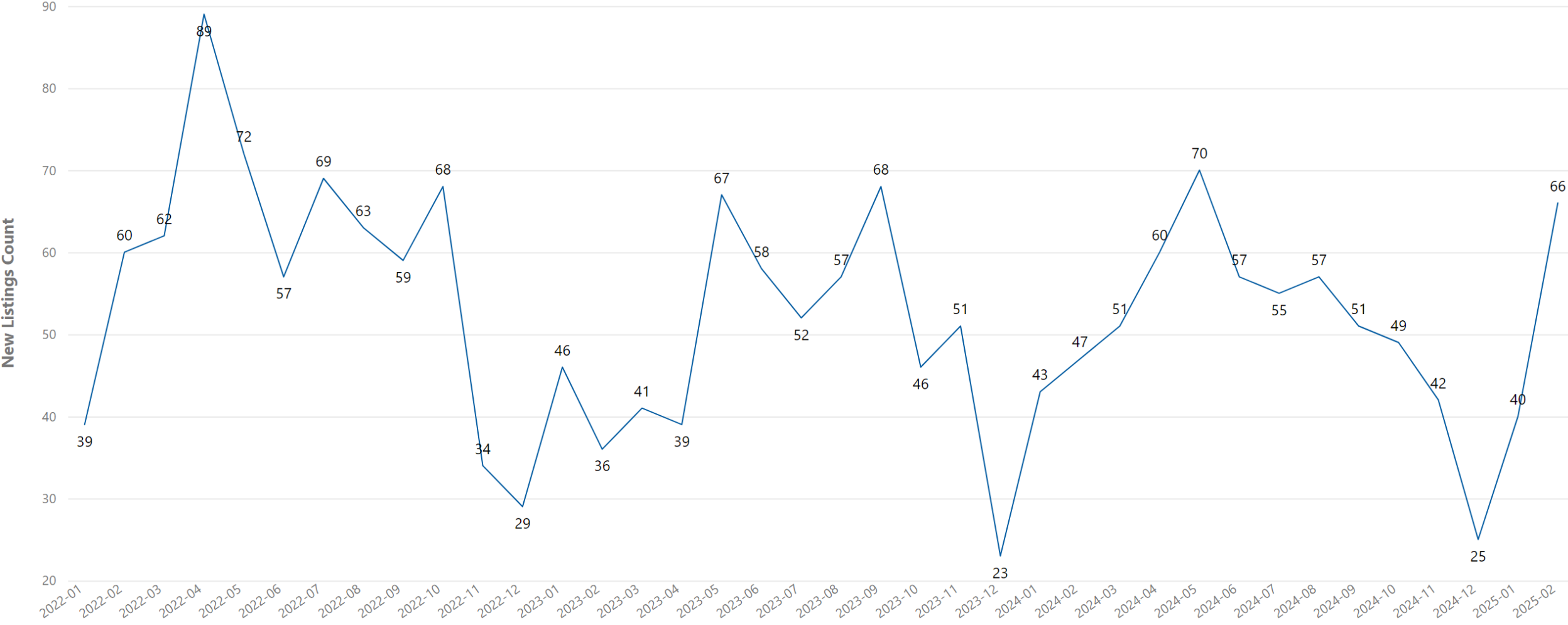
Residential Common Interest: 2022-2025

# San Benito County - Increased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Hollister	\$605,000	\$509,500	19%

# San Benito County - New Listings

CountyName ● San Benito



# San Benito County - Increased New Listings

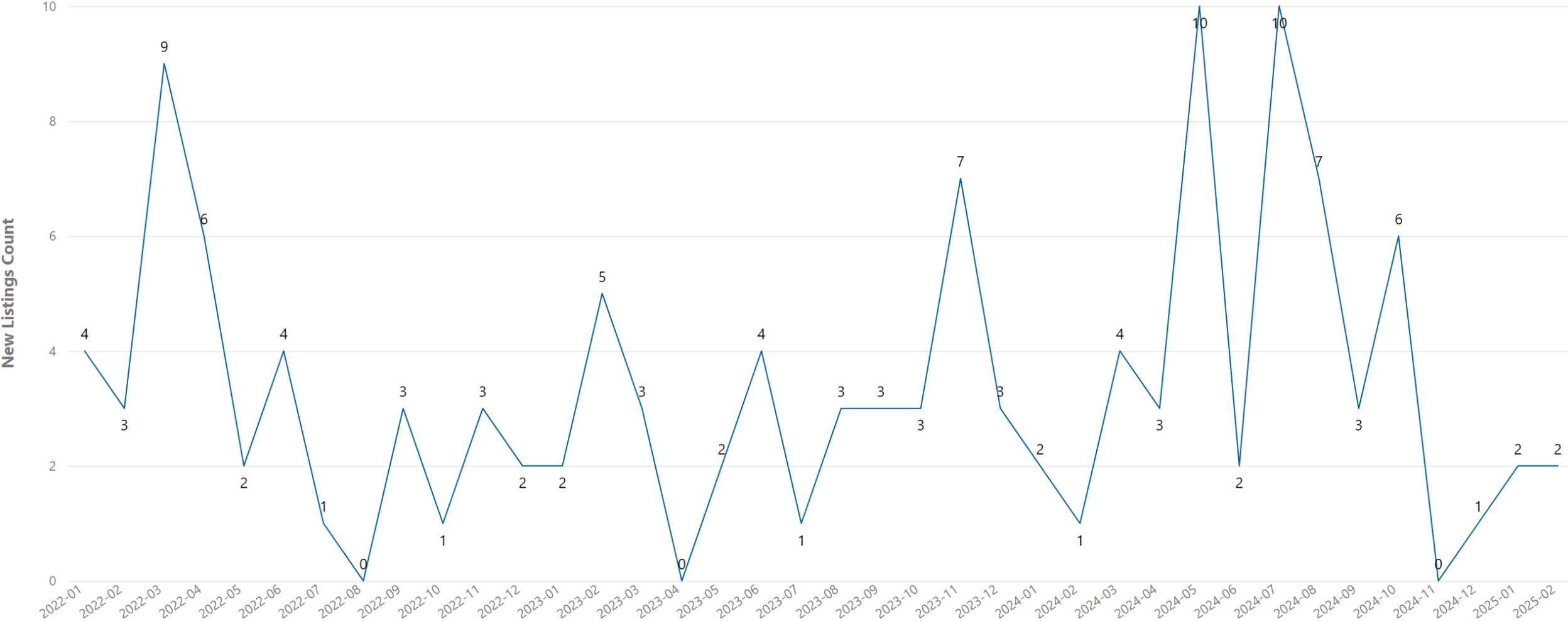
City	New Listings This Year	New Listings Last Year	% New Listings Change
Tres Pinos	1	0	N/A
Hollister	62	37	68%

# San Benito County - Decreased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
San Juan Bautista	3	6	-50%

# San Benito County - New Listings

CountyName ● San Benito



Data as of 3/6/2025

Aculist@2025

Residential Common Interest: 2022-2025

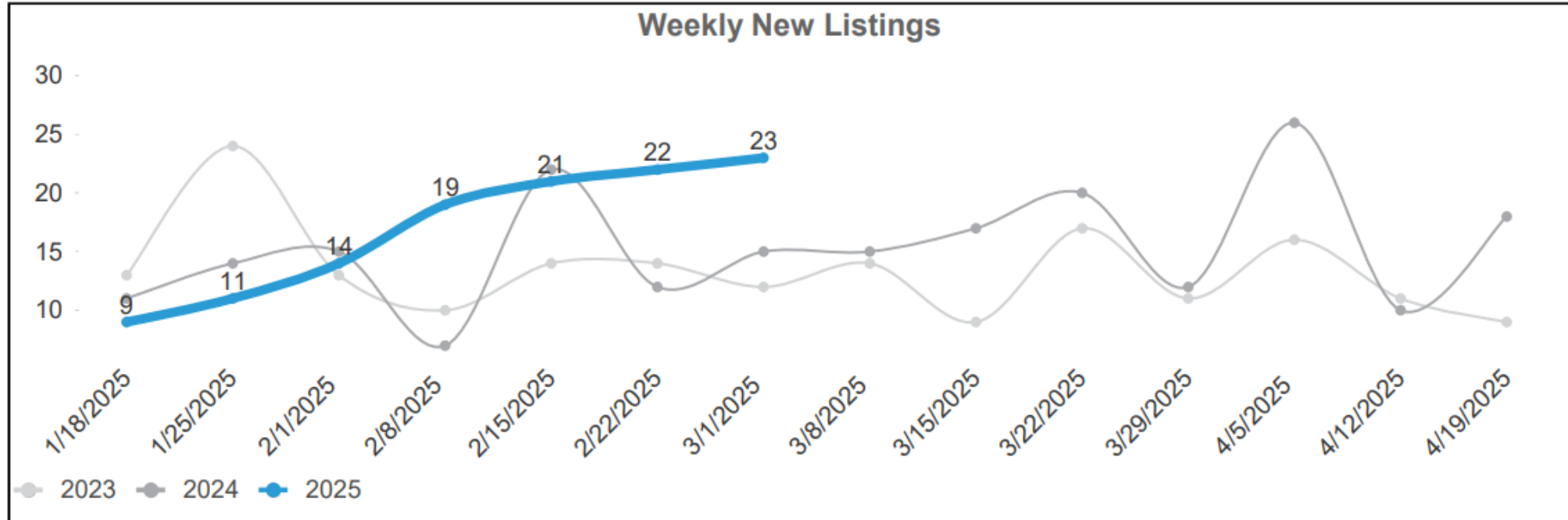




# San Benito County - Increased New Listings

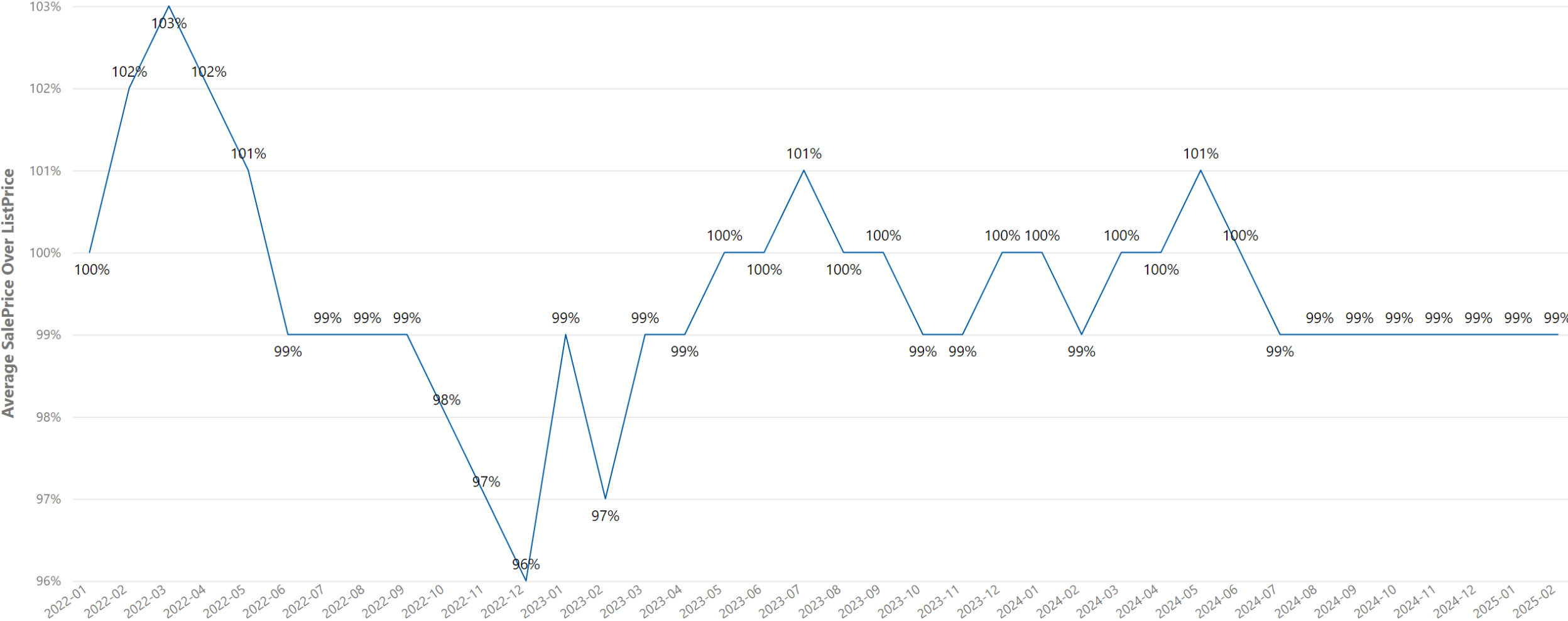
City	New Listings This Year	New Listings Last Year	% New Listings Change
Hollister	2	1	100%

# San Benito County – New Listings Week Ending 3/1/2025



# San Benito County - Average Sale Price Over List Price

CountyName ● San Benito



Data as of 3/6/2025

Aculist@2025

Residential Single Family: 2022-2025



# San Benito County - Increased Sale To List Price

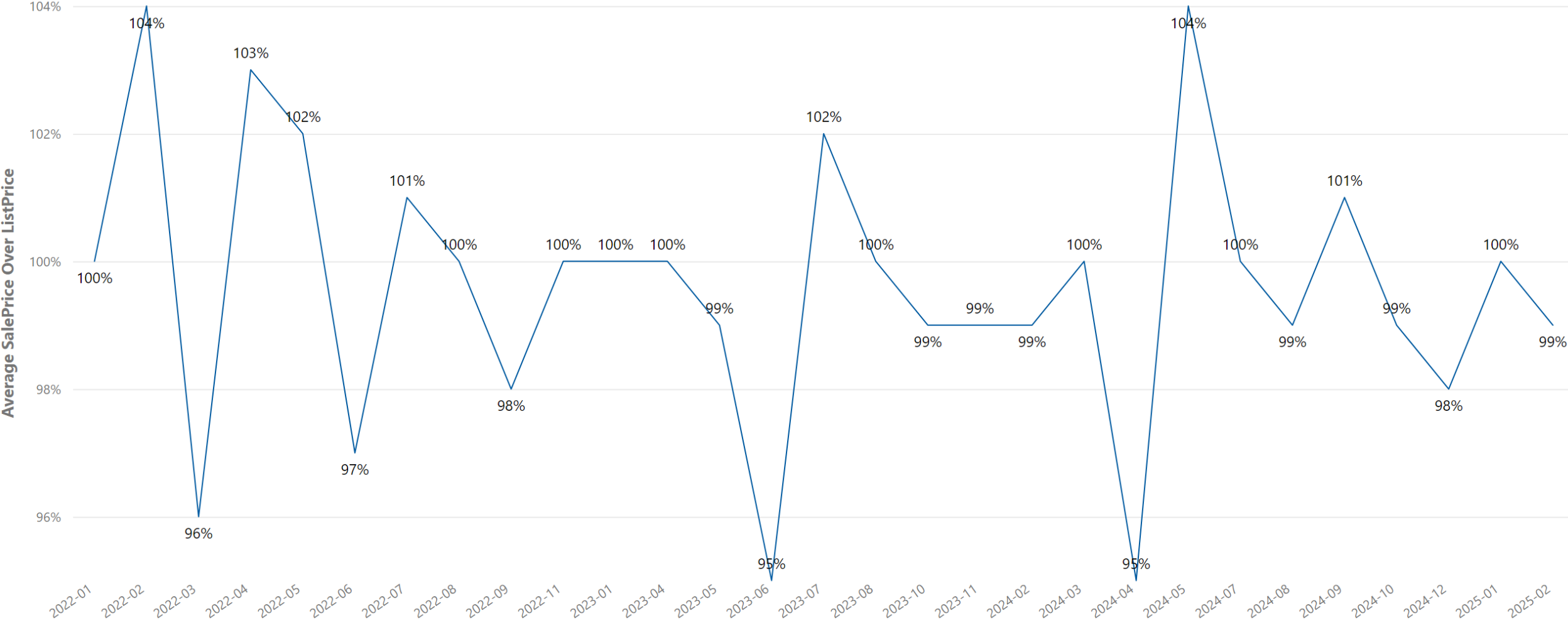
City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
Tres Pinos	97%	0%	N/A
San Juan Bautista	105%	102%	3%
Hollister	99%	99%	0%

# San Benito County - Increased New Listings (MoM)

City	New Listings Last Month	New Listings Previous Month	% New Listings Change
Tres Pinos	1	0	N/A
Hollister	62	34	82%

# San Benito County - Average Sale Price Over List Price

CountyName ● San Benito



Data as of 3/6/2025

Aculist@2025

Residential Common Interest: 2022-2025

# San Benito County - Increased Sale To List Price

City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
Hollister	99%	99%	0%

# San Benito County - Decreased Sale Over ListPrice (MoM)

City	Sale Over List Price	Sale Over List Price Previous Month	% Sale Over List Price Change
Hollister	99%	100%	-1%



# Thank You

