

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.

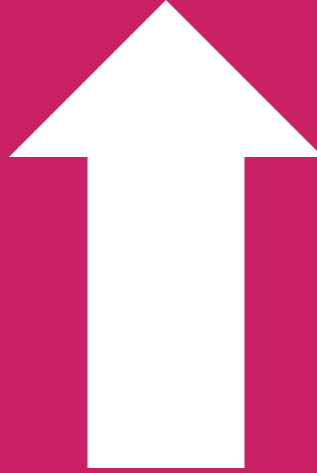
San Benito County

Market Minute Videos | April 2025

San Benito County – Single Family Market 2025 v. 2024

↓ 29

Median Days on Market
Compared to 32



\$769K

Median Price
Compared to \$768K

= 35

Closed Sales
Compared to 35

↑ 64

New Listings
Compared to 51

↓ 98%

Sale to List Price Ratio
Compared to 100%

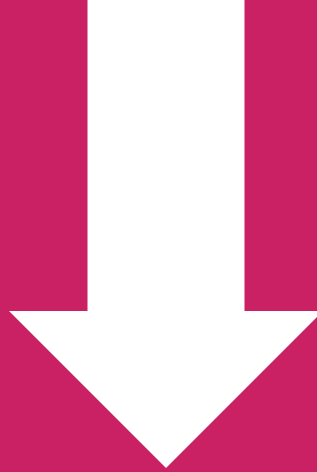
San Benito County – Common Interest Market 2025 v. 2024

↓ 88

Median Days on Market
Compared to 98

↑ 5

New Listings
Compared to 4



\$477K

Median Price
Compared to \$514K

↑ 4

Closed Sales
Compared to 1

↓ 98%

Sale to List Price Ratio
Compared to 100%

March 2025 Market Trends

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

Market Trends – March 2025 in San Benito County

Market Trend 1

The median price for both single family and common interest declined and are both MoM and YoY lower.

Market Trend 2

We expect to see increased transactions, which we did, but the number of new listings didn't increase for both classes.

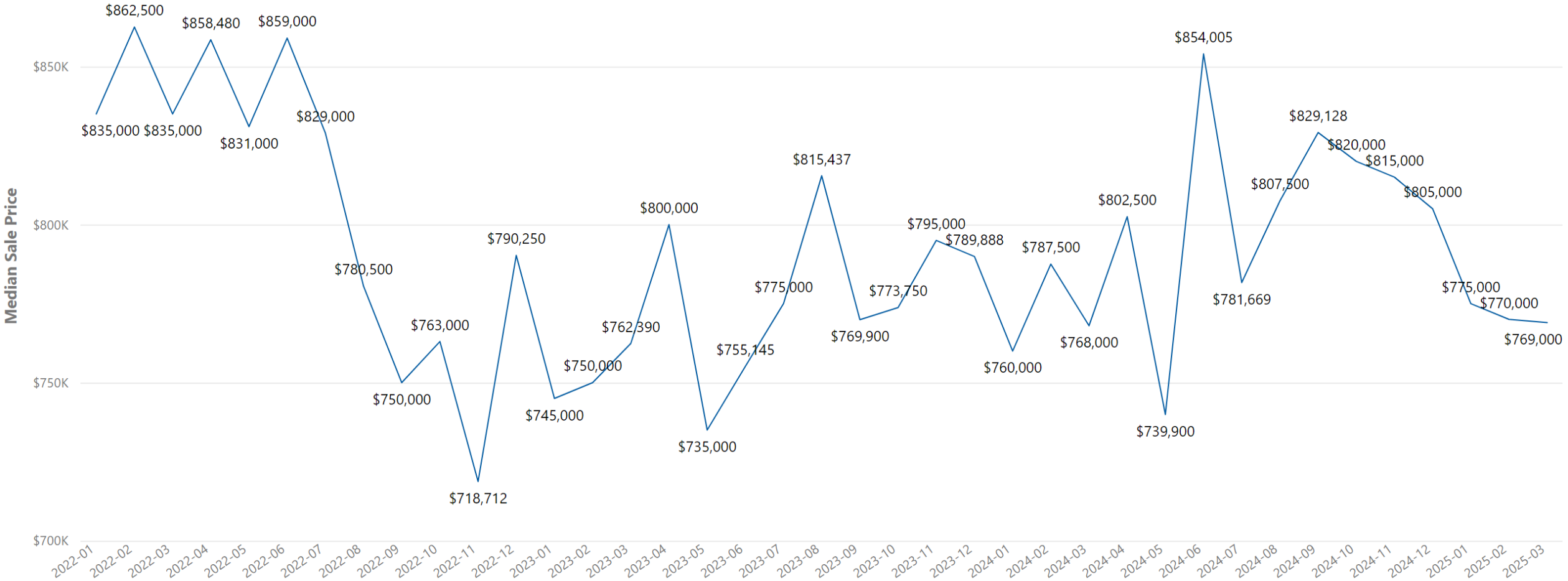
Market Trend 3

When prices are volatile, DOM is increasing but sale to list price ratios are not, you could argue that demand is weakening in both classes.

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 4/7/2025

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
San Juan Bautista	\$950,000	\$915,000	4%

San Benito County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Hollister	\$742,000	\$768,500	-3%
Aromas	\$685,000	\$700,000	-2%

San Benito County - Increased Median Sale Price (MoM)

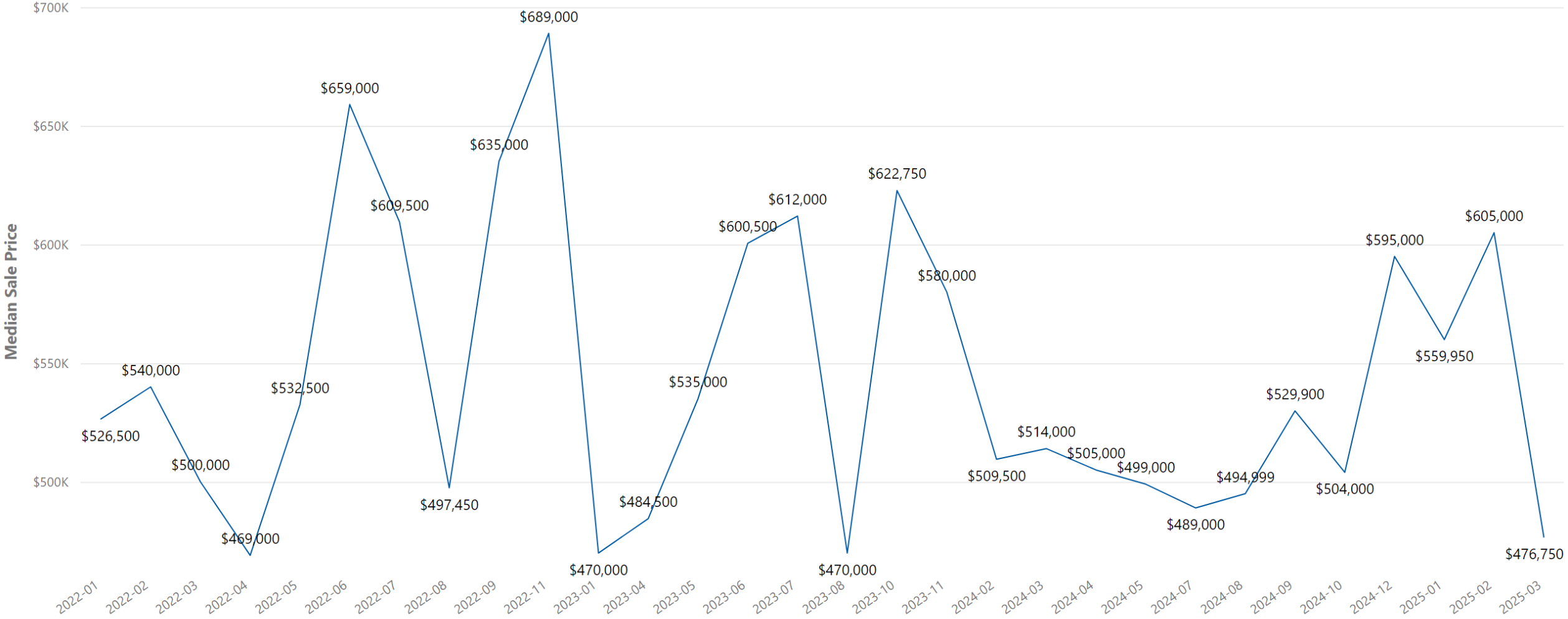
City	Median Sale Price	Median Sale Price Previous Month	% Median Sale Price Change
Aromas	\$685,000	\$0	N/A

San Benito County - Decreased Median Sale Price (MoM)

City	Median Sale Price	Median Sale Price Previous Month	% Median Sale Price Change
San Juan Bautista	\$950,000	\$1,150,000	-17%
Hollister	\$742,000	\$757,500	-2%

San Benito County - Median Sale Price

CountyName ● San Benito



Data as of 4/7/2025

Aculist@2025

Residential Common Interest: 2022-2025

San Benito County - Decreased Median Price

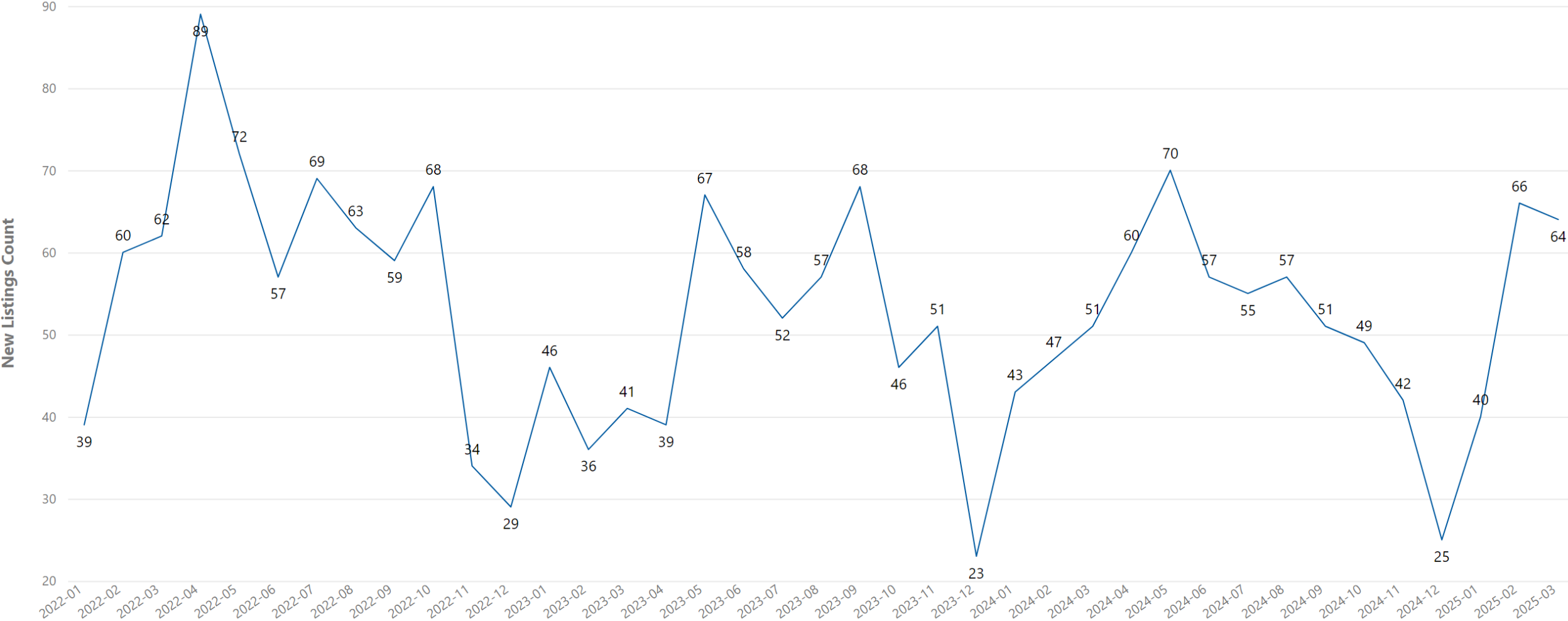
City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Hollister	\$476,750	\$514,000	-7%

San Benito County - Decreased Median Sale Price (MoM)

City	Median Sale Price	Median Sale Price Previous Month	% Median Sale Price Change
Hollister	\$476,750	\$605,000	-21%

San Benito County - New Listings

CountyName ● San Benito

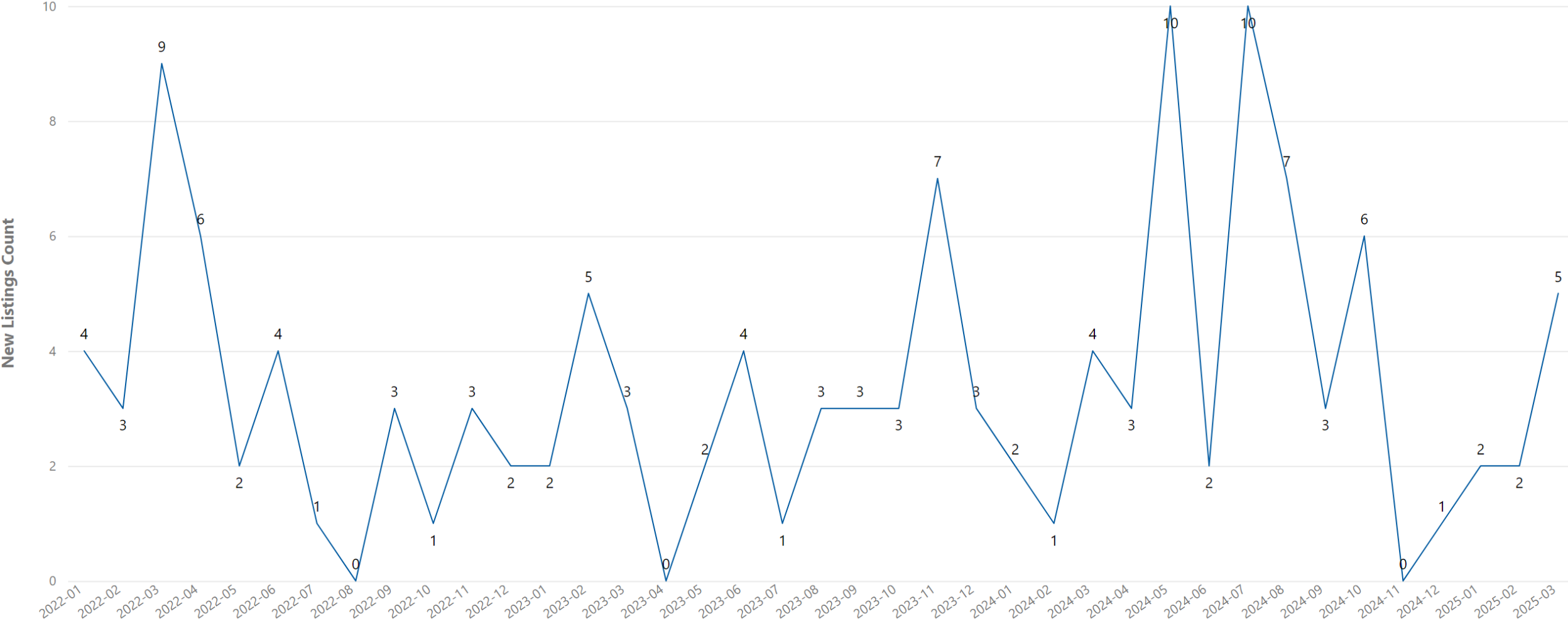


San Benito County - Increased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Aromas	1	0	N/A
Tres Pinos	1	0	N/A
Hollister	55	44	25%
Paicines	1	1	0%
San Juan Bautista	6	6	0%

San Benito County - New Listings

CountyName ● San Benito



Data as of 4/7/2025

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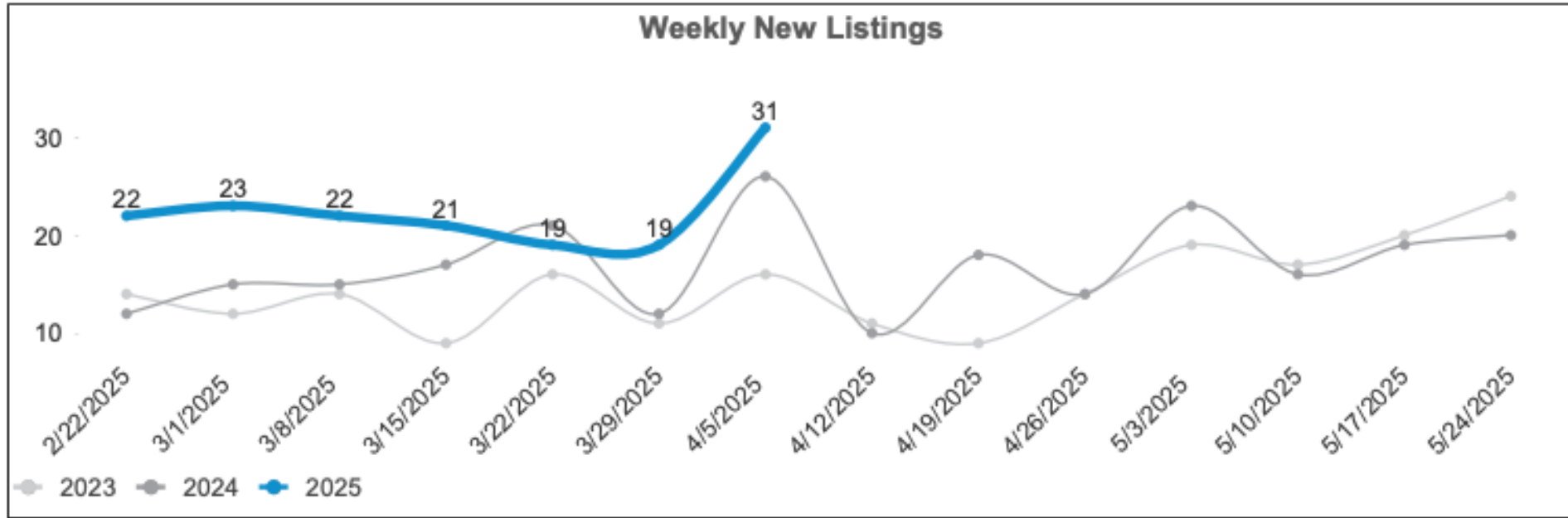
Residential Common Interest: 2022-2025



San Benito County - Increased New Listings

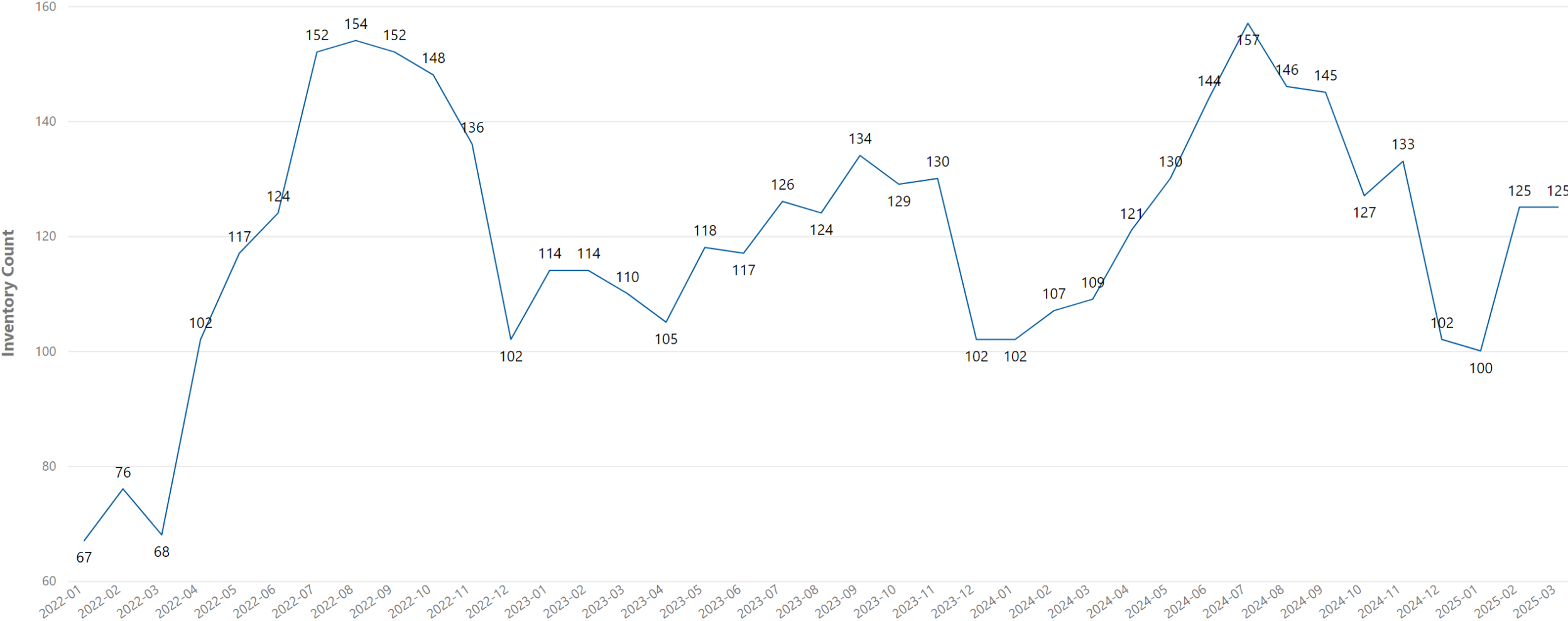
City	New Listings This Year	New Listings Last Year	% New Listings Change
Hollister	5	3	67%

San Benito County – New Listings Week Ending 4/5/2025



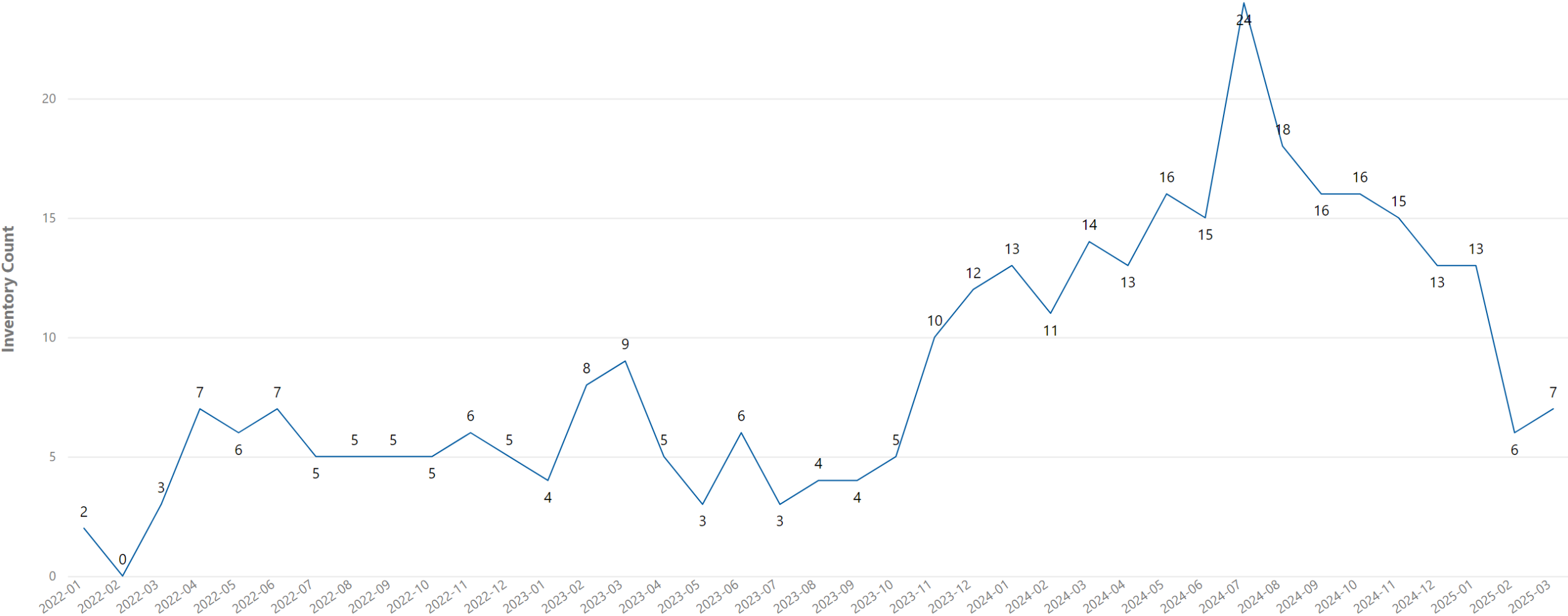
San Benito County - Inventory

CountyName ● San Benito



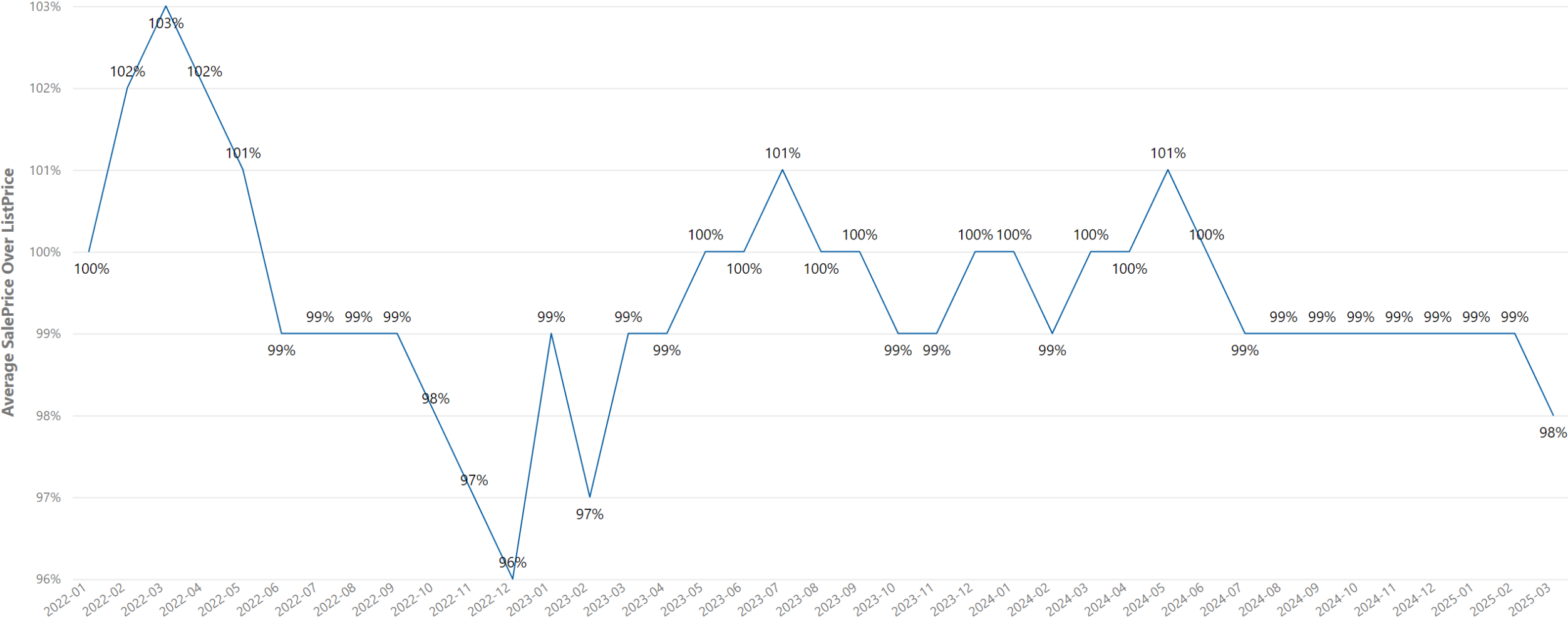
San Benito County - Inventory

CountyName ● San Benito



San Benito County - Average Sale Price Over List Price

CountyName ● San Benito



Data as of 4/7/2025

Aculist@2025

Residential Single Family: 2022-2025

San Benito County - Decreased Sale To List Price

City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
San Juan Bautista	95%	101%	-6%
Aromas	98%	100%	-2%
Hollister	98%	99%	-1%

San Benito County - Increased Sale Over List Price (MoM)

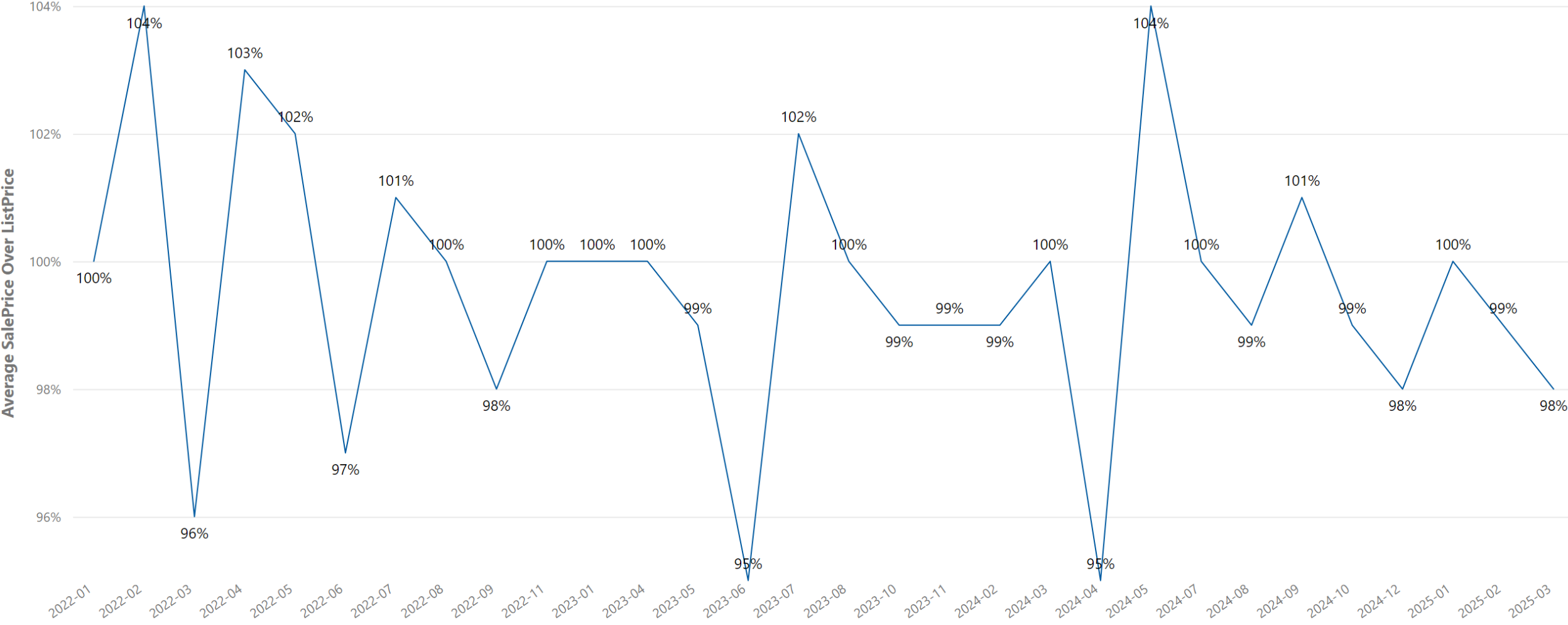
City	Sale Over List Price	Sale Over List Price Previous Month	% Sale Over List Price Change
Aromas	98%	0%	N/A

San Benito County - Decreased Sale Over ListPrice (MoM)

City	Sale Over List Price	Sale Over List Price Previous Month	% Sale Over List Price Change
San Juan Bautista	95%	105%	-10%
Hollister	98%	99%	-1%

San Benito County - Average Sale Price Over List Price

CountyName ● San Benito



San Benito County - Decreased Sale To List Price

City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
Hollister	98%	100%	-2%

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	98%	99%	-1%

Thank You

