

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.

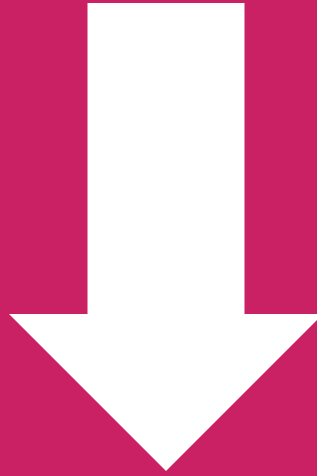
San Benito County

Market Minute Videos | May 2025

San Benito County – Single Family Market 2025 v. 2024

=22

Median Days on Market
Compared to 22



\$743K

Median Price
Compared to \$803K

↑ 46

Closed Sales
Compared to 34

↑ 62

New Listings
Compared to 60

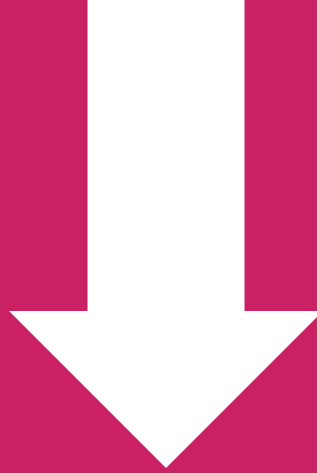
↓ 99%

Sale to List Price Ratio
Compared to 100%

San Benito County – Common Interest Market 2025 v. 2024

↓ 16

Median Days on Market
Compared to 77



\$498K

Median Price
Compared to \$505K

↑ 2

Closed Sales
Compared to 1

↑ 6

New Listings
Compared to 3

↑ 102%

Sale to List Price Ratio
Compared to 95%

April 2025 Market Trends

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

Market Trends – April 2025 in San Benito County

Market Trend 1

April marks the seventh straight month of a declining median price in the single family market, while the common interest increased, but is volatile.

Market Trend 2

The single family market had the highest number of closed sales this year, but a second straight month of new listing decreases. There were two sales in the common interest market.

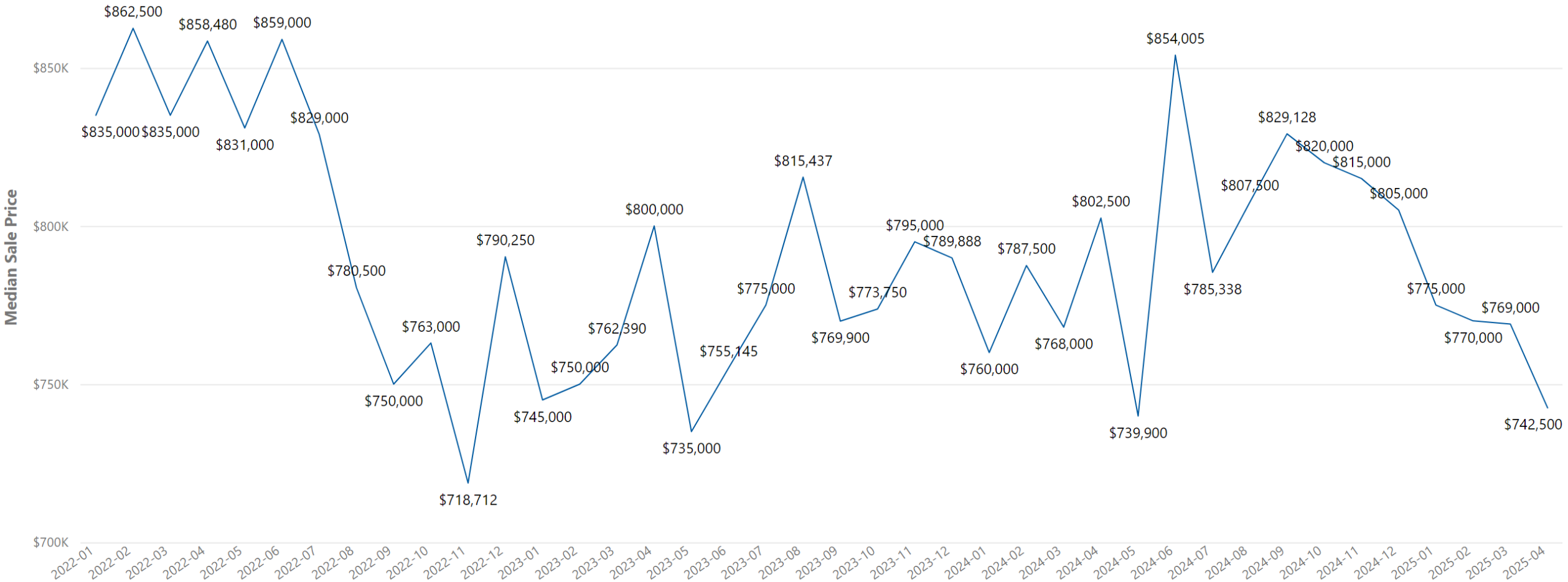
Market Trend 3

Significant price decreases signals a lack of demand, but other metrics like DOM decreased whereas sale to list price increased resulting in conflicting metrics both markets.

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 5/6/2025

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
Paicines	\$732,115	\$0	N/A

San Benito County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
San Juan Bautista	\$1,199,000	\$1,307,500	-8%
Hollister	\$740,000	\$800,000	-8%
Tres Pinos	\$775,000	\$810,000	-4%

San Benito County - Increased Median Sale Price (MoM)

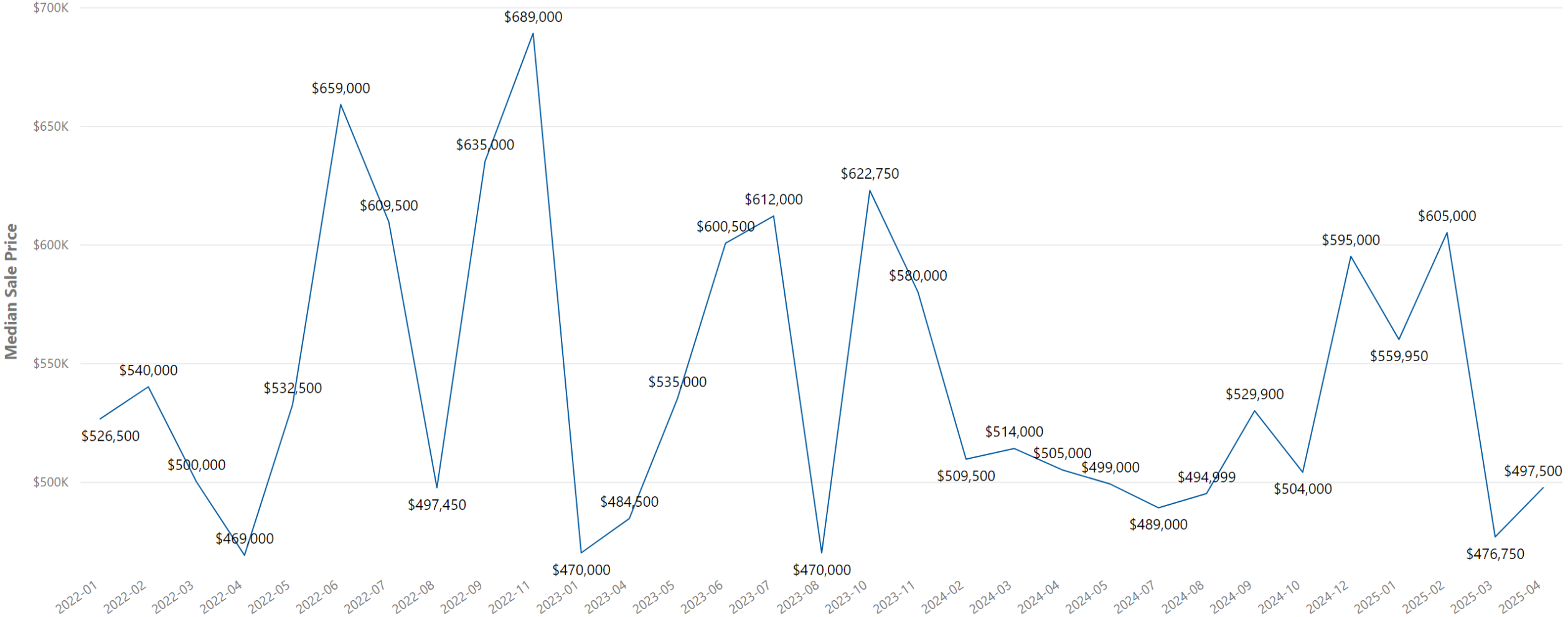
City	Median Sale Price	Median Sale Price Previous Month	% Median Sale Price Change
Paicines	\$732,115	\$0	N/A
Tres Pinos	\$775,000	\$0	N/A
San Juan Bautista	\$1,199,000	\$950,000	26%

San Benito County - Decreased Median Sale Price (MoM)

City	Median Sale Price	Median Sale Price Previous Month	% Median Sale Price Change
Hollister	\$740,000	\$742,000	0%

San Benito County - Median Sale Price

CountyName ● San Benito



Data as of 5/6/2025

Aculist@2025

Residential Common Interest: 2022-2025

San Benito County - Increased Median Price

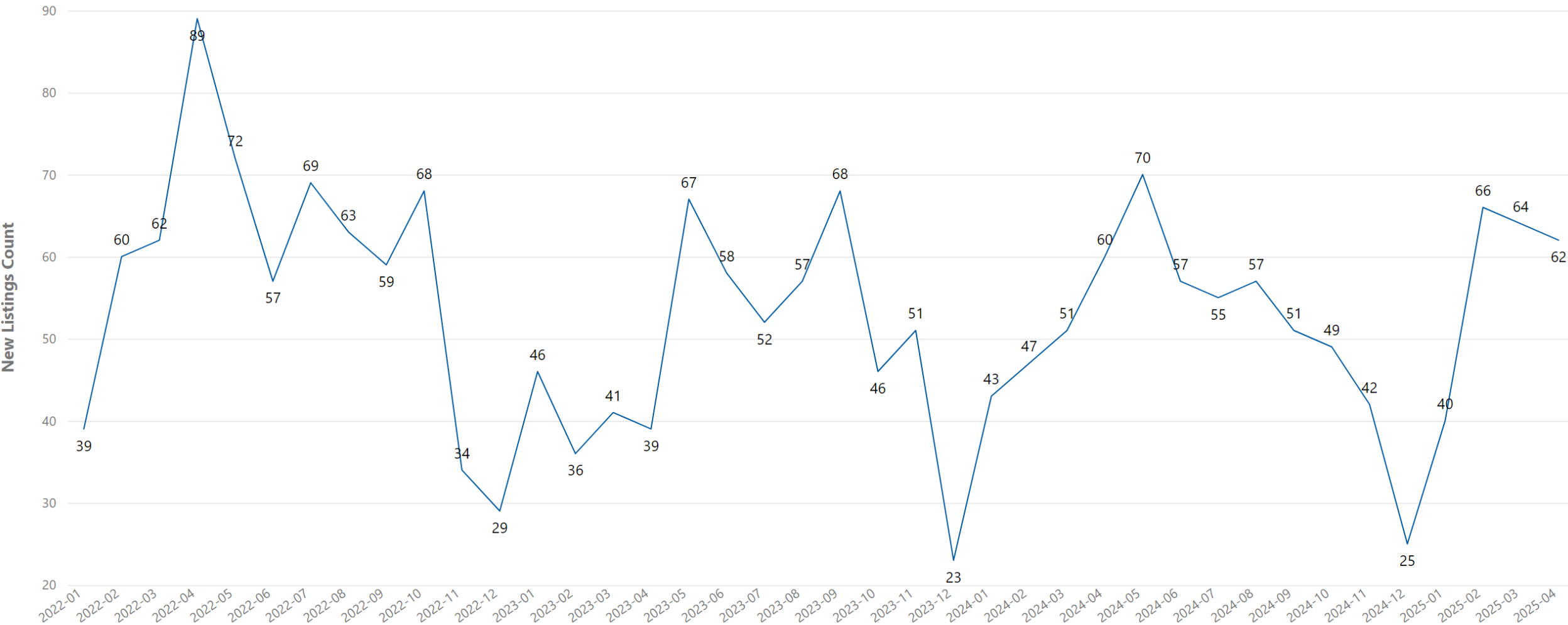
City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Hollister	\$497,500	\$0	N/A

San Benito County - Increased Median Sale Price (MoM)

City	Median Sale Price	Median Sale Price Previous Month	% Median Sale Price Change
Hollister	\$497,500	\$476,750	4%

San Benito County - New Listings

CountyName ● San Benito



San Benito County - Increased New Listings

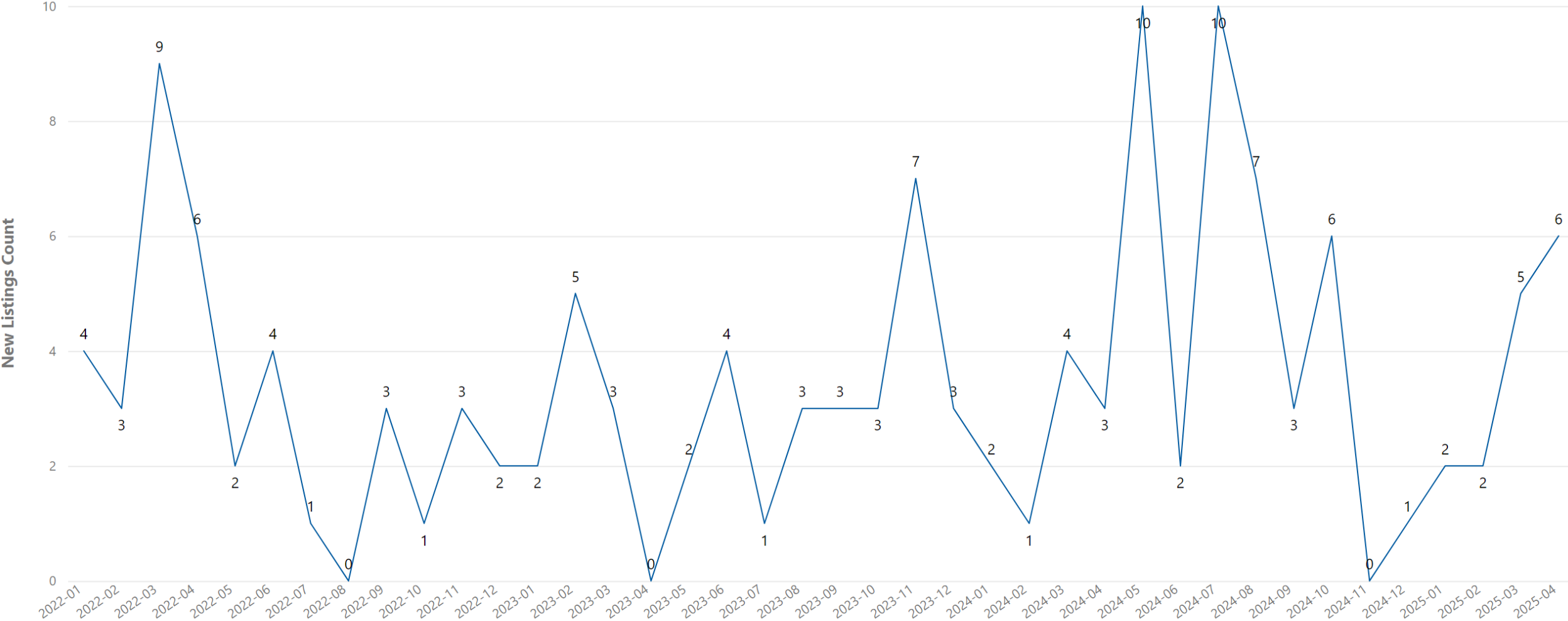
City	New Listings This Year	New Listings Last Year	% New Listings Change
Aromas	1	0	N/A
Tres Pinos	2	1	100%
San Juan Bautista	7	5	40%

San Benito County - Decreased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Hollister	52	54	-4%

San Benito County - New Listings

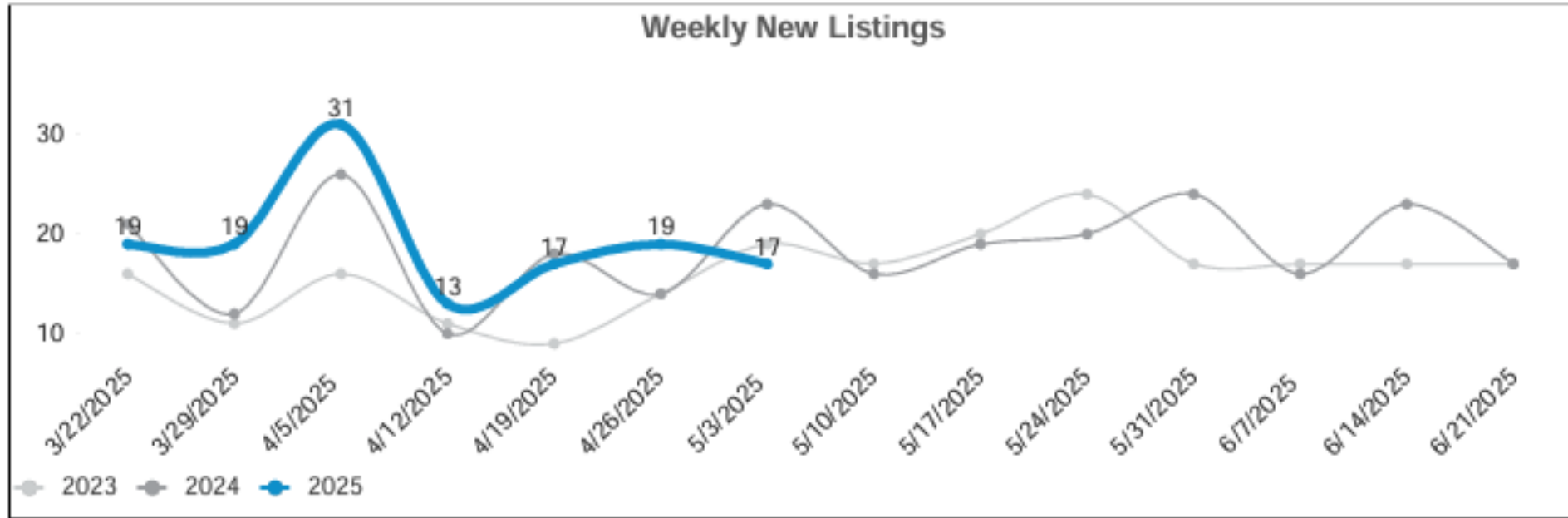
CountyName ● San Benito



San Benito County - Increased New Listings

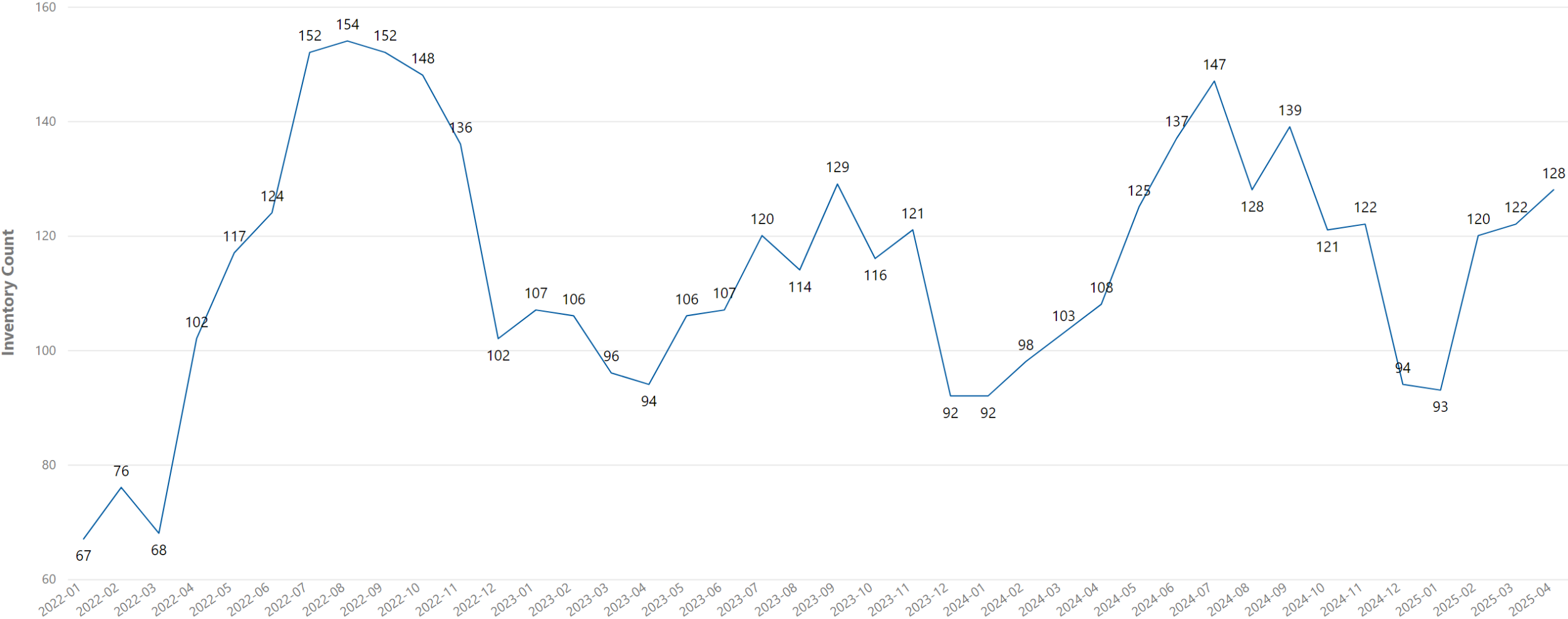
City	New Listings This Year	New Listings Last Year	% New Listings Change
Hollister	6	3	100%

San Benito County – New Listings Week Ending 5/3/2025



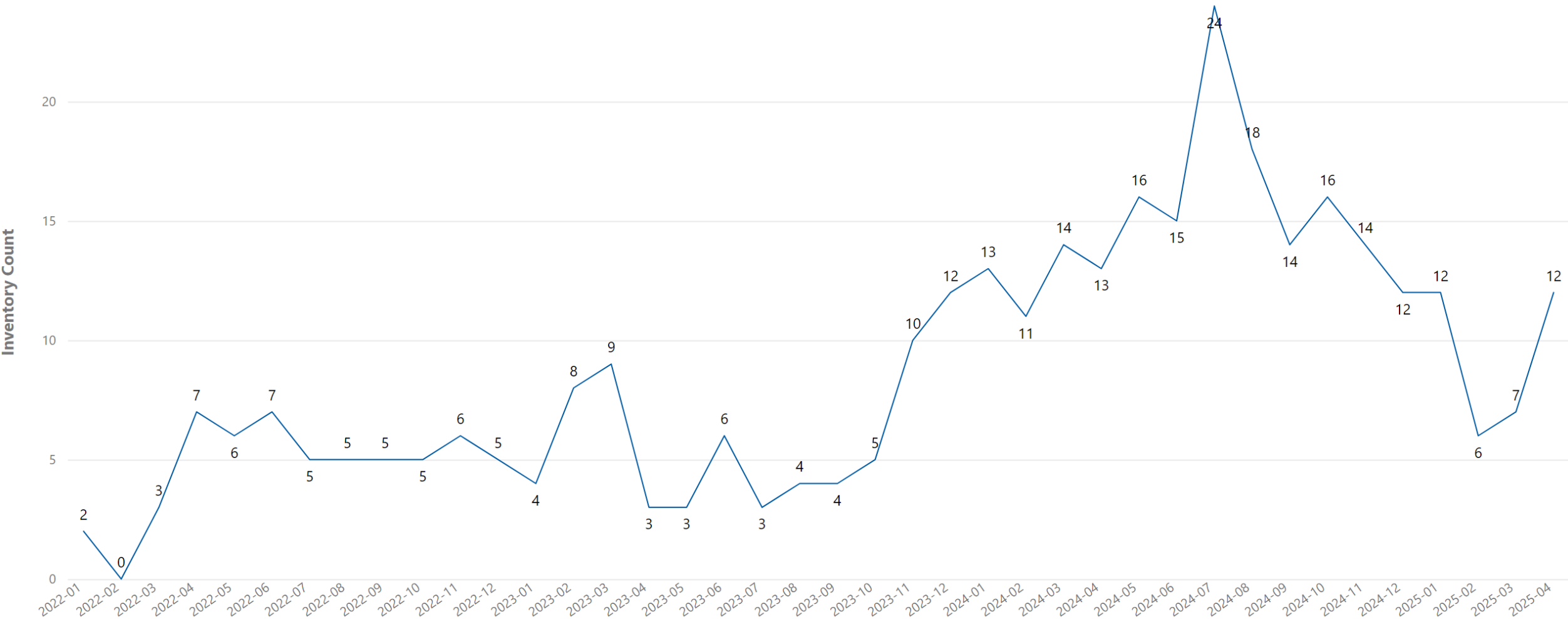
San Benito County - Inventory

CountyName ● San Benito

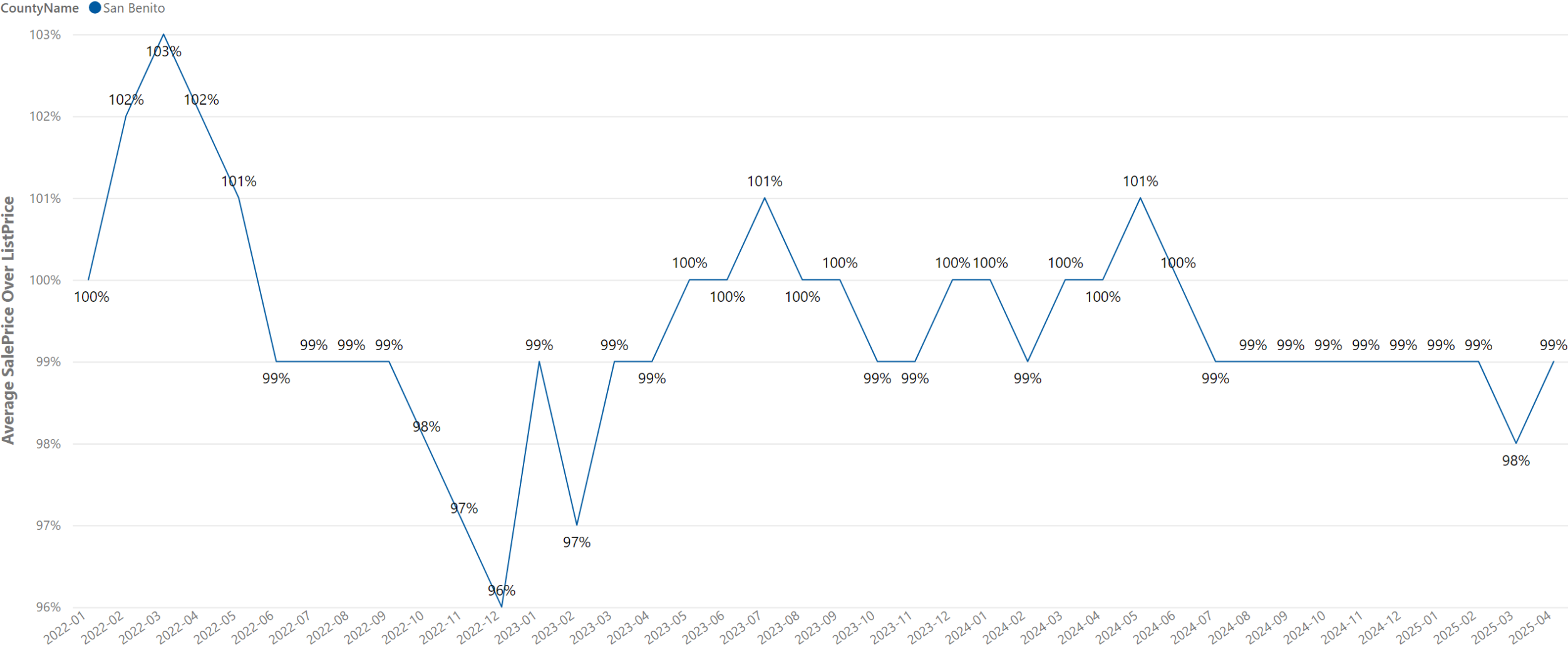


San Benito County - Inventory

CountyName ● San Benito



San Benito County - Average Sale Price Over List Price



San Benito County - Increased Sale To List Price

City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
Paicines	100%	0%	N/A
Tres Pinos	100%	95%	5%

San Benito County - Decreased Sale To List Price

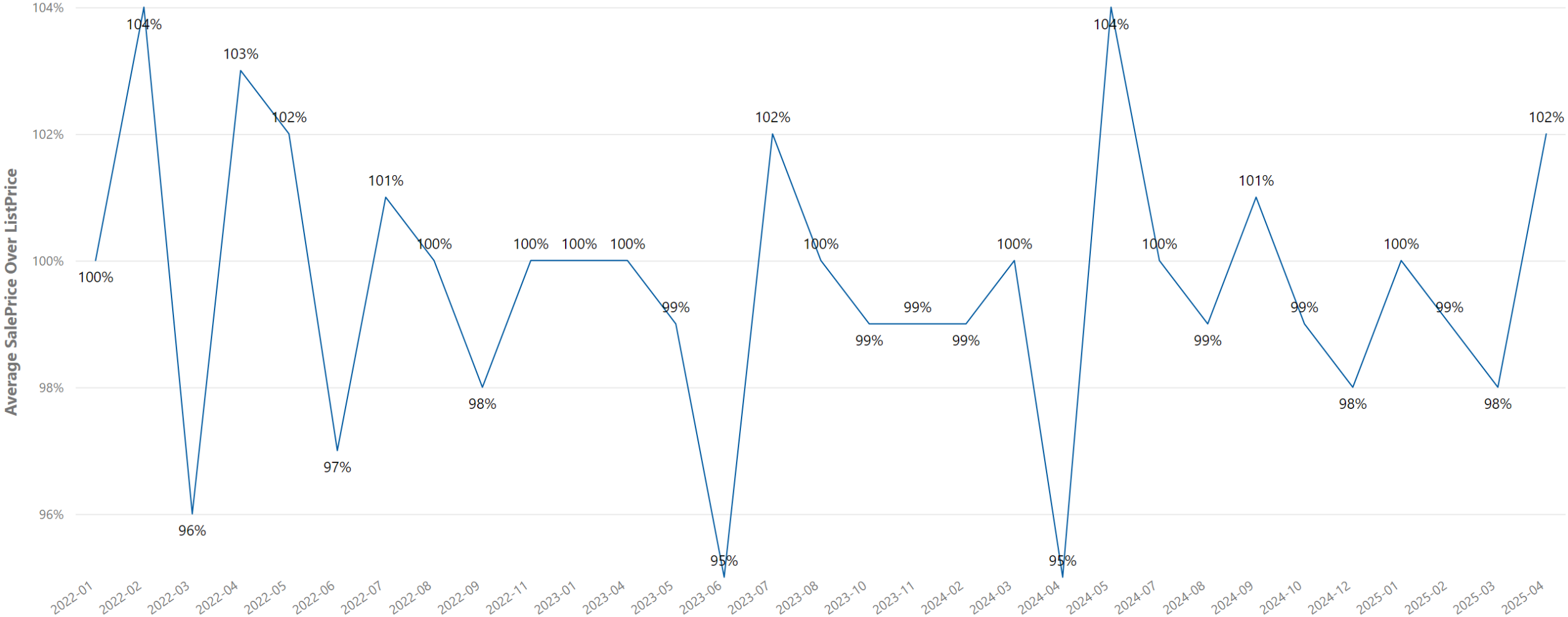
City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
Hollister	99%	100%	-1%
San Juan Bautista	100%	101%	-1%

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
Paicines	100%	0%	N/A
Tres Pinos	100%	0%	N/A
San Juan Bautista	100%	95%	5%
Hollister	99%	98%	1%

San Benito County - Average Sale Price Over List Price

CountyName ● San Benito



Data as of 5/6/2025

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	102%	0%	N/A

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
Hollister	102%	98%	4%

Thank You

