



San Benito County

Market Minute Videos | June 2025

San Benito County -Residential - Single Family 2025 vs 2024

↑ 33

Median Days on Market
Compared to 14

↓ 30

Closed Sales
Compared to 43



\$832.0K

Median Price
Compared to \$739.9K

↓ 64

New Listings
Compared to 70

↓ 100%

Sale to List Price Ratio
Compared to 101%

San Benito County -Residential - Common Interest 2025 vs 2024

↓ 13

Median Days on Market
Compared to 176



\$629.9K

Median Price
Compared to \$499.0K

↑ 3

Closed Sales
Compared to 1

↓ 1

New Listings
Compared to 10

↓ 100%

Sale to List Price Ratio
Compared to 104%

May 2025 Market Trends

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

Market Trends – May 2025 in San Benito County

Market Trend 1

After seven straight months of decline in the single-family market, the May median price increased to a near three-year high with the common interest market also increased.

Market Trend 2

Increased new listings and closed sales, particularly in the single-family market, expected from late winter into spring has not been the case with decreases from month to month.

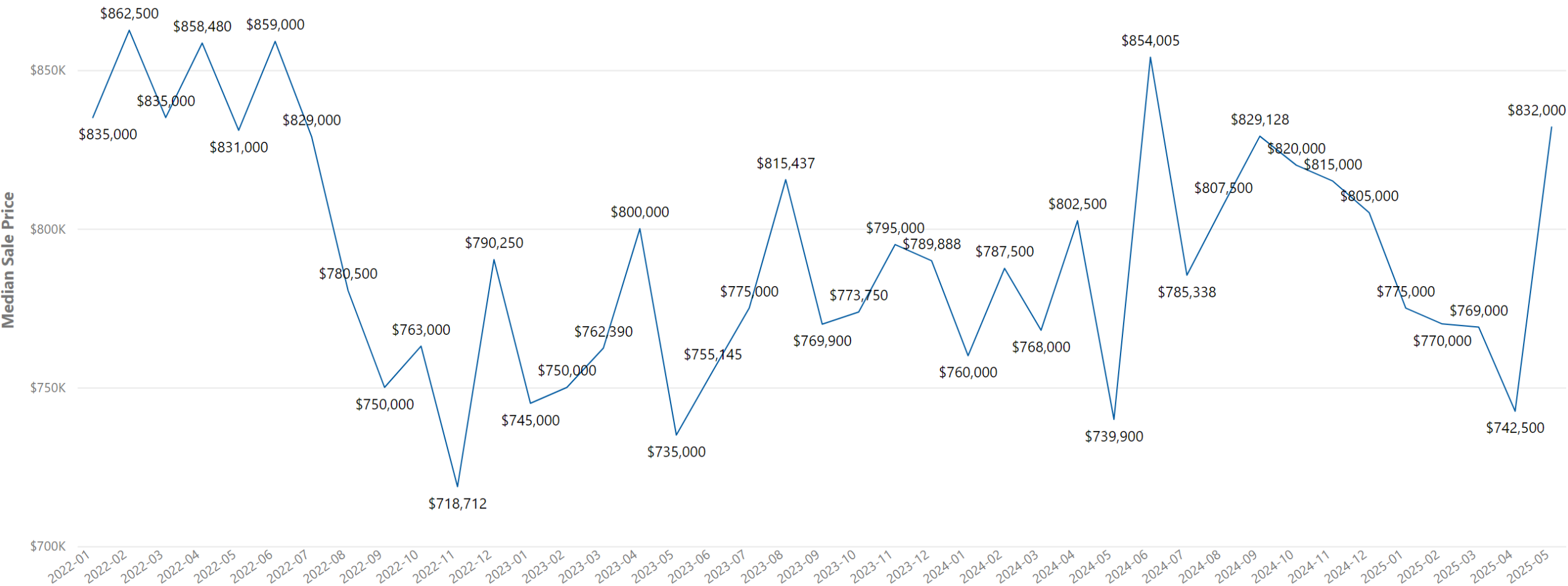
Market Trend 3

Unlike neighboring counties, data signaling a decrease in competition was not as obvious – namely where sale to list price ratio and Days on Market (DOM) data was mixed for 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



San Benito County - Increased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Hollister	\$854,000	\$739,900	15%

San Benito County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Aromas	\$0	\$699,000	-100%
San Juan Bautista	\$620,000	\$810,000	-23%

San Benito County - Increased Median Sale Price (MoM)

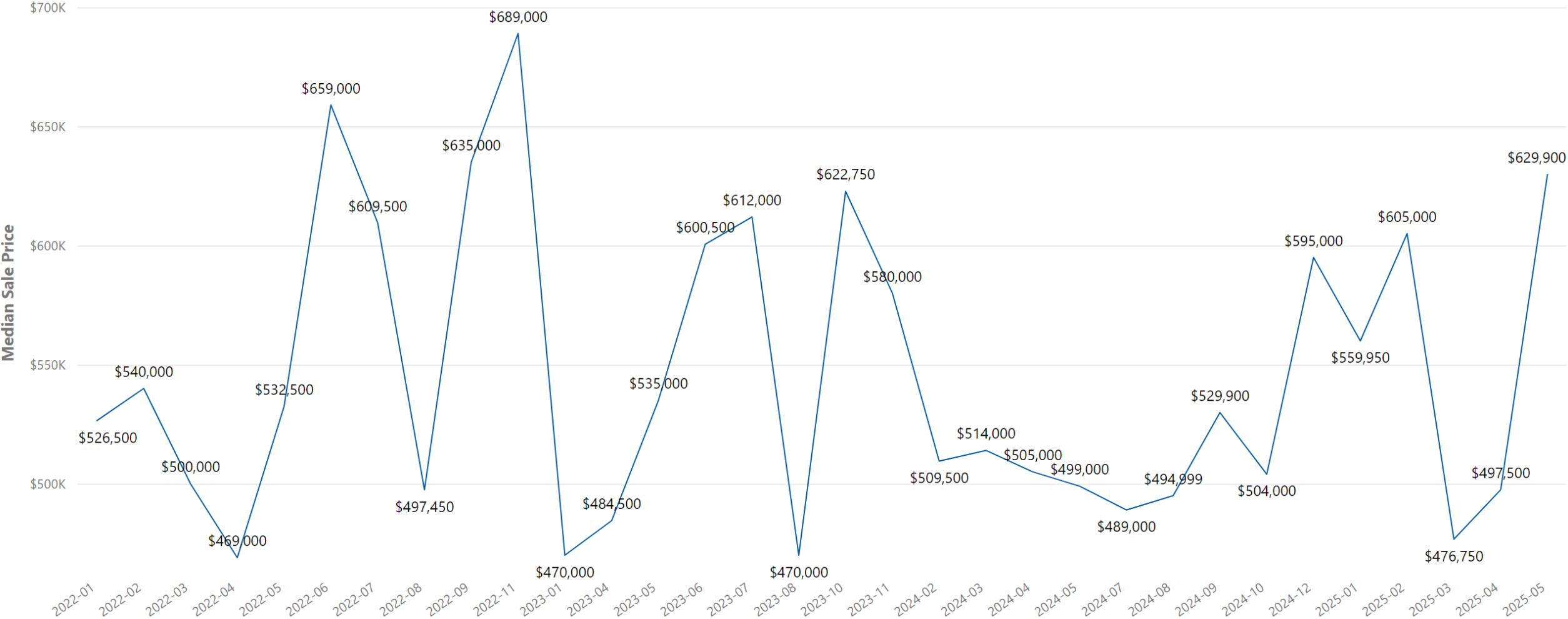
City	Median Sale Price	Median Sale Price Previous Month	% Median Sale Price Change
Hollister	\$854,000	\$740,000	15%

San Benito County - Decreased Median Sale Price (MoM)

City	Median Sale Price	Median Sale Price Previous Month	% Median Sale Price Change
San Juan Bautista	\$620,000	\$1,199,000	-48%

San Benito County - Median Sale Price

CountyName ● San Benito



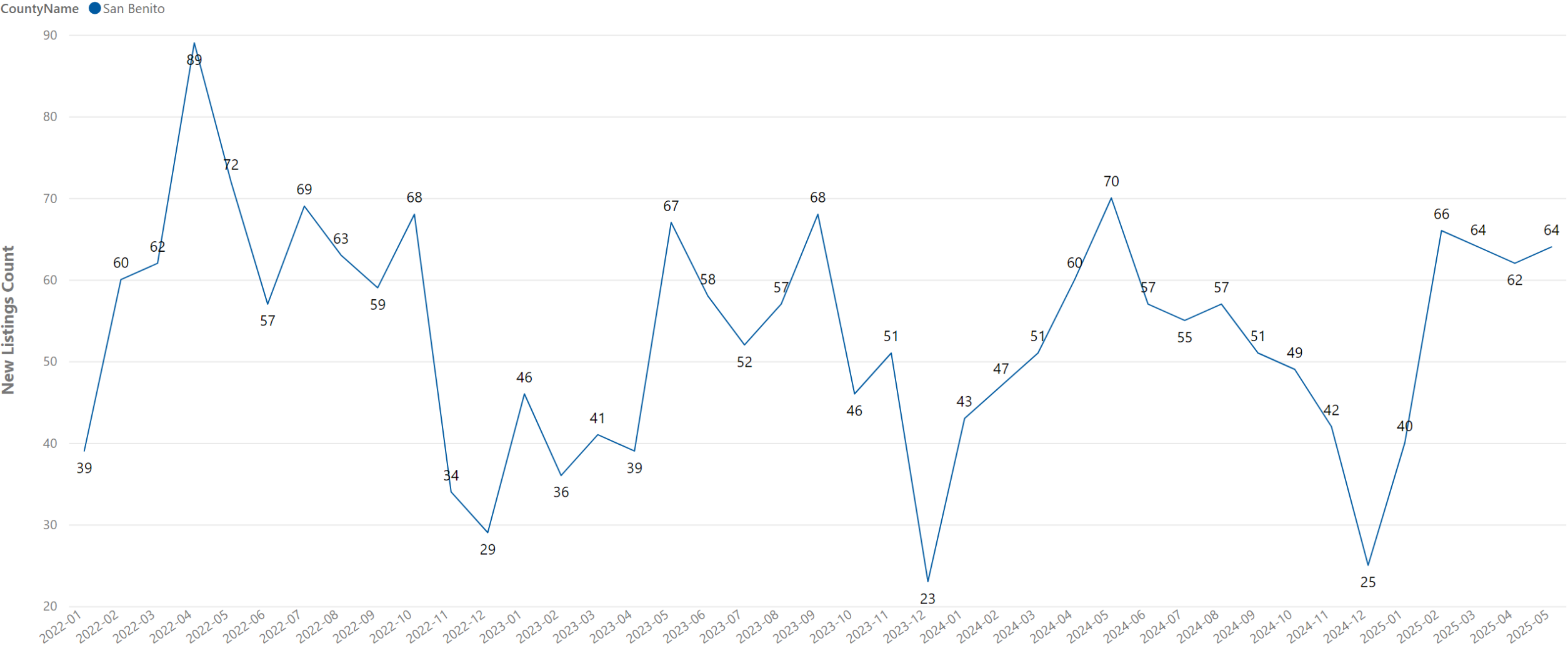
San Benito County - Increased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Hollister	\$589,950	\$499,000	18%

San Benito County - Increased Median Sale Price (MoM)

City	Median Sale Price	Median Sale Price Previous Month	% Median Sale Price Change
Hollister	\$589,950	\$497,500	19%

San Benito County - New Listings



San Benito County - Increased New Listings

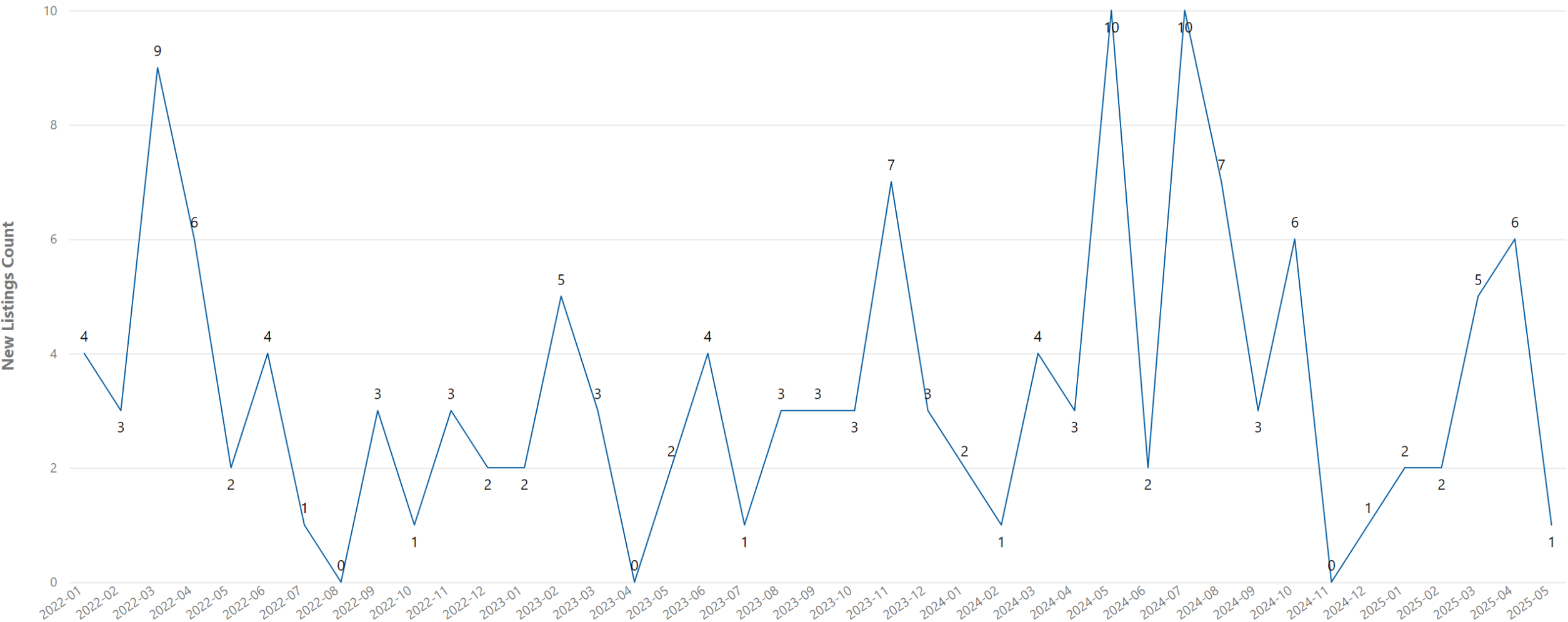
City	New Listings This Year	New Listings Last Year	% New Listings Change
Paicines	1	0	N/A
San Juan Bautista	5	5	0%

San Benito County - Decreased New Listings

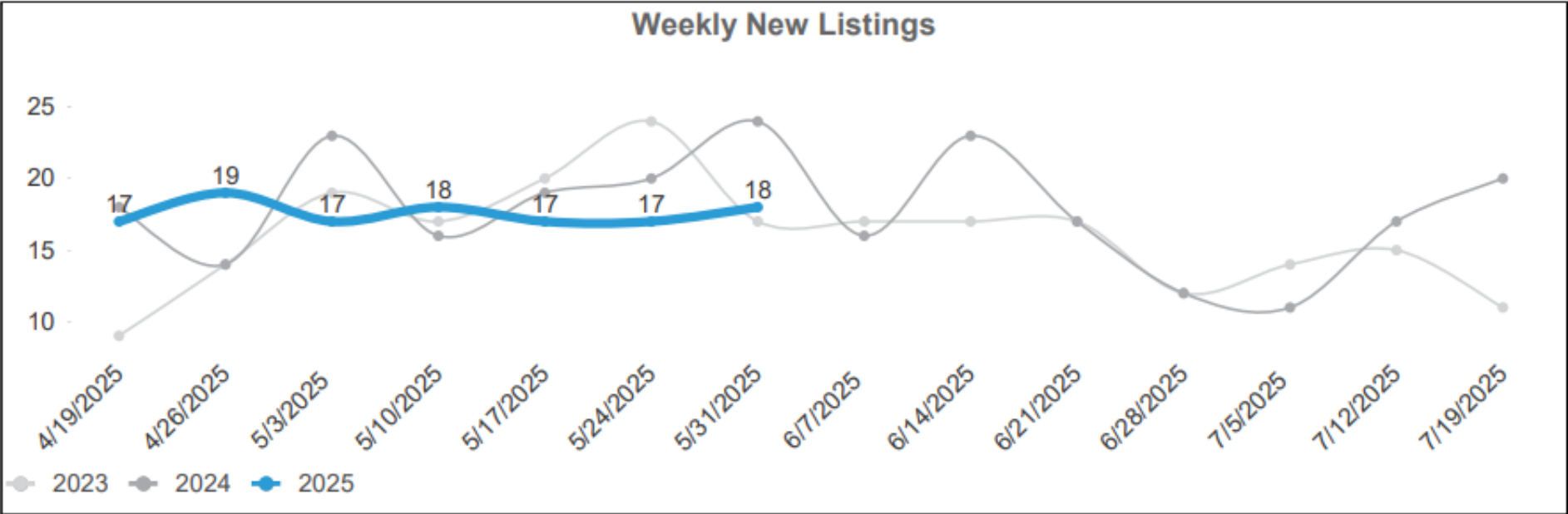
City	New Listings This Year	New Listings Last Year	% New Listings Change
Aromas	4	5	-20%
Hollister	54	59	-8%

San Benito County - New Listings

CountyName ● San Benito

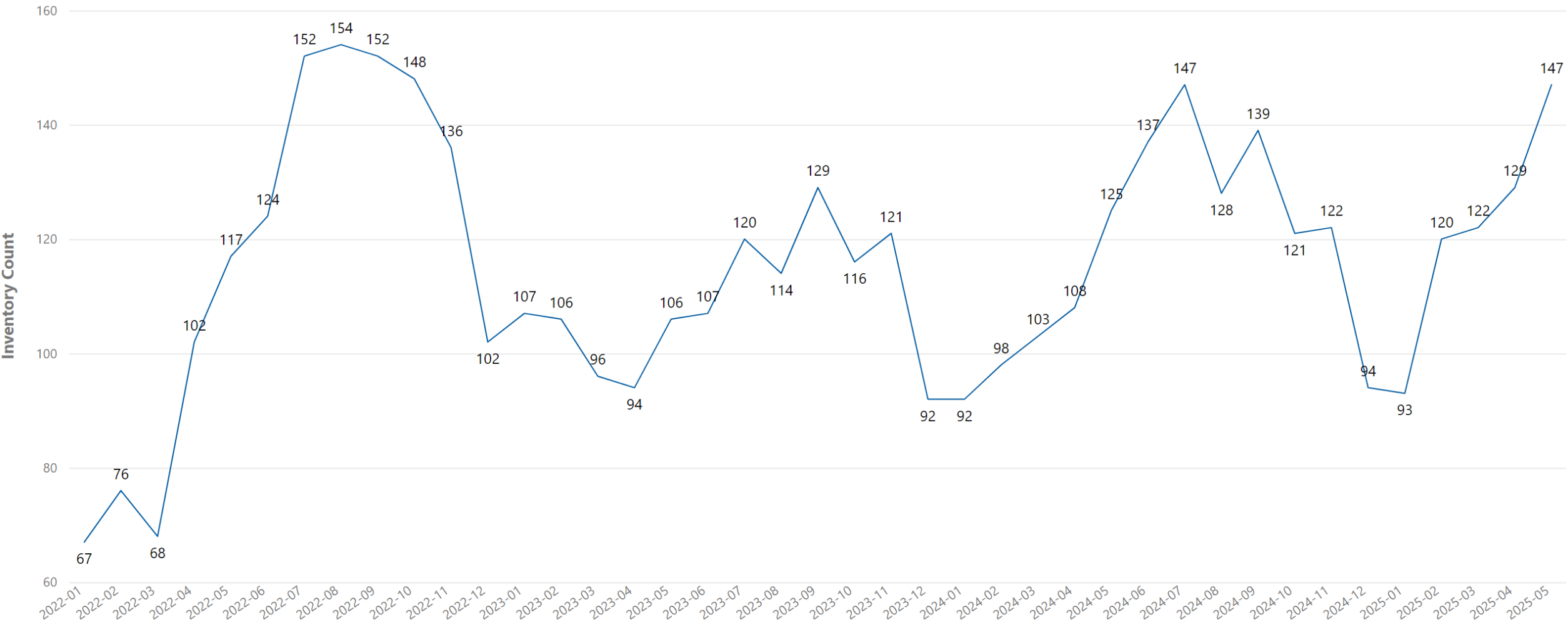


San Benito County – New Listings Week Ending 5/31/2025



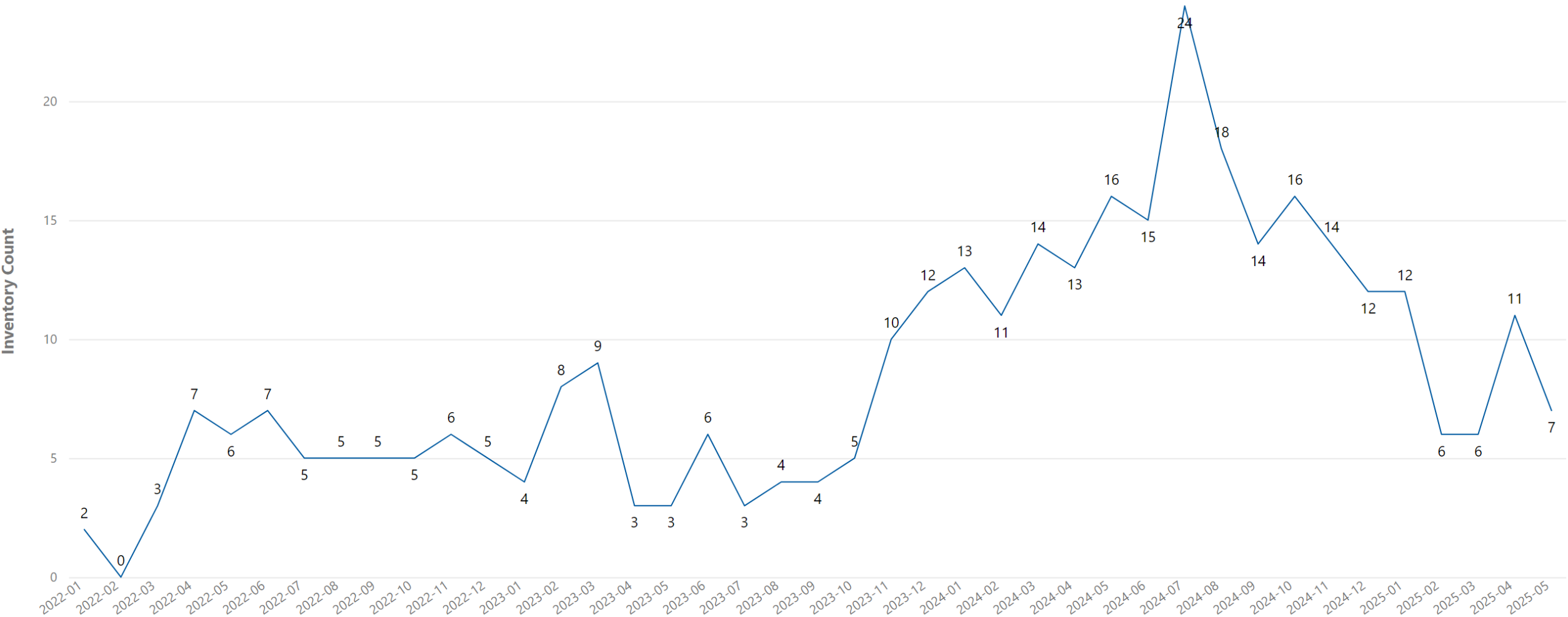
San Benito County - Inventory

CountyName ● San Benito

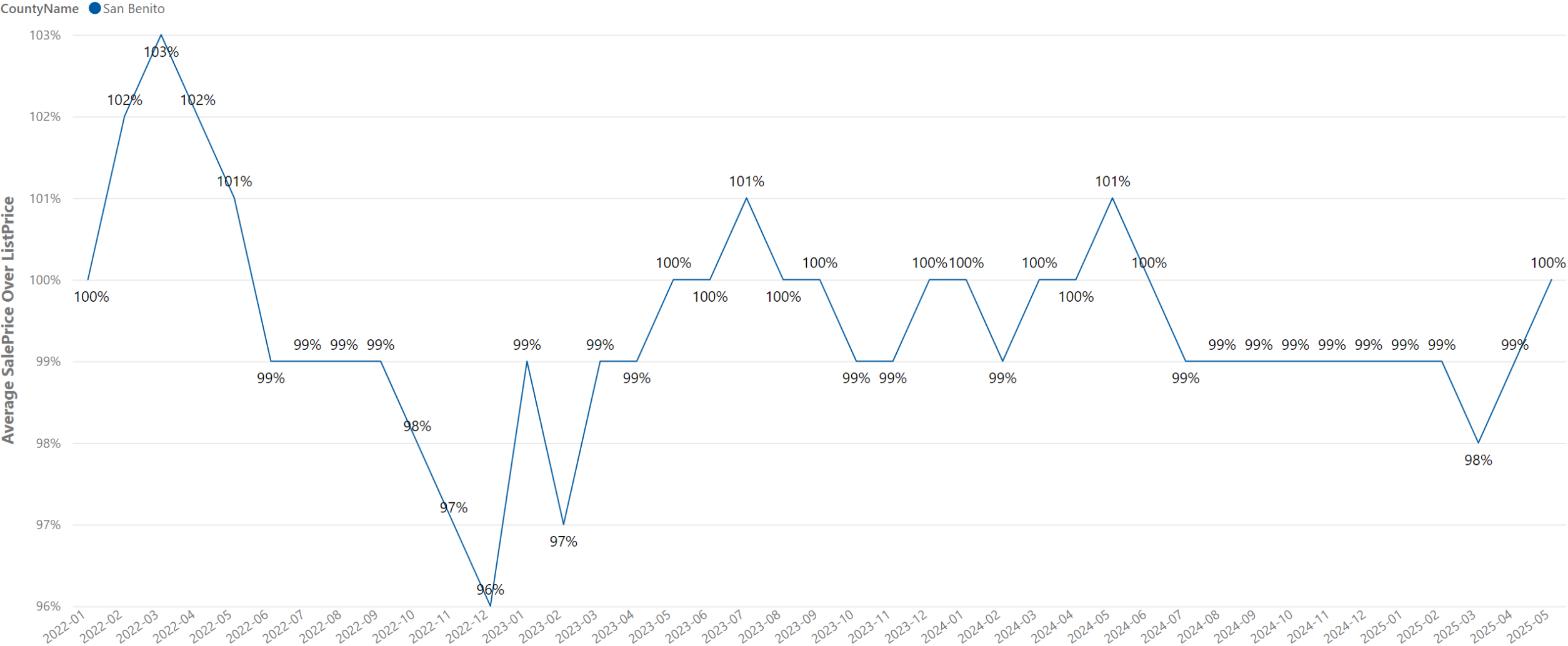


San Benito County - Inventory

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
San Juan Bautista	100%	98%	2%

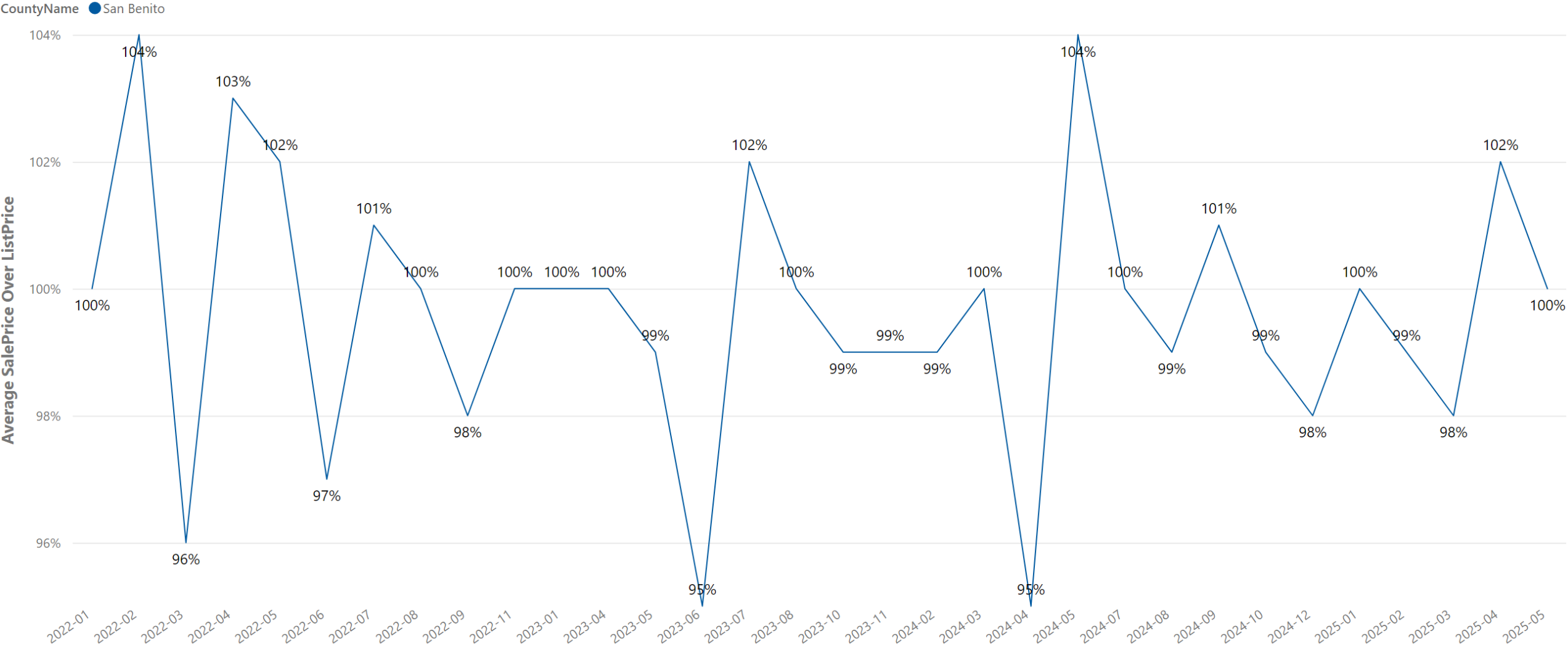
San Benito County - Decreased Sale To List Price

City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
Hollister	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
Hollister	100%	99%	1%
San Juan Bautista	100%	100%	0%

San Benito County - Average Sale Price Over List Price



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	100%	104%	-4%

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	100%	102%	-2%

Thank You

