



San Benito County

Market Minute Videos | July 2025

San Benito County -Residential - Single Family 2025 vs 2024

↑ 24

Median Days on Market
Compared to 22



\$876.4K

Median Price
Compared to \$854.0K

↑ 41

Closed Sales
Compared to 31

↑ 66

New Listings
Compared to 57

=100%

Sale to List Price Ratio
Compared to 100%

San Benito County -Residential - Common Interest 2025 vs 2024

 **25**

Median Days on Market
No Sales - June 2024



\$560.0K

Median Price
No Sales – June 2024

 **3**

Closed Sales
Compared to 0

 **7**

New Listings
Compared to 2

 **99%**

Salet to List Price Ratio
No Sales - June 2024

June 2025 Market Trends

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

Market Trends – June 2025 in San Benito County

Market Trend 1

The June median price for single family homes reached an all-time high price, differing from the common interest market which had a significant decline in median price from May to June.

Market Trend 2

Closed sales, new listings and inventory are all up in the single family market, whereby common interest, a much smaller market, differed in June only with a decrease in the number of closed sales.

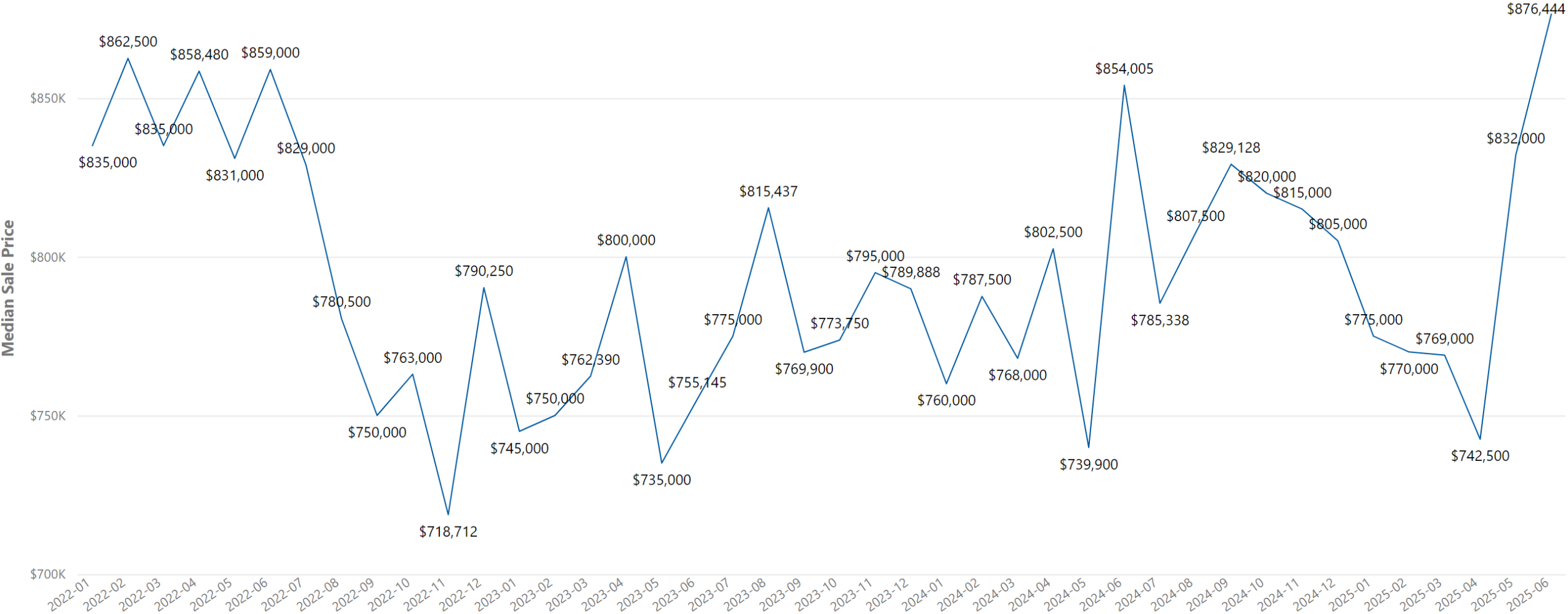
Market Trend 3

The single family market is competitive with an increased median price, a steady sale to list price and decreasing Days on Market – the same cannot be said for the common interest market in June.

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
Tres Pinos	\$1,450,000	\$0	N/A
San Juan Bautista	\$1,275,000	\$1,042,500	22%
Aromas	\$980,000	\$907,495	8%

San Benito County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Hollister	\$835,000	\$842,672	-1%

San Benito County - Increased Median Sale Price (MoM)

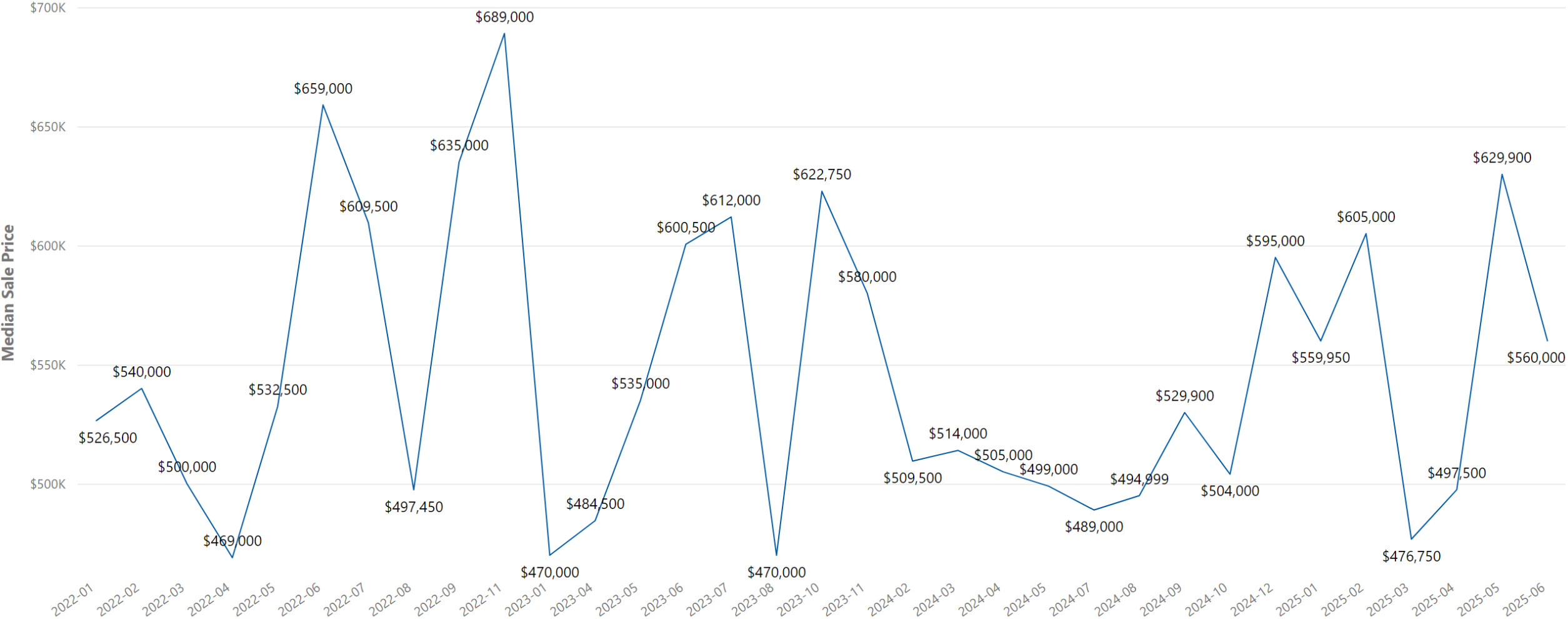
City	Median Sale Price	Median Sale Price Previous Month	% Median Sale Price Change
Aromas	\$980,000	\$0	N/A
Tres Pinos	\$1,450,000	\$0	N/A
San Juan Bautista	\$1,275,000	\$620,000	106%

San Benito County - Decreased Median Sale Price (MoM)

City	Median Sale Price	Median Sale Price Previous Month	% Median Sale Price Change
Hollister	\$835,000	\$854,000	-2%

San Benito County - Median Sale Price

CountyName ● San Benito



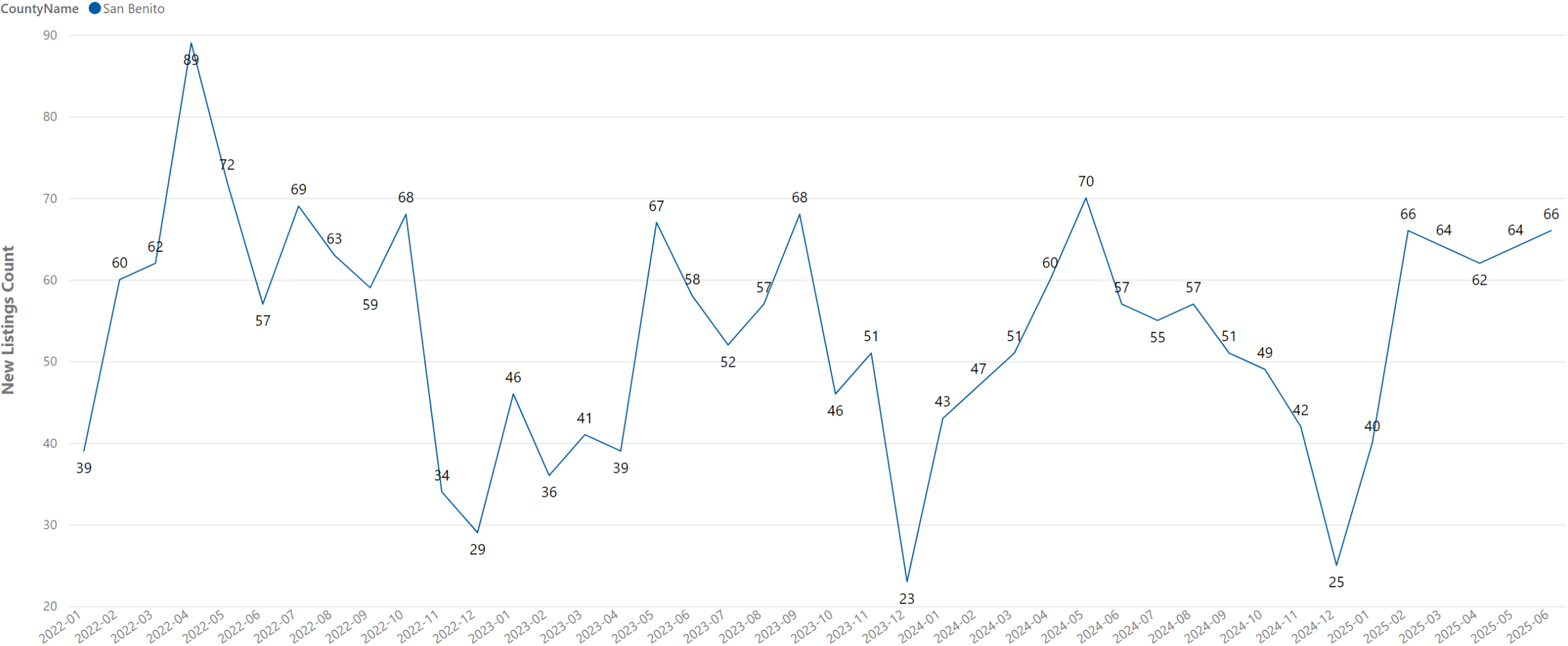
San Benito County - Increased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Hollister	\$560,000	\$0	N/A

San Benito County - Decreased Median Sale Price (MoM)

City	Median Sale Price	Median Sale Price Previous Month	% Median Sale Price Change
Hollister	\$560,000	\$589,950	-5%

San Benito County - New Listings

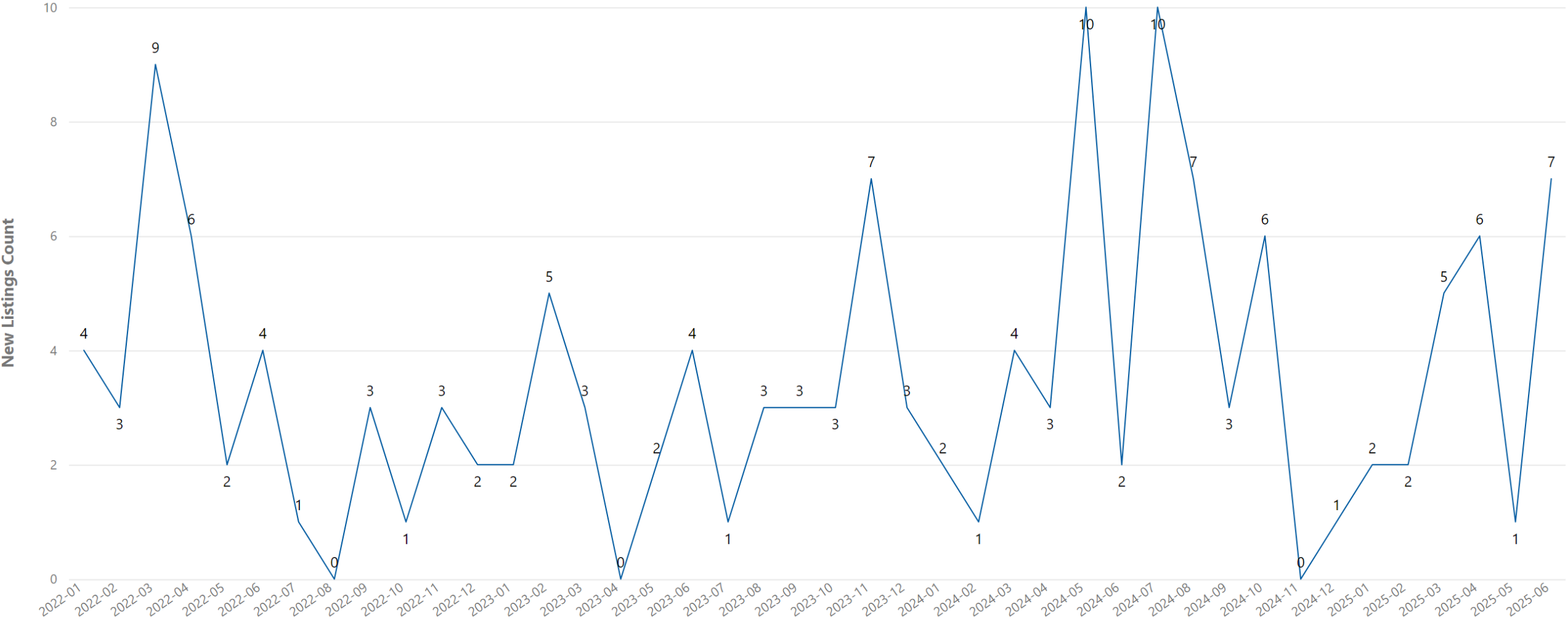


San Benito County - Increased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Aromas	1	0	N/A
San Juan Bautista	6	4	50%
Hollister	59	52	13%

San Benito County - New Listings

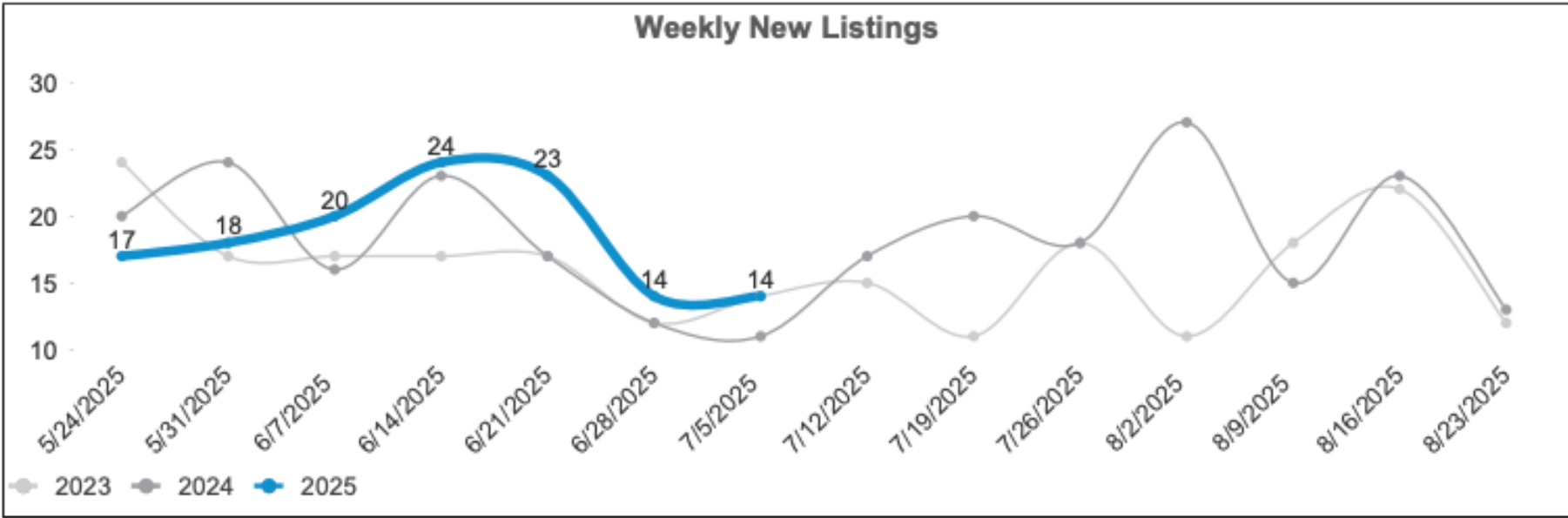
CountyName ● San Benito



San Benito County - Increased New Listings

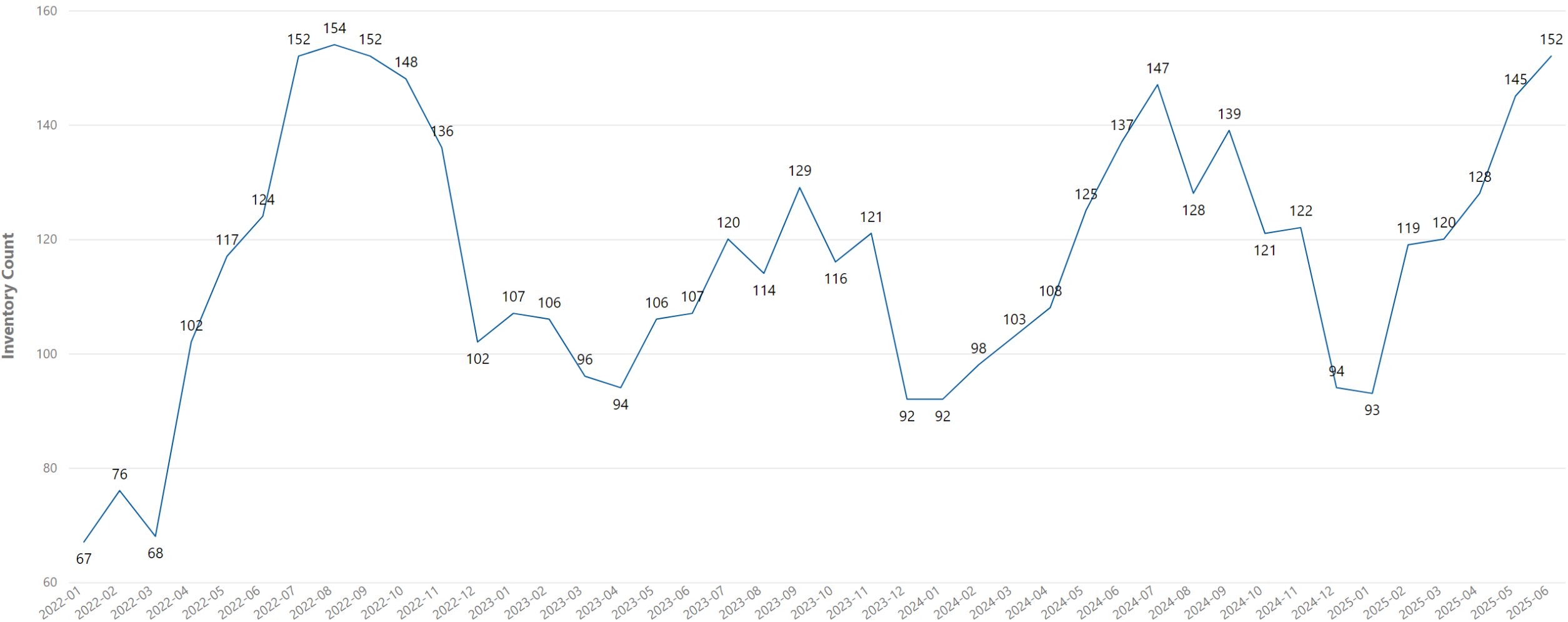
City	New Listings This Year	New Listings Last Year	% New Listings Change
Hollister	6	2	200%

San Benito County – New Listings Week Ending 7/5/2025



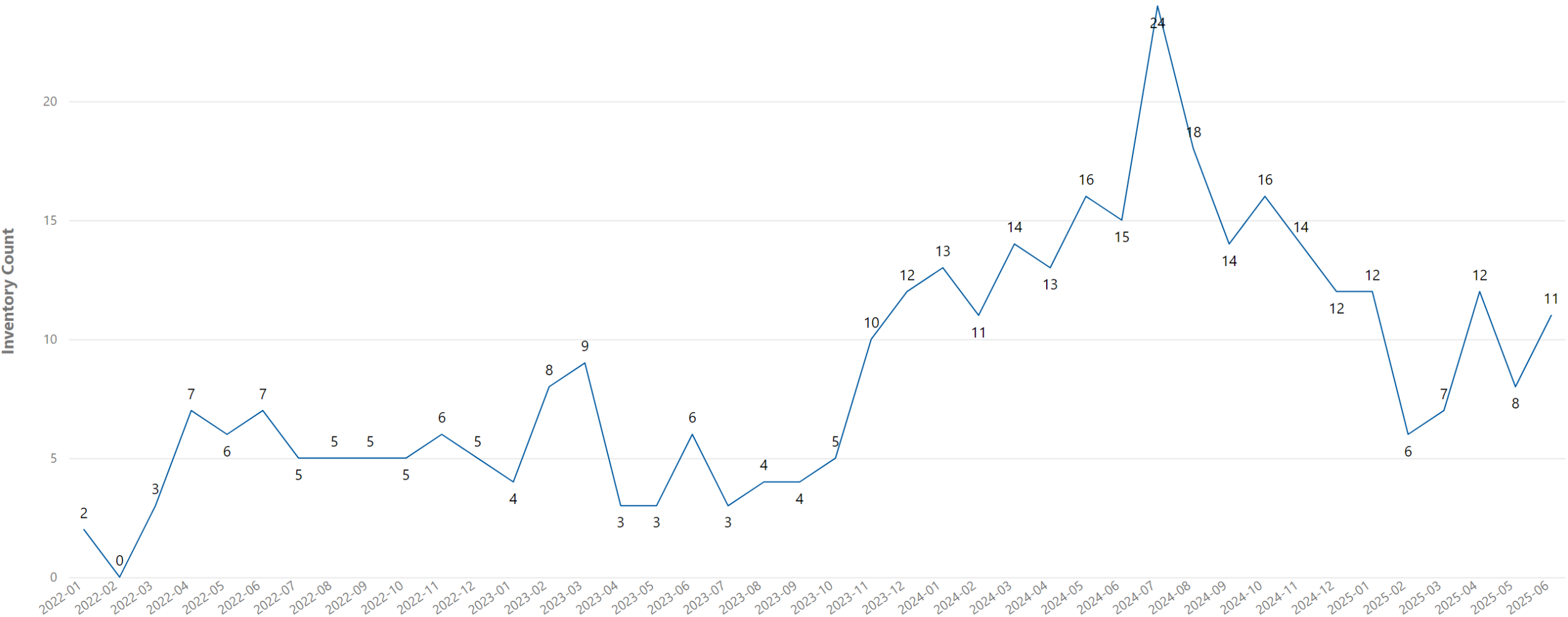
San Benito County - Inventory

CountyName ● San Benito

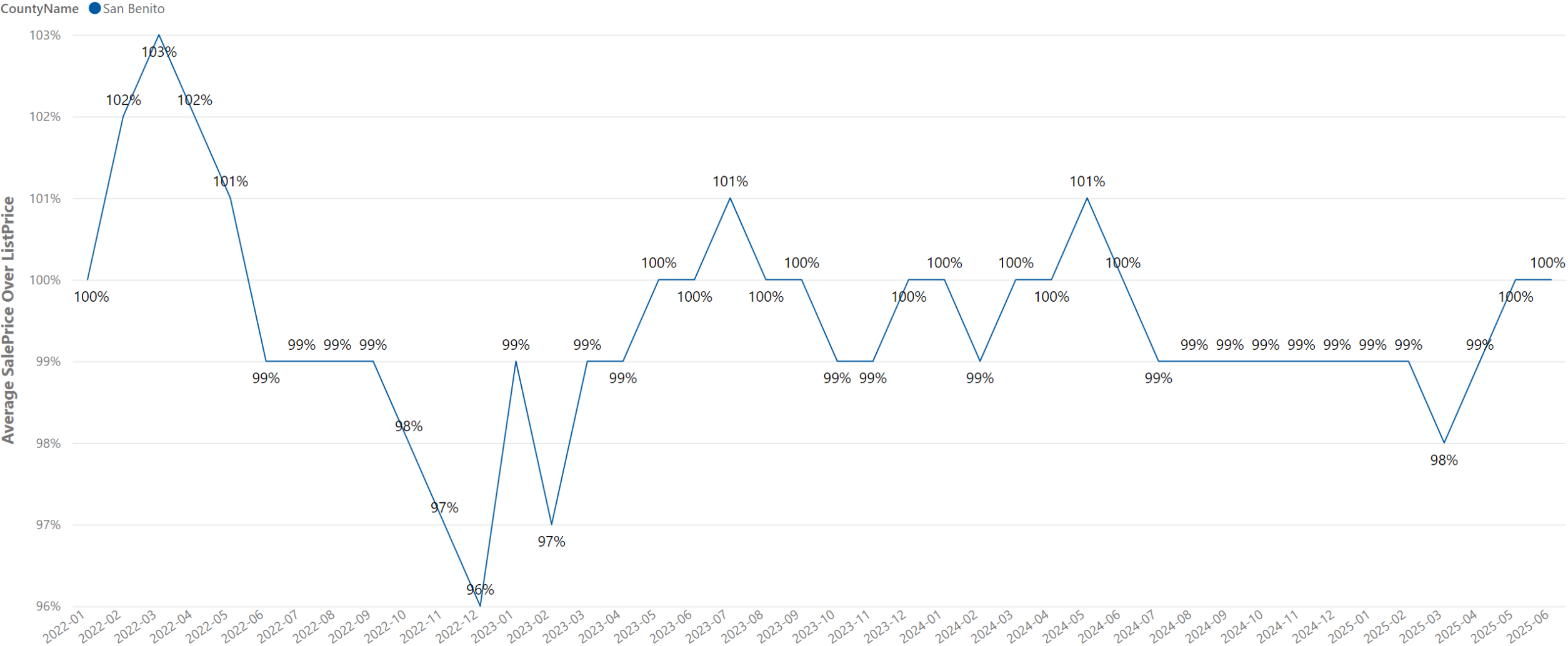


San Benito County - Inventory

CountyName ● San Benito



San Benito County - Average Sale Price Over List Price



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
Aromas	101%	99%	2%
Hollister	100%	100%	0%

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	98%	99%	-1%

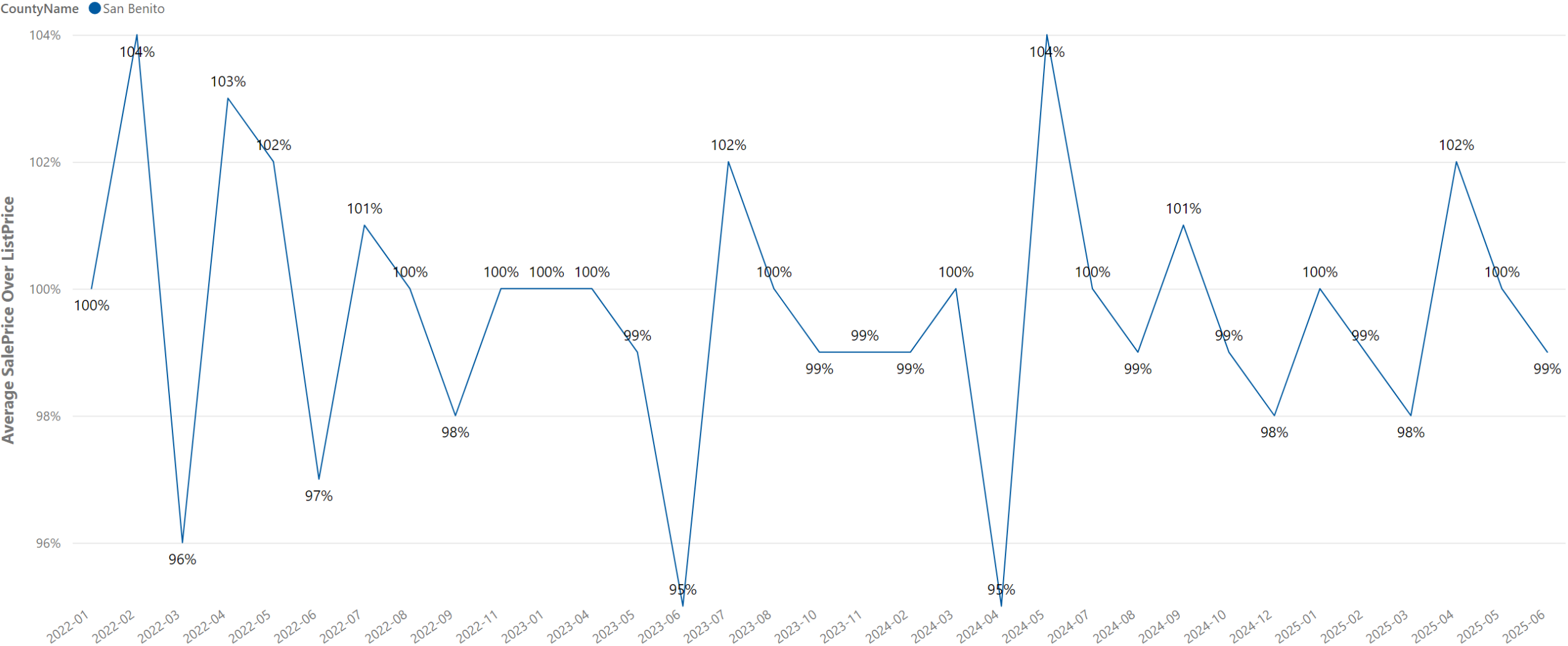
San Benito County - Increased Sale Over List Price (MoM)

City	Sale Over List Price	Sale Over List Price Previous Month	% Sale Over List Price Change
Aromas	101%	0%	N/A
Tres Pinos	97%	0%	N/A
Hollister	100%	100%	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
San Juan Bautista	98%	100%	-2%

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
Hollister	99%	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
Hollister	99%	100%	-1%

Thank You

