

# San Benito County

Real Estate Market Minute | December 2025



# San Benito County -Residential - Single Family 2025 vs 2024

**↑ 36**

Median Days on Market  
Compared to 35



**\$732.5K**

Median Price  
Compared to \$815.0K

**↓ 28**

Closed Sales  
Compared to 31

**↓ 27**

New Listings  
Compared to 42

**= 99%**

Sale to List Price Ratio  
Compared to 99%

# San Benito County -Residential - Common Interest 2025 vs 2024

55

*No Sales  
(November 2024)*

↑ 4

Closed Sales  
Compared to 0

\$538.5K

*No Sales  
(November 2024)*

↑ 5

New Listings  
Compared to 0

99%

*No Sales  
(November 2024)*

# November 2025 Market Trends

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

# Market Trends – November 2025 in San Benito County

## Market Trend 1

After a more than 5% increase in the median price, the single family market from September to October, November resulted in a three-year low, whereas the common interest market experienced a small increase.

## Market Trend 2

The single family market mirrored Bay Area counties with decreased new listings and closed sales, whereas the common interest market had the same number of new listings and increased closed sales compared to October.

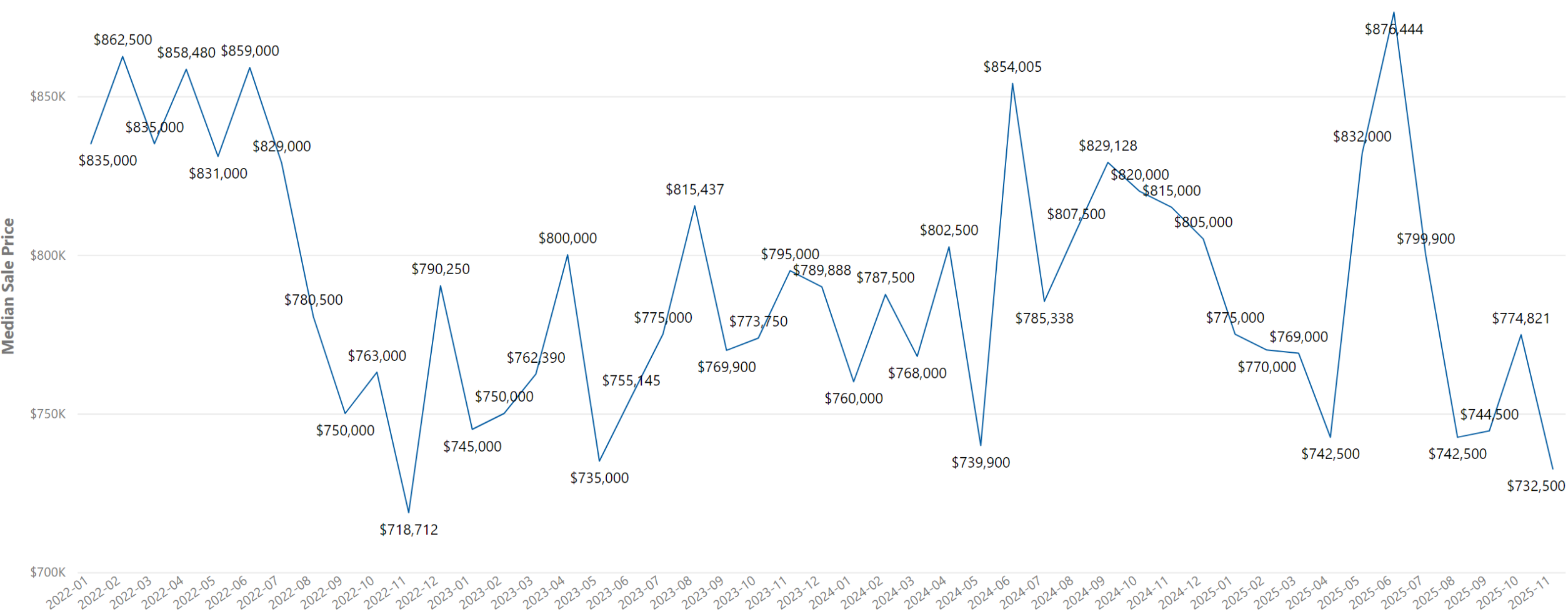
## Market Trend 3

As is typical for this time of year, both the single family and common interest markets saw increases in the number of days a property stays on the market and a decrease in the sale to list price ratio, compared to October.

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 - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
San Juan Bautista	\$0	\$1,107,500	-100%
Aromas	\$1,207,500	\$1,398,000	-14%
Hollister	\$722,500	\$775,000	-7%

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

City	Median Sale Price	Median Sale Price Previous Month	% Median Sale Price Change
Aromas	\$1,207,500	\$0	N/A

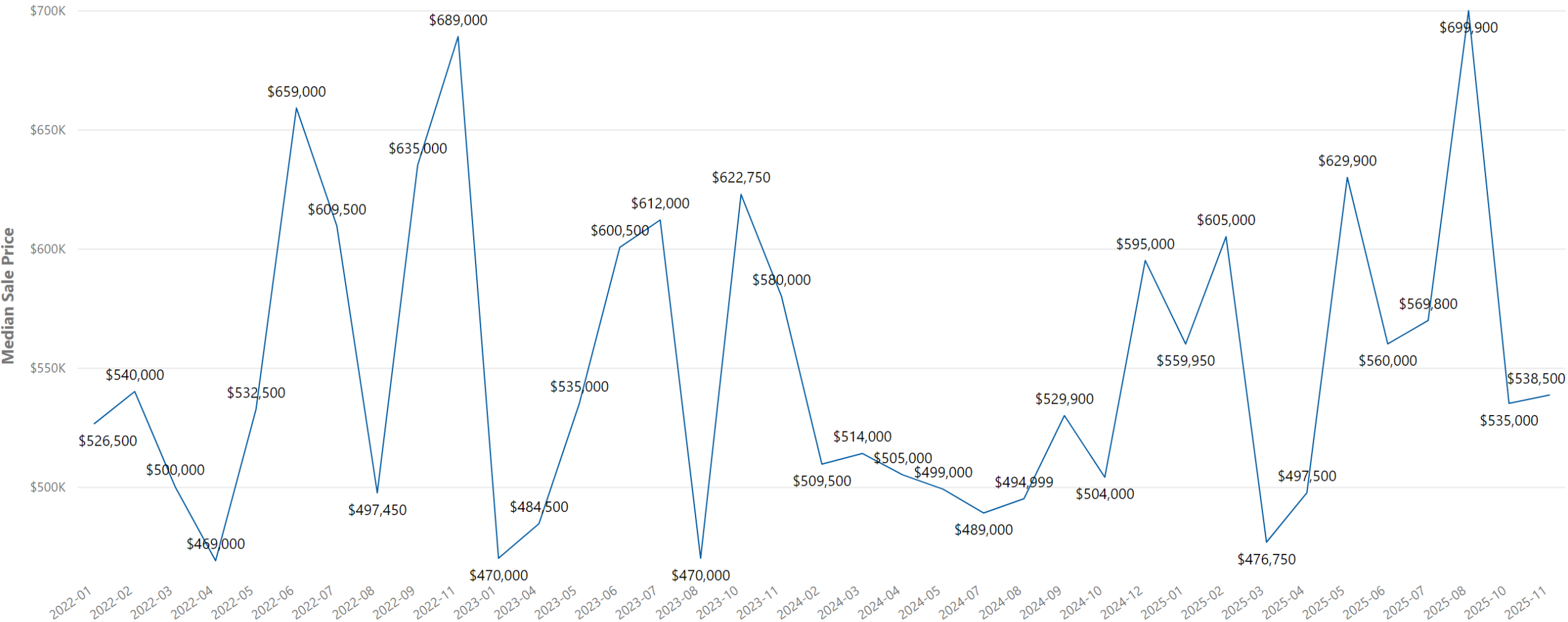


# San Benito County - Decreased Median Sale Price (MoM)

City	Median Sale Price	Median Sale Price Previous Month	% Median Sale Price Change
Hollister	\$722,500	\$770,000	-6%

# San Benito County - Median Sale Price

CountyName ● San Benito



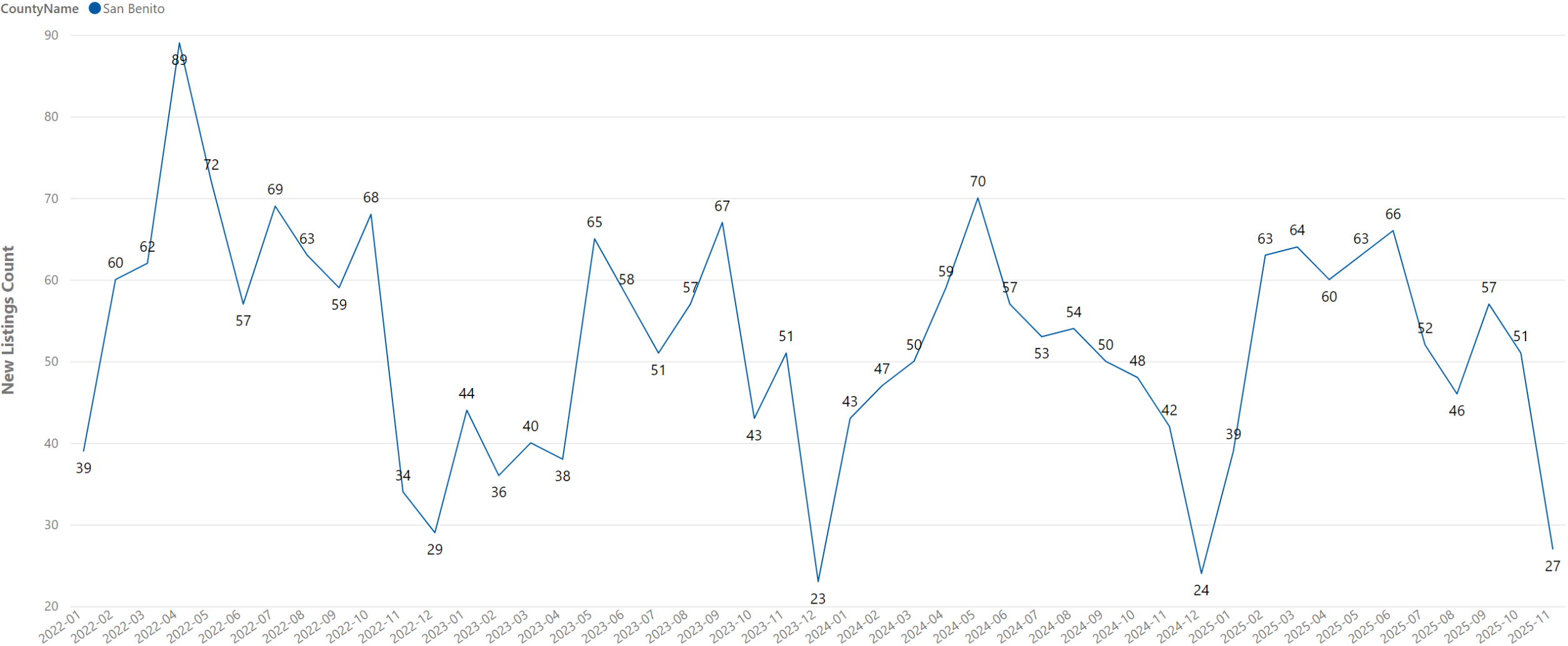
# San Benito County - Increased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Hollister	\$572,000	\$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	\$572,000	\$535,000	7%

# San Benito County - New Listings





# San Benito County - Increased New Listings

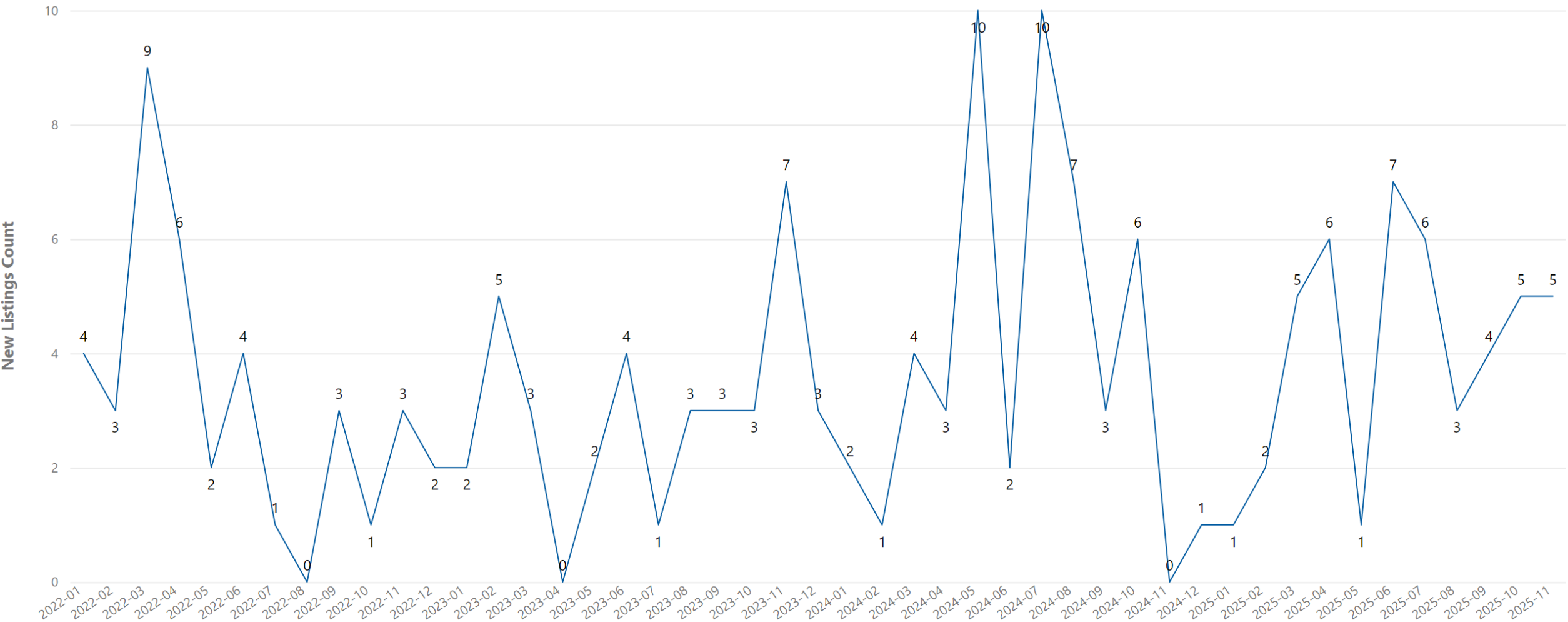
City	New Listings This Year	New Listings Last Year	% New Listings Change
San Juan Bautista	1	0	N/A
Tres Pinos	1	0	N/A

# San Benito County - Decreased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Hollister	25	41	-39%

# San Benito County - New Listings

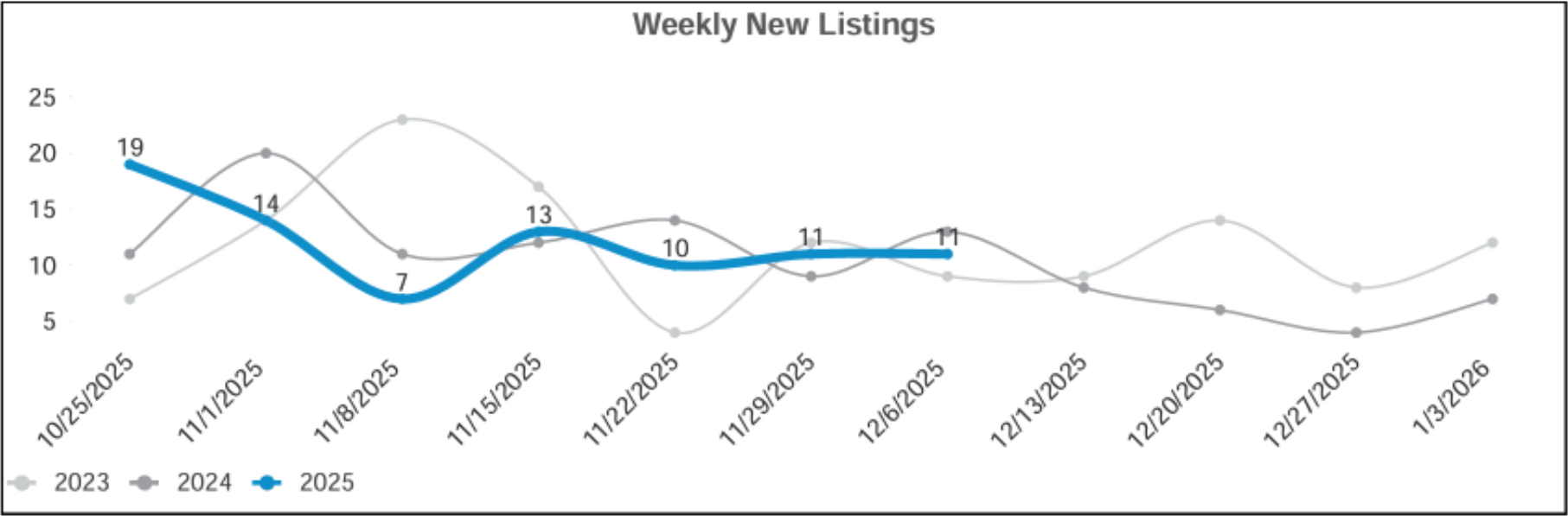
CountyName ● San Benito



# San Benito County - Increased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Hollister	5	0	N/A

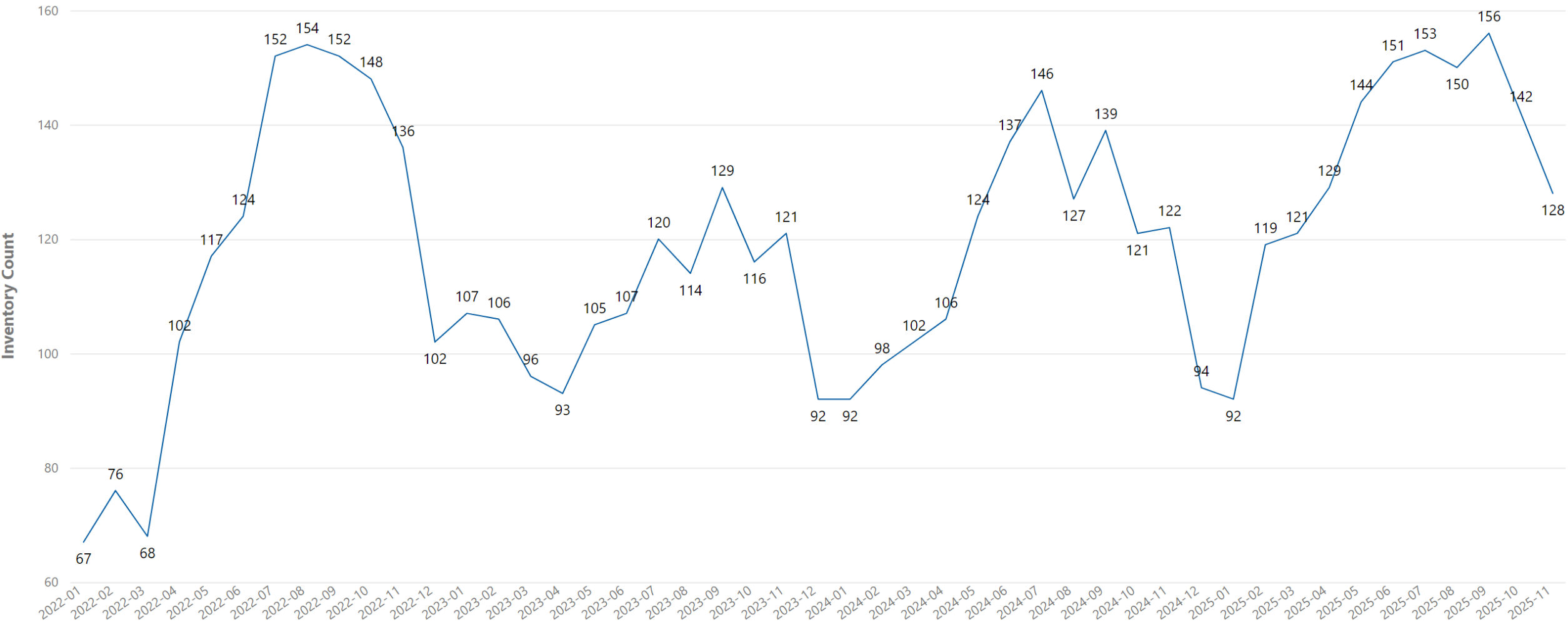
# San Benito County – New Listings Week Ending 12/06/2025





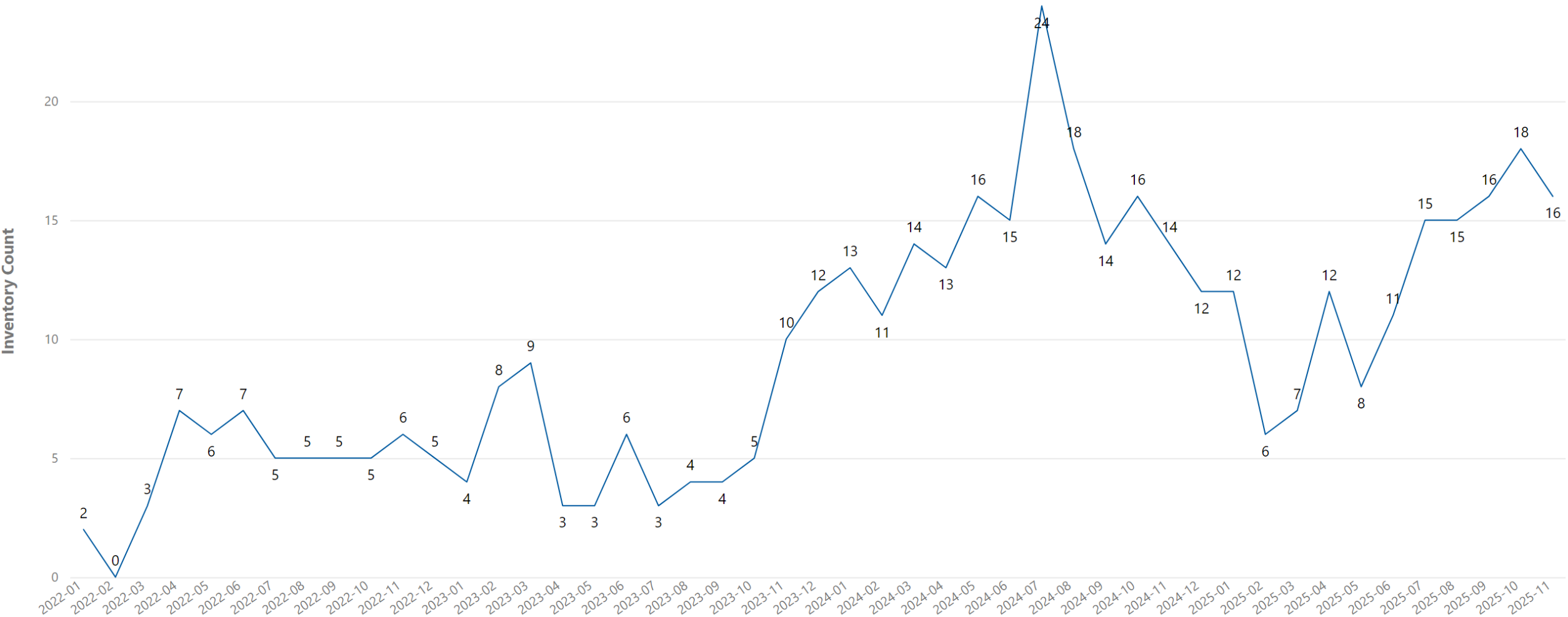
# San Benito County - Inventory

CountyName ● San Benito

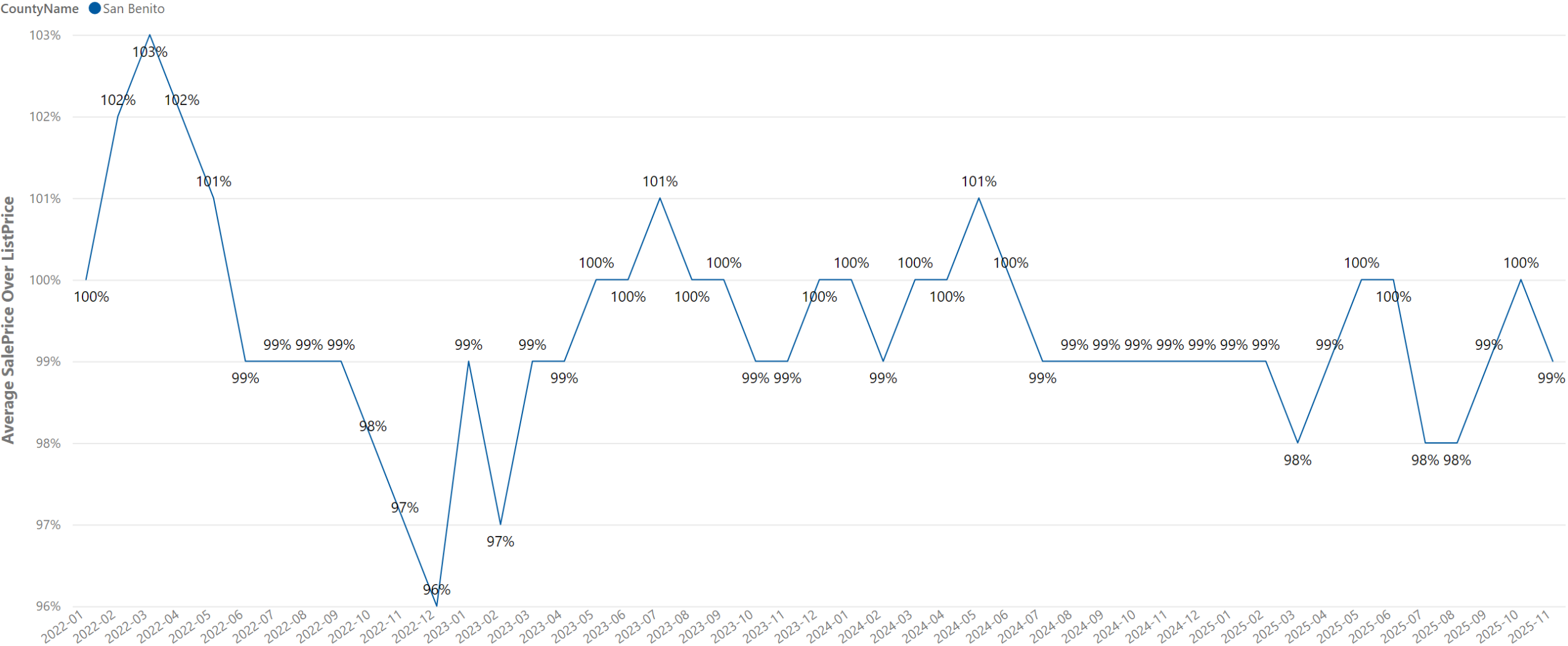


# San Benito County - Inventory

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
Hollister	99%	99%	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
Aromas	92%	100%	-8%



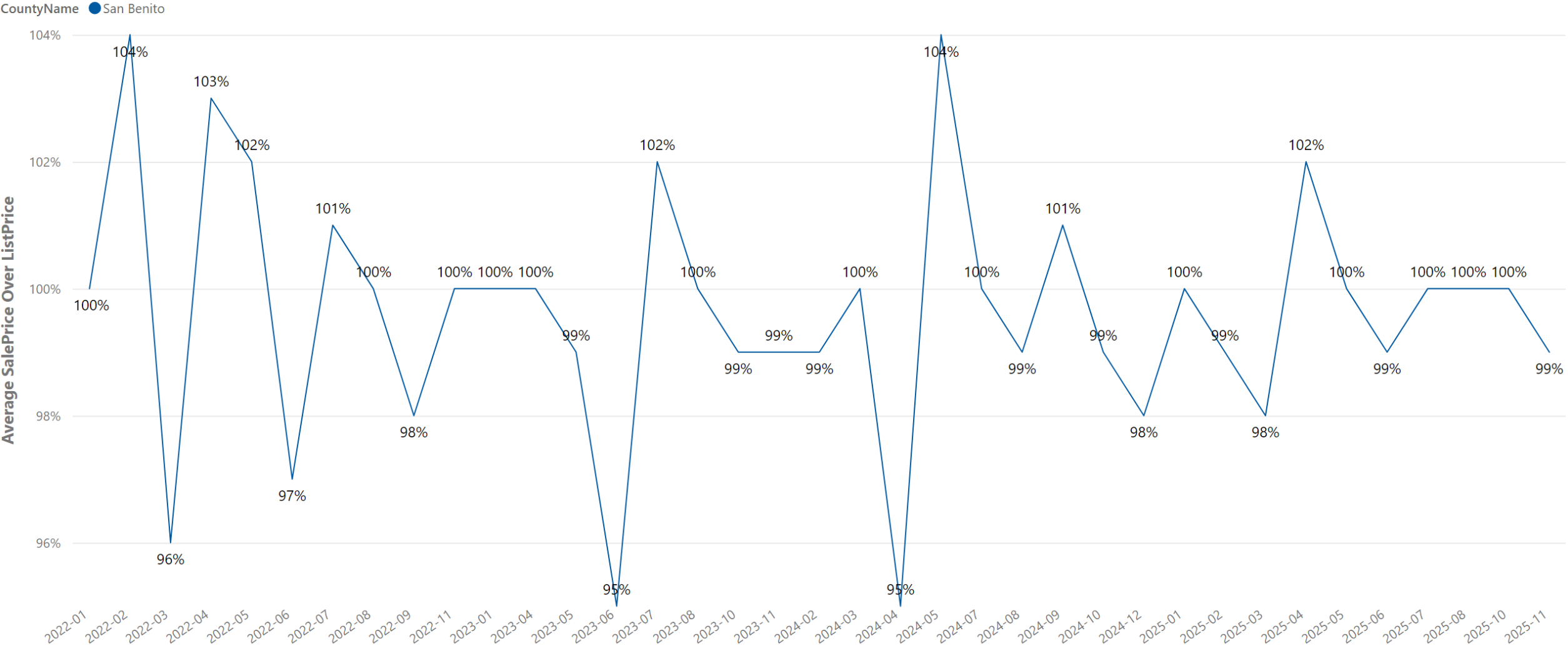
# San Benito County - Increased Sale Over List Price (MoM)

City	Sale Over List Price	Sale Over List Price Previous Month	% Sale Over List Price Change
Aromas	92%	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%

# 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

