



San Benito County

Real Estate Market Minute | November 2025

San Benito County -Residential - Single Family 2025 vs 2024

↓ 27

Median Days on Market
Compared to 30



\$774.8K

Median Price
Compared to \$820.0K

↓ 33

Closed Sales
Compared to 38

↑ 51

New Listings
Compared to 48

↑ 100%

Sale to List Price Ratio
Compared to 99%

San Benito County -Residential - Common Interest 2025 vs 2024

↑ 29

Median Days on Market
Compared to 1

↓ 3

Closed Sales
Compared to 5

↑

\$535.0K

Median Price
Compared to \$504.0K

↓ 5

New Listings
Compared to 6

↑ 100%

Sale to List Price Ratio
Compared to 99%

October 2025 Market Trends

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

Market Trends – October 2025 in San Benito County

Market Trend 1

After significant median price declines over the late summer, October resulted in a more than 5% increase in the single family market, and the first data since August in the common interest market.

Market Trend 2

Decreased new listings and closed sales in October are expected, however, the lowest number in October going back to at least 2021 signals a serious drop in single family home activity.

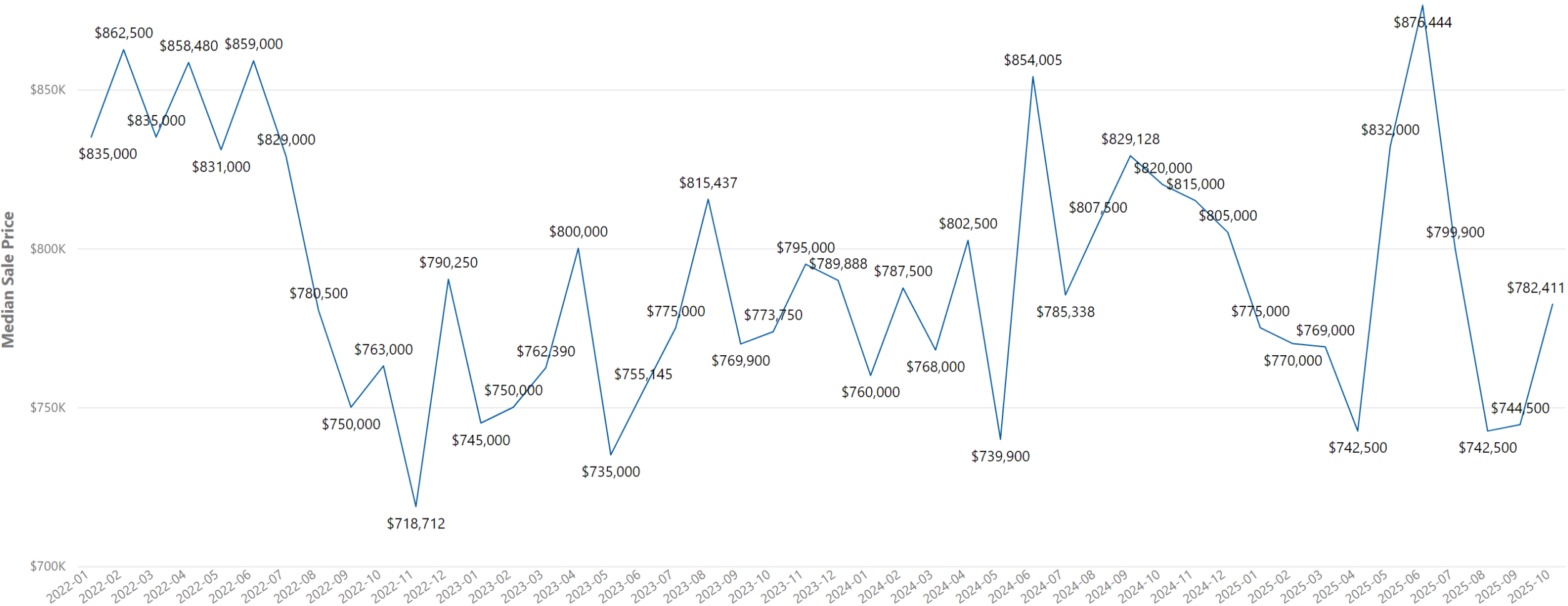
Market Trend 3

Demand for single family properties seemingly rose with decreased DOM and an increased sale to list price ratio. The common interest market experienced the opposite demand indicators.

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	\$715,000	103%

San Benito County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Aromas	\$0	\$1,079,500	-100%
San Juan Bautista	\$897,000	\$955,000	-6%
Hollister	\$770,000	\$800,000	-4%

San Benito County - Increased Median Sale Price (MoM)

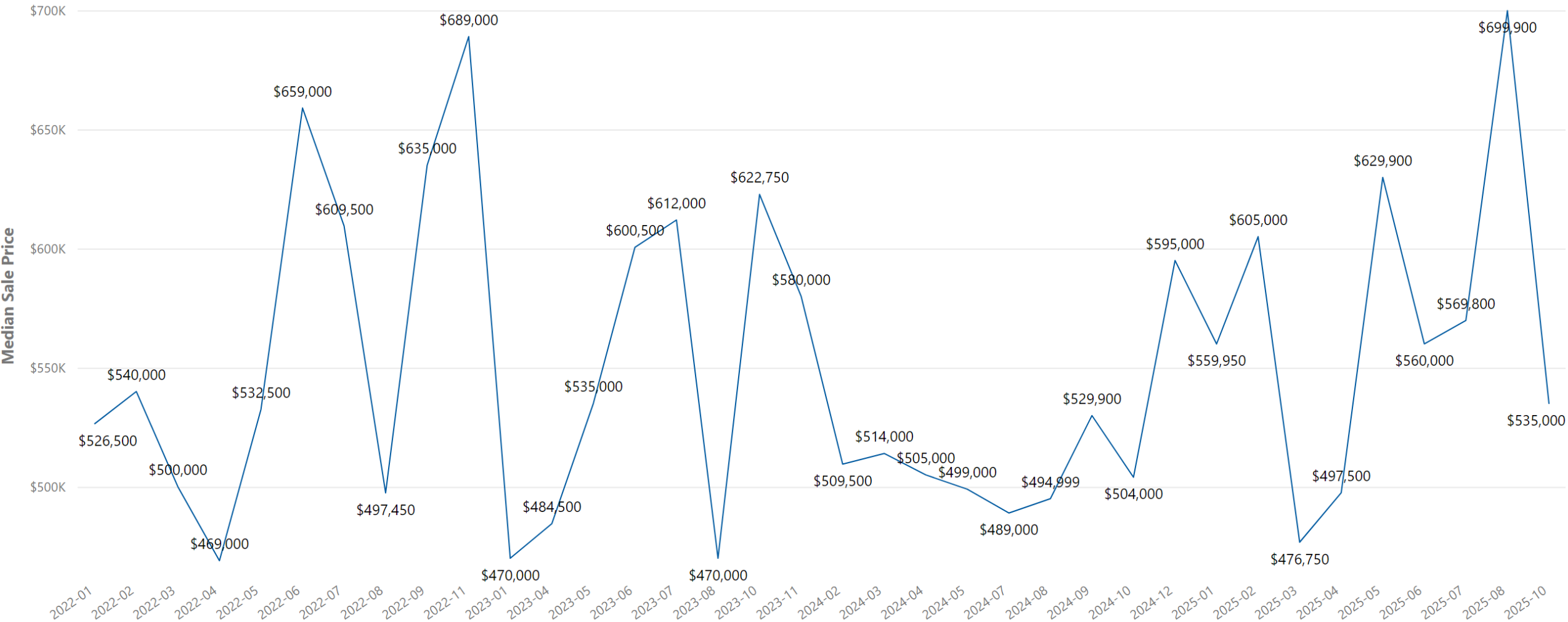
City	Median Sale Price	Median Sale Price Previous Month	% Median Sale Price Change
Hollister	\$770,000	\$741,750	4%
Tres Pinos	\$1,450,000	\$1,399,000	4%

San Benito County - Decreased Median Sale Price (MoM)

City	Median Sale Price	Median Sale Price Previous Month	% Median Sale Price Change
San Juan Bautista	\$897,000	\$1,250,000	-28%

San Benito County - Median Sale Price

CountyName ● San Benito



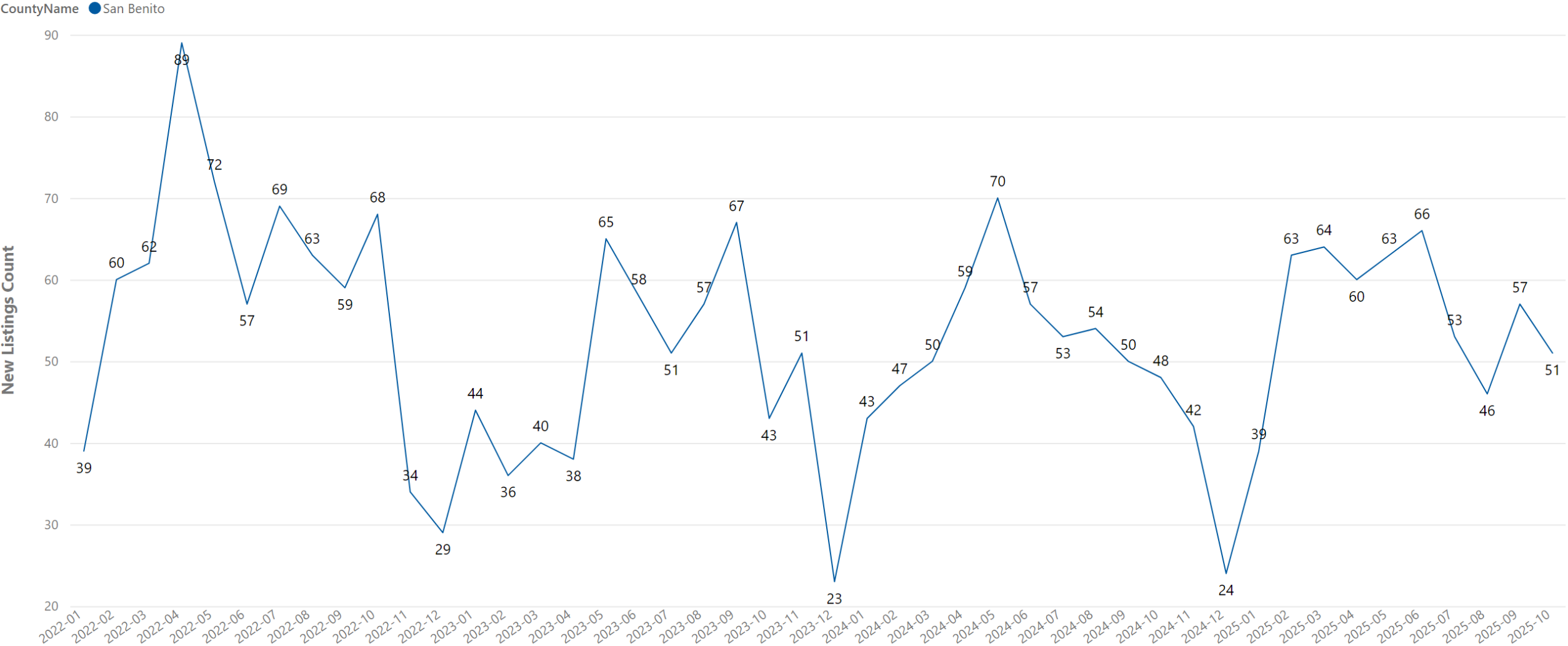
San Benito County - Increased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Hollister	\$535,000	\$504,000	6%

San Benito County - Increased Median Sale Price (MoM)

City	Median Sale Price	Median Sale Price Previous Month	% Median Sale Price Change
Hollister	\$535,000	\$0	N/A

San Benito County - New Listings



San Benito County - Increased New Listings

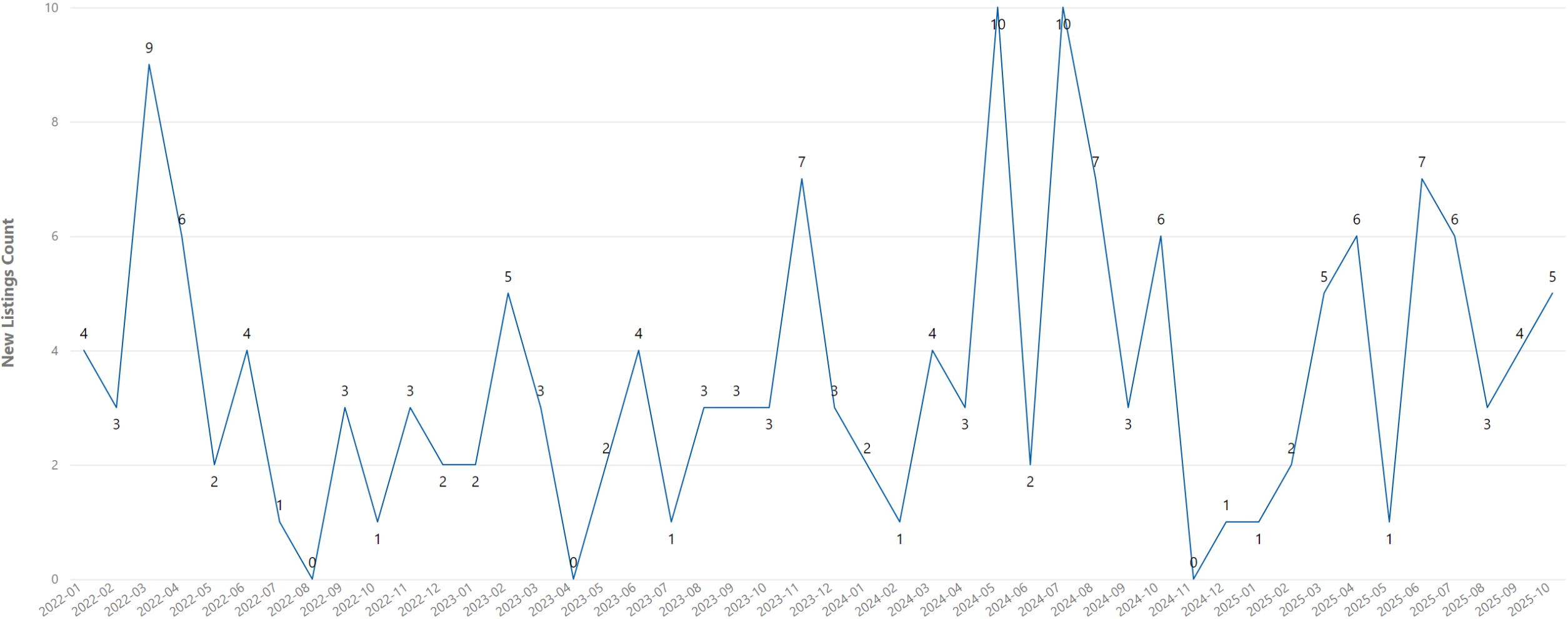
City	New Listings This Year	New Listings Last Year	% New Listings Change
Paicines	1	0	N/A
Hollister	47	39	21%
Aromas	1	1	0%

San Benito County - Decreased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
San Juan Bautista	2	6	-67%

San Benito County - New Listings

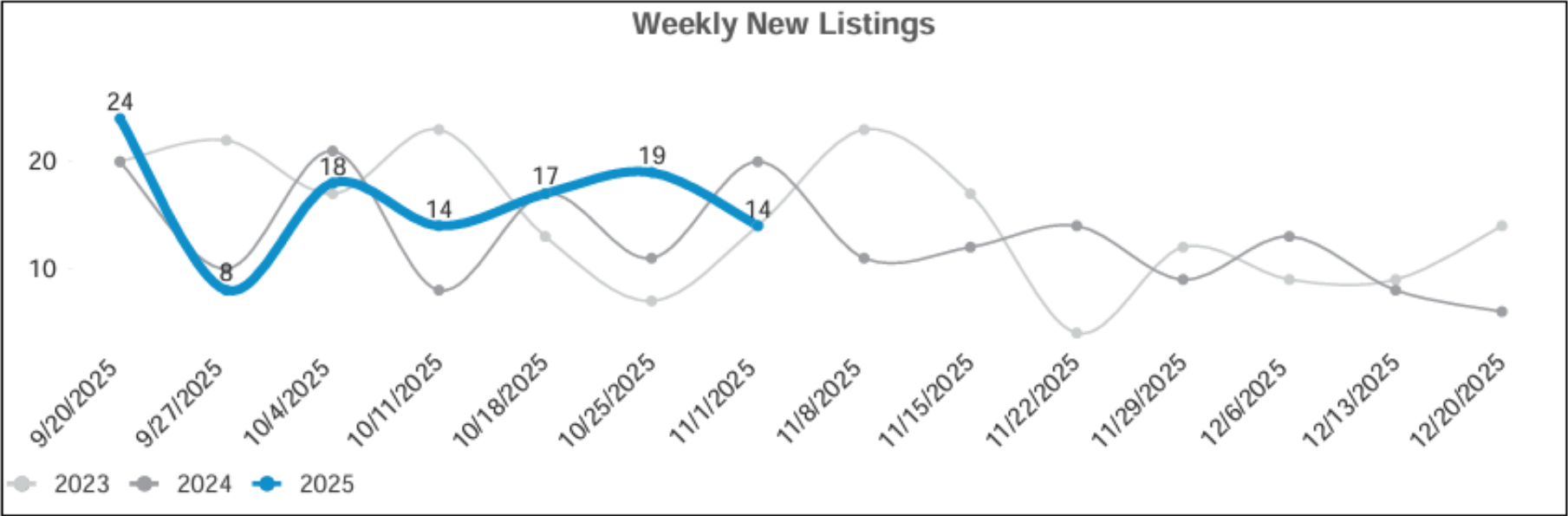
CountyName ● San Benito



San Benito County - Decreased New Listings

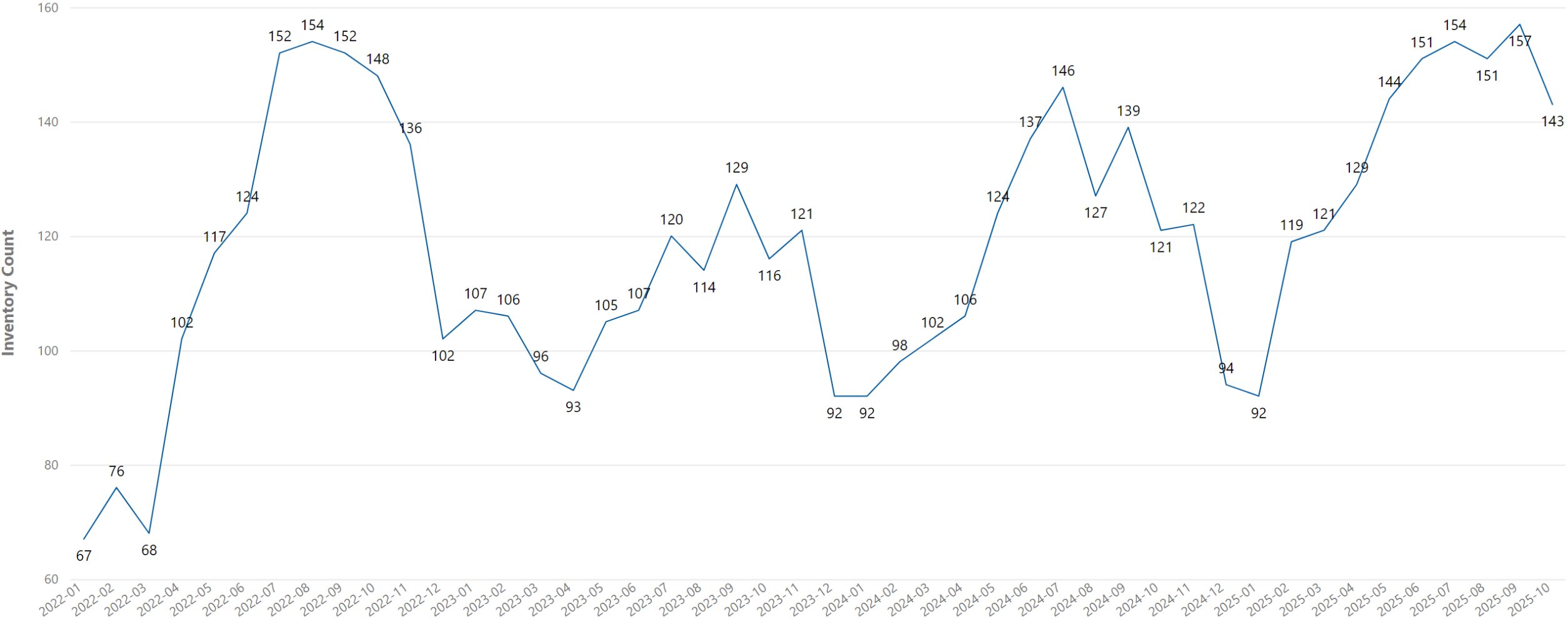
City	New Listings This Year	New Listings Last Year	% New Listings Change
Hollister	5	6	-17%

San Benito County – New Listings Week Ending 11/01/2025



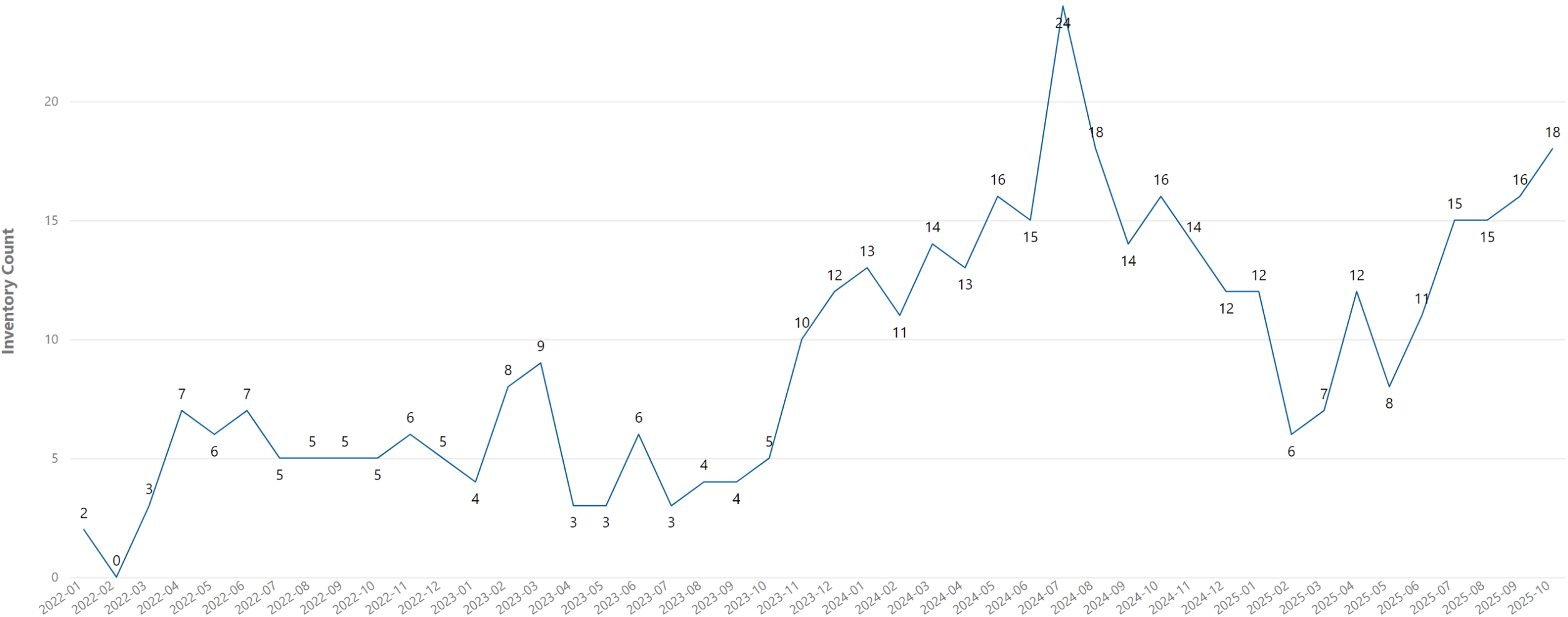
San Benito County - Inventory

CountyName ● San Benito

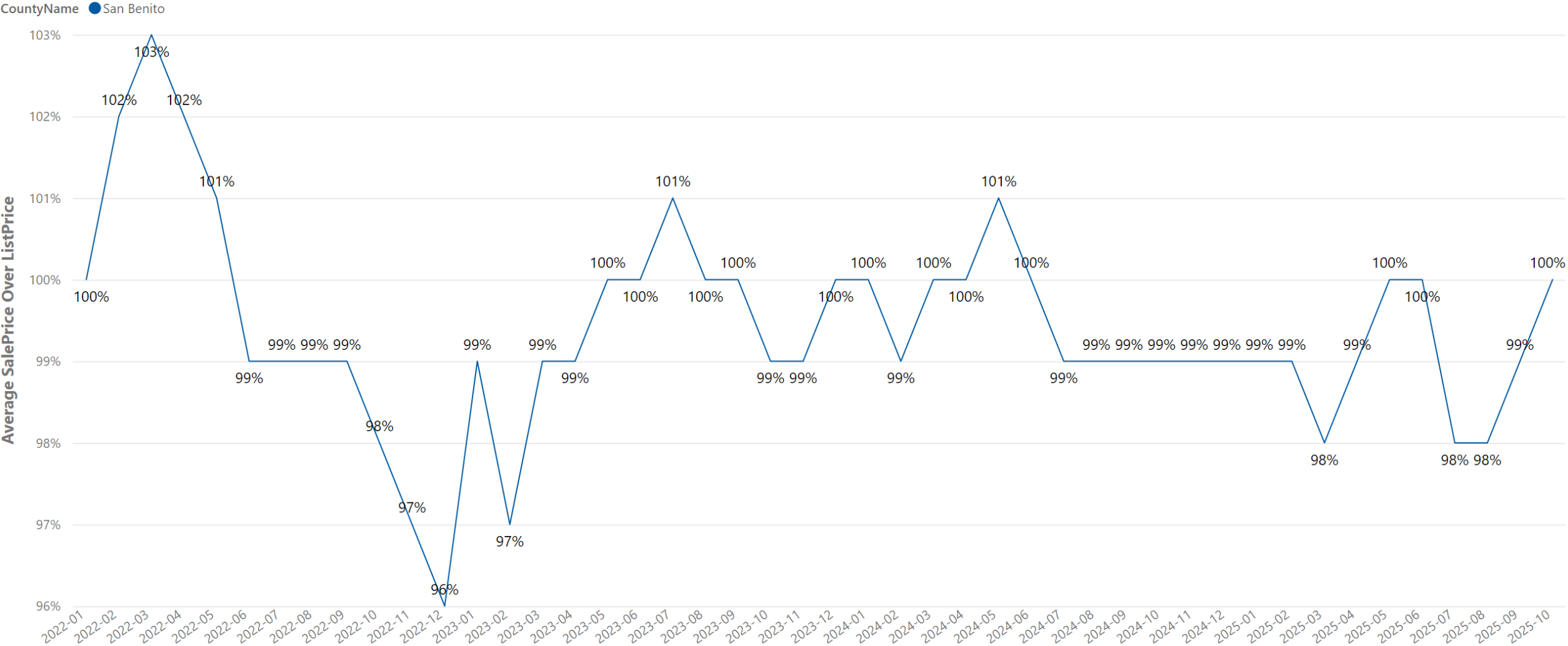


San Benito County - Inventory

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	103%	98%	5%
Hollister	100%	99%	1%

San Benito County - Decreased Sale To List Price

City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
Tres Pinos	97%	100%	-3%

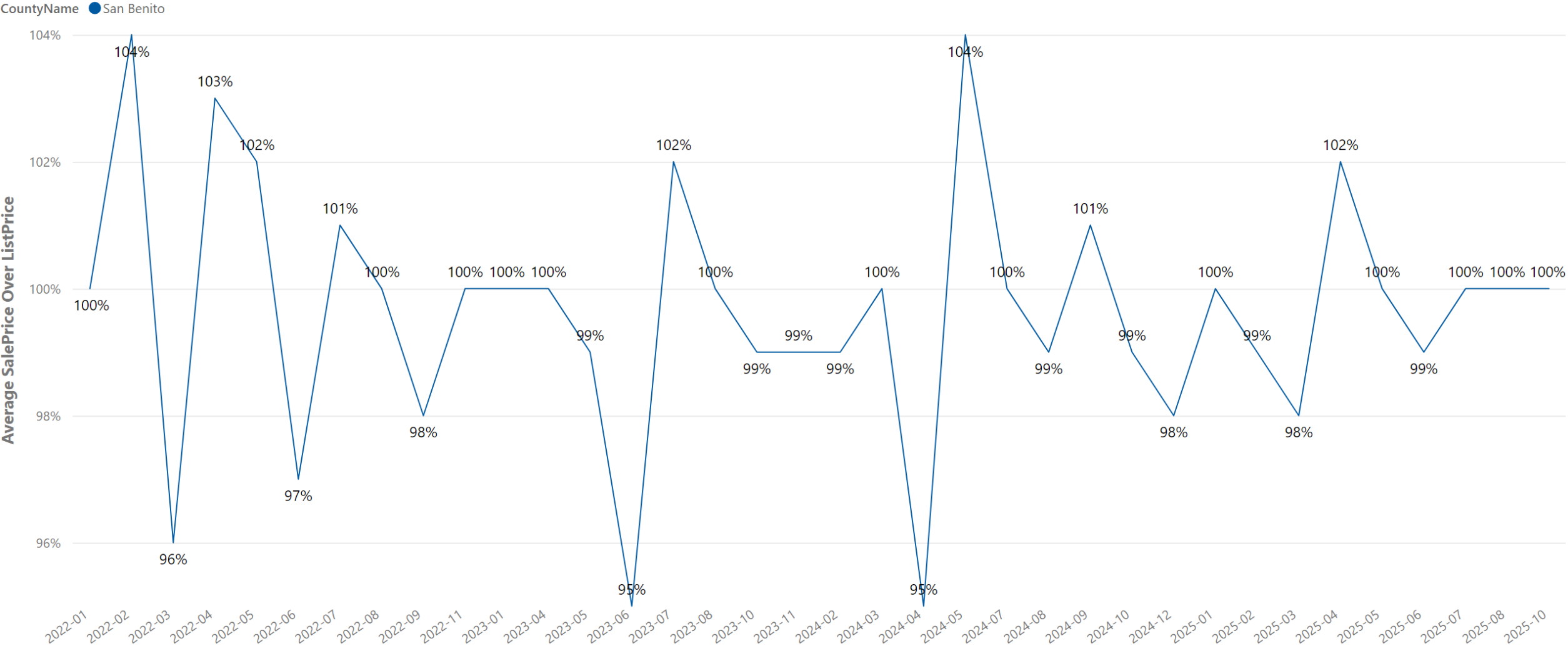
San Benito County - Increased Sale Over List Price (MoM)

City	Sale Over List Price	Sale Over List Price Previous Month	% Sale Over List Price Change
San Juan Bautista	103%	100%	3%
Hollister	100%	99%	1%

San Benito County - Decreased Sale Over ListPrice (MoM)

City	Sale Over List Price	Sale Over List Price Previous Month	% Sale Over List Price Change
Tres Pinos	97%	100%	-3%

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	100%	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
Hollister	100%	0%	N/A

Thank You

