



San Benito County

Real Estate Market Minute | October 2025

San Benito County -Residential - Single Family 2025 vs 2024

↓ 37

Median Days on Market
Compared to 39



\$747.3K

Median Price
Compared to \$829.1K

↓ 36

Closed Sales
Compared to 48

↑ 57

New Listings
Compared to 50

= 99%

Sale to List Price Ratio
Compared to 99%

San Benito County -Residential - Common Interest 2025 vs 2024

No Sales
(September 2025)

**Median Days on Market
Compared to 12**

No Sales
(September 2025)

**Median Price
Compared to \$529.9K**

↓ 0

**Closed Sales
Compared to 3**

↑ 4

**New Listings
Compared to 3**

No Sales
(September 2025)

**Sale to List Price Ratio
Compared to 101%**

September 2025 Market Trends

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

Market Trends – September 2025 in San Benito County

Market Trend 1

Over the past 60 days the common interest market has been limited. The single family median price showed a marginal increase from August to September after two months of steep decline.

Market Trend 2

The number of closed sales in the single family market was the lowest number since January of 2023, which is counter to what we have seen over the past few years from August to September.

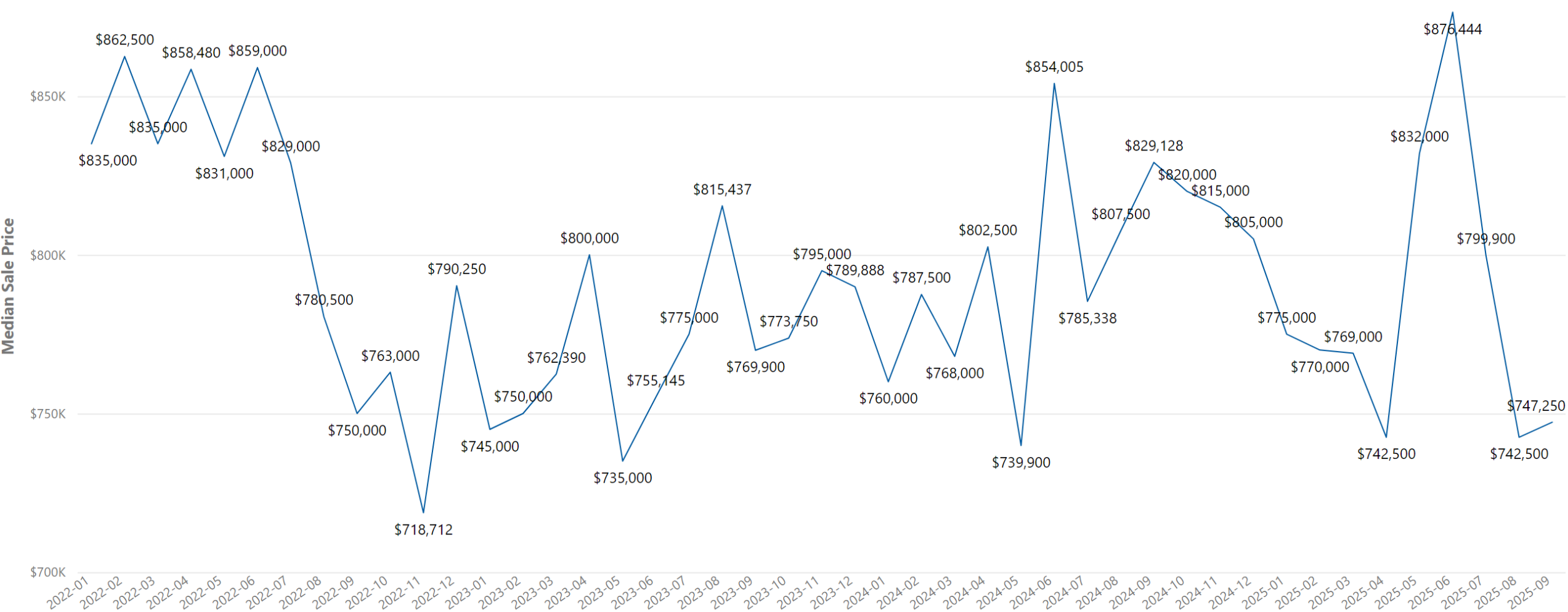
Market Trend 3

Lower prices and transactions were juxtaposed by fewer days on market and an increased sale to list price ratios for single family homes that sold in September.

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
Paicines	\$610,000	\$0	N/A
San Juan Bautista	\$1,250,000	\$990,000	26%

San Benito County - Decreased Median Price

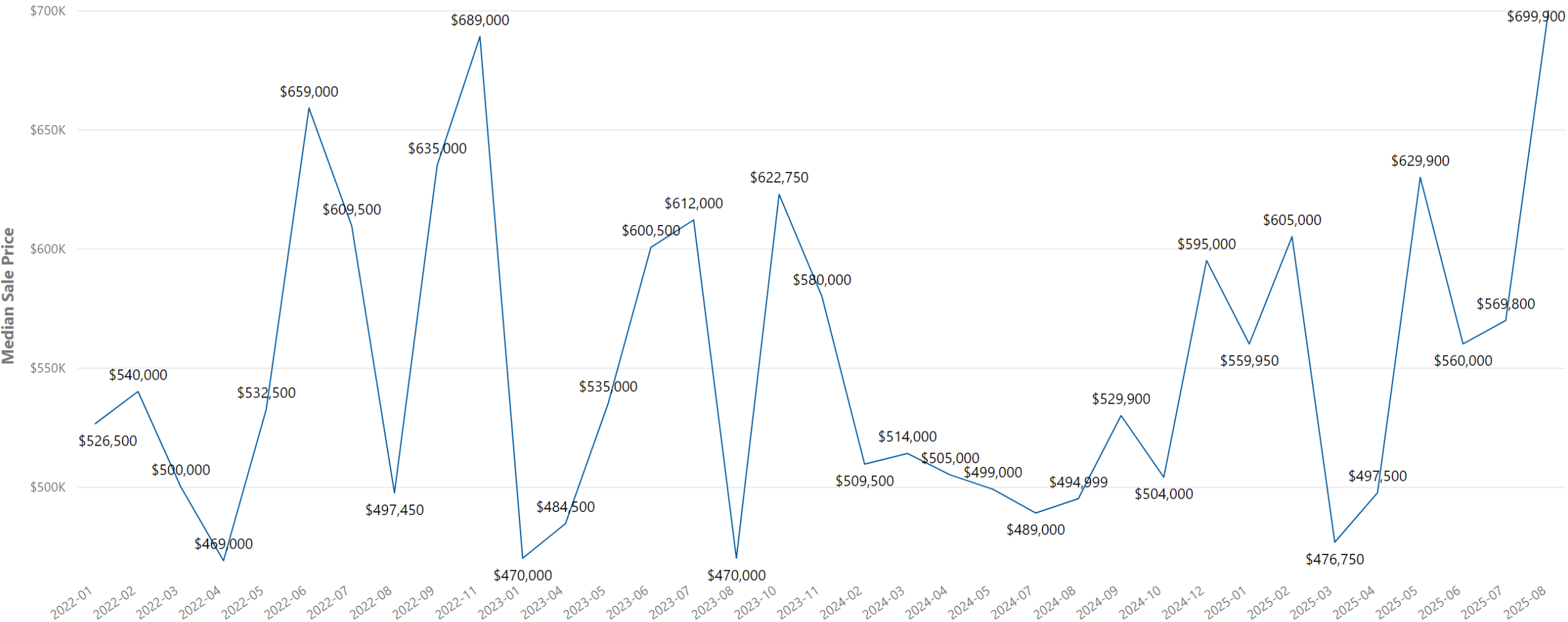
City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Aromas	\$0	\$950,000	-100%
Tres Pinos	\$1,399,000	\$1,587,500	-12%
Hollister	\$744,500	\$795,000	-6%

San Benito County - Increased Median Sale Price (MoM)

City	Median Sale Price	Median Sale Price Previous Month	% Median Sale Price Change
Paicines	\$610,000	\$0	N/A
Tres Pinos	\$1,399,000	\$0	N/A
San Juan Bautista	\$1,250,000	\$1,037,450	20%
Hollister	\$744,500	\$738,000	1%

San Benito County - Median Sale Price

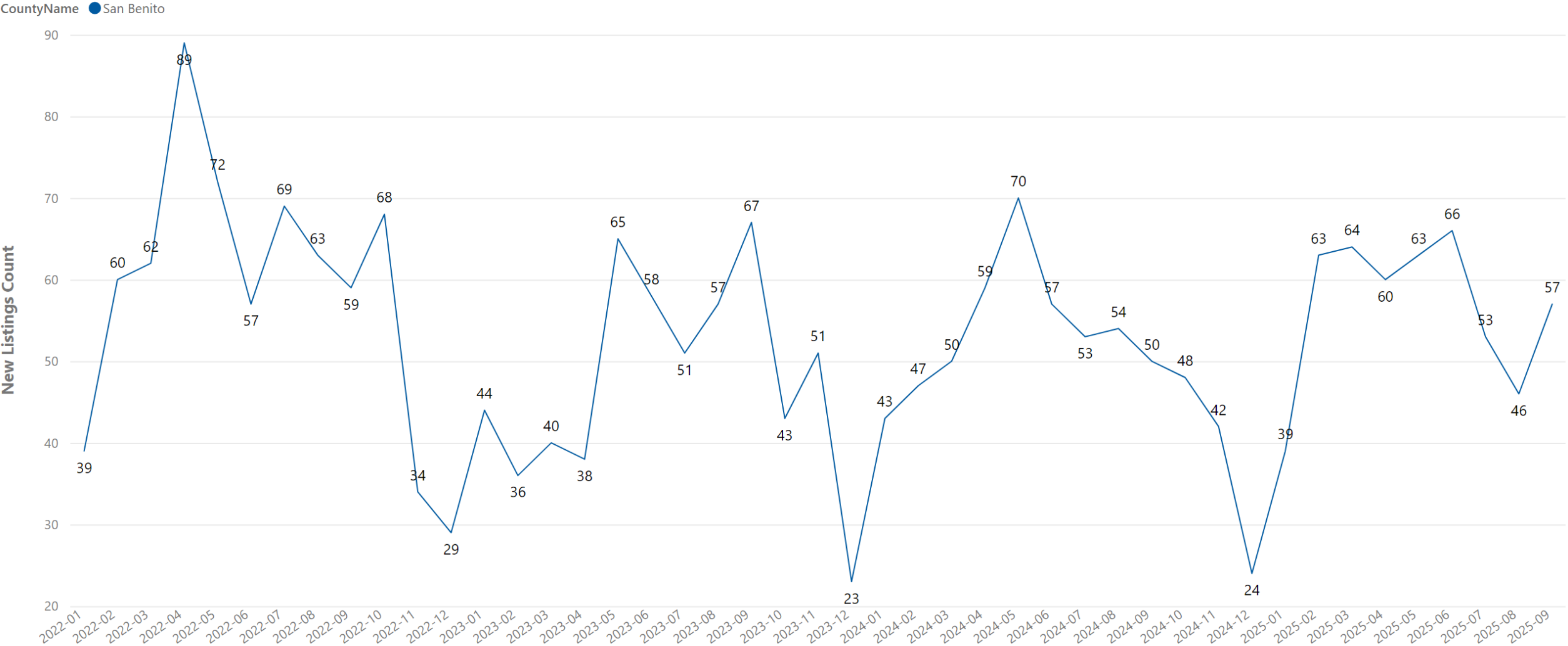
CountyName ● San Benito



San Benito County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Hollister	\$0	\$529,900	-100%

San Benito County - New Listings

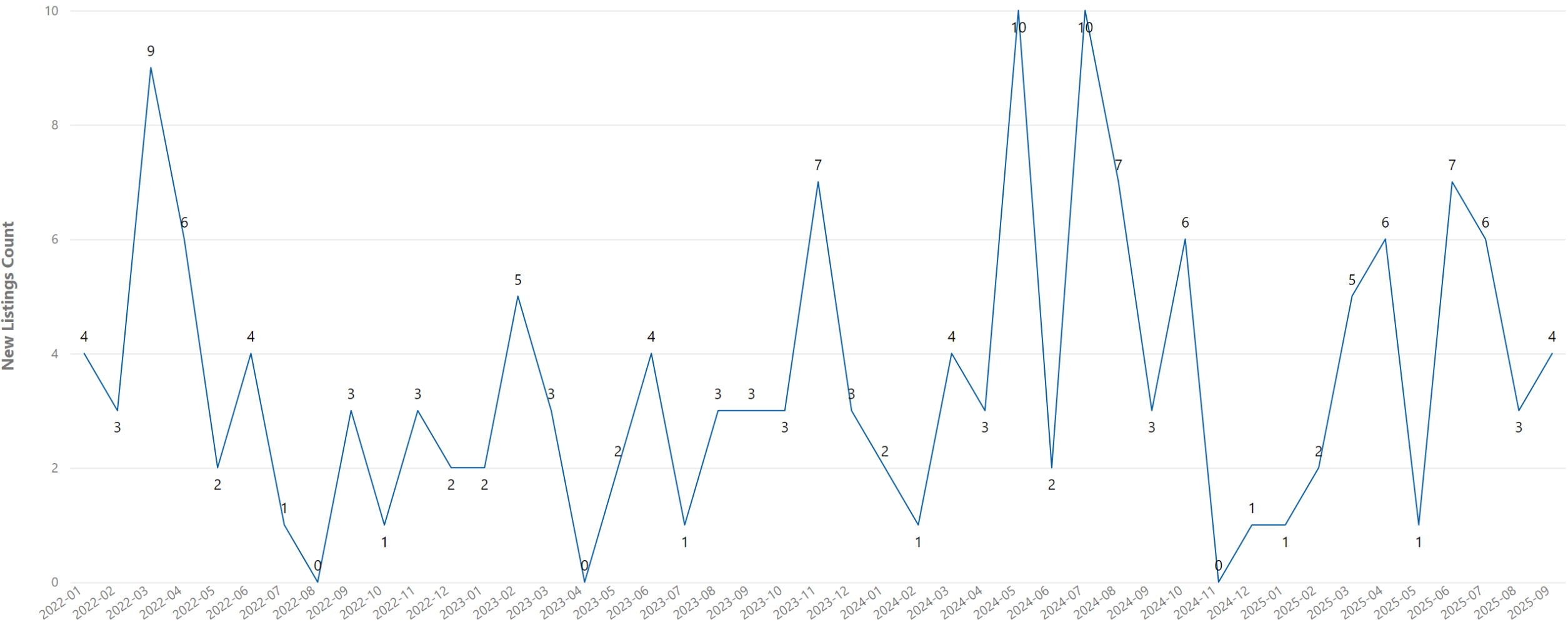


San Benito County - Increased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
San Juan Bautista	7	5	40%
Hollister	49	43	14%
Tres Pinos	1	1	0%

San Benito County - New Listings

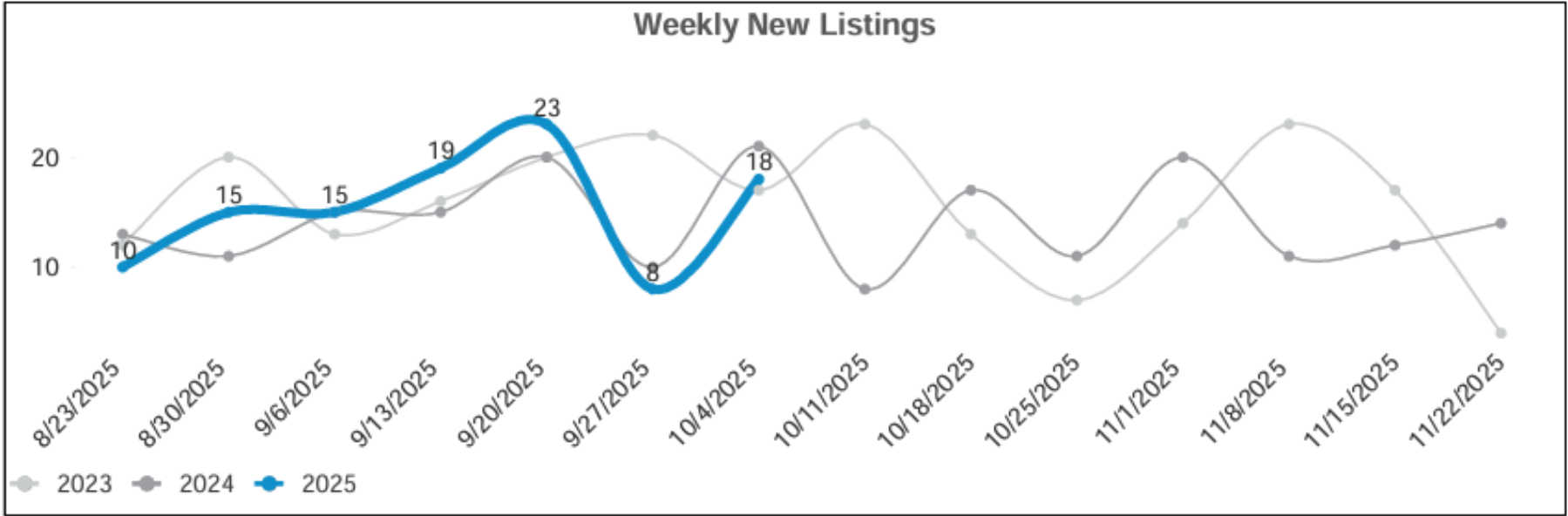
CountyName ● San Benito



San Benito County - Increased New Listings

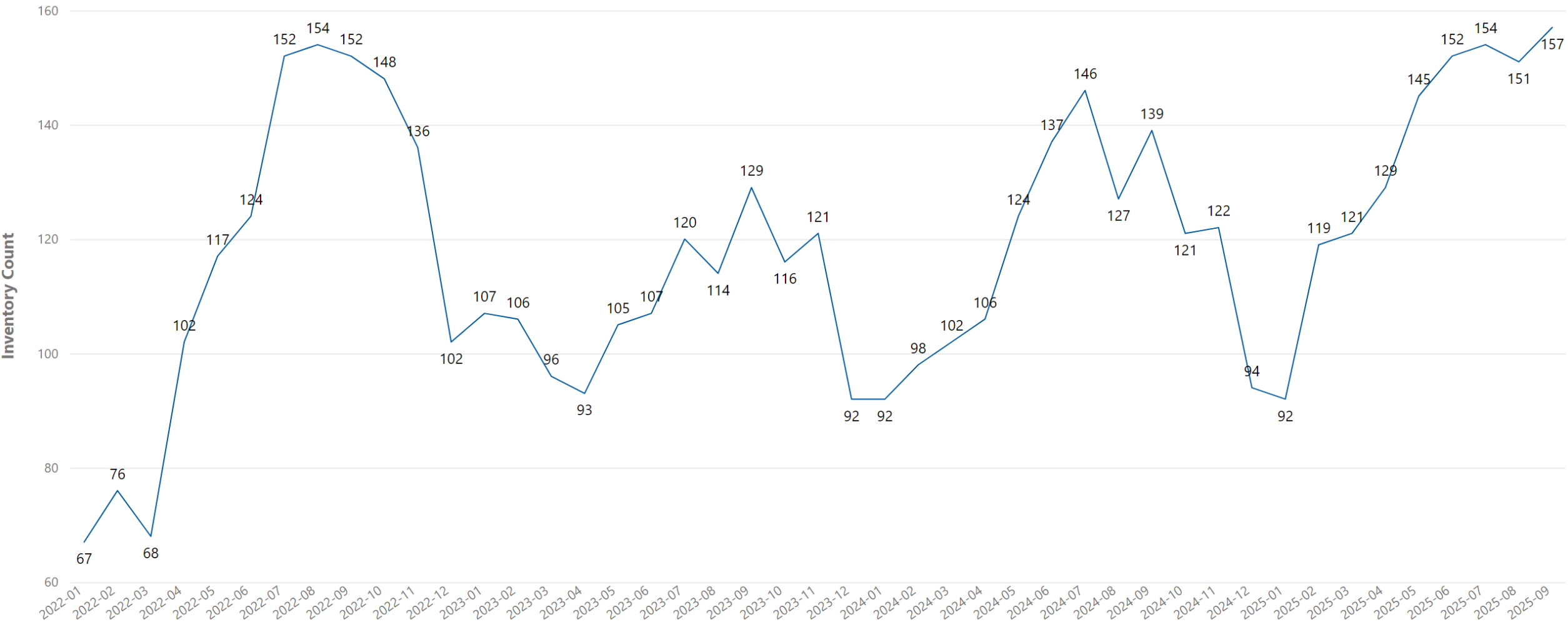
City	New Listings This Year	New Listings Last Year	% New Listings Change
Hollister	4	3	33%

San Benito County – New Listings Week Ending 10/04/2025



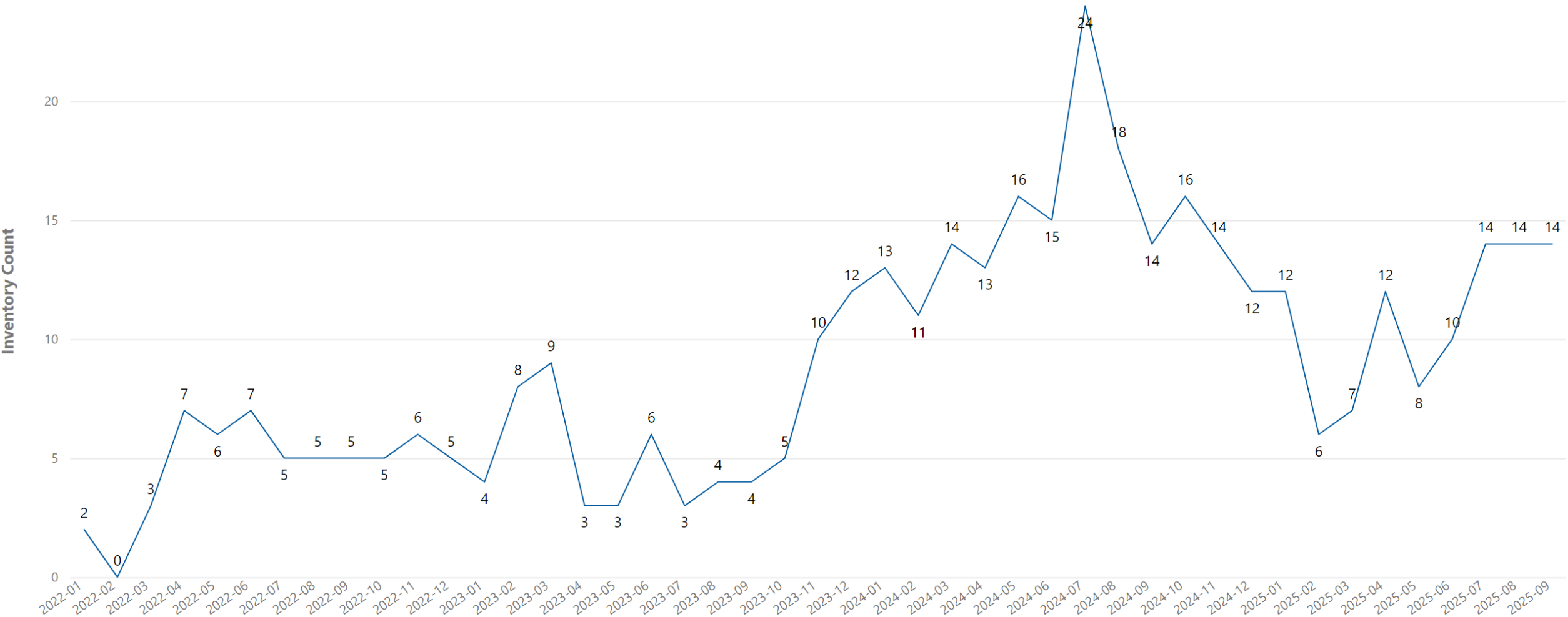
San Benito County - Inventory

CountyName ● San Benito

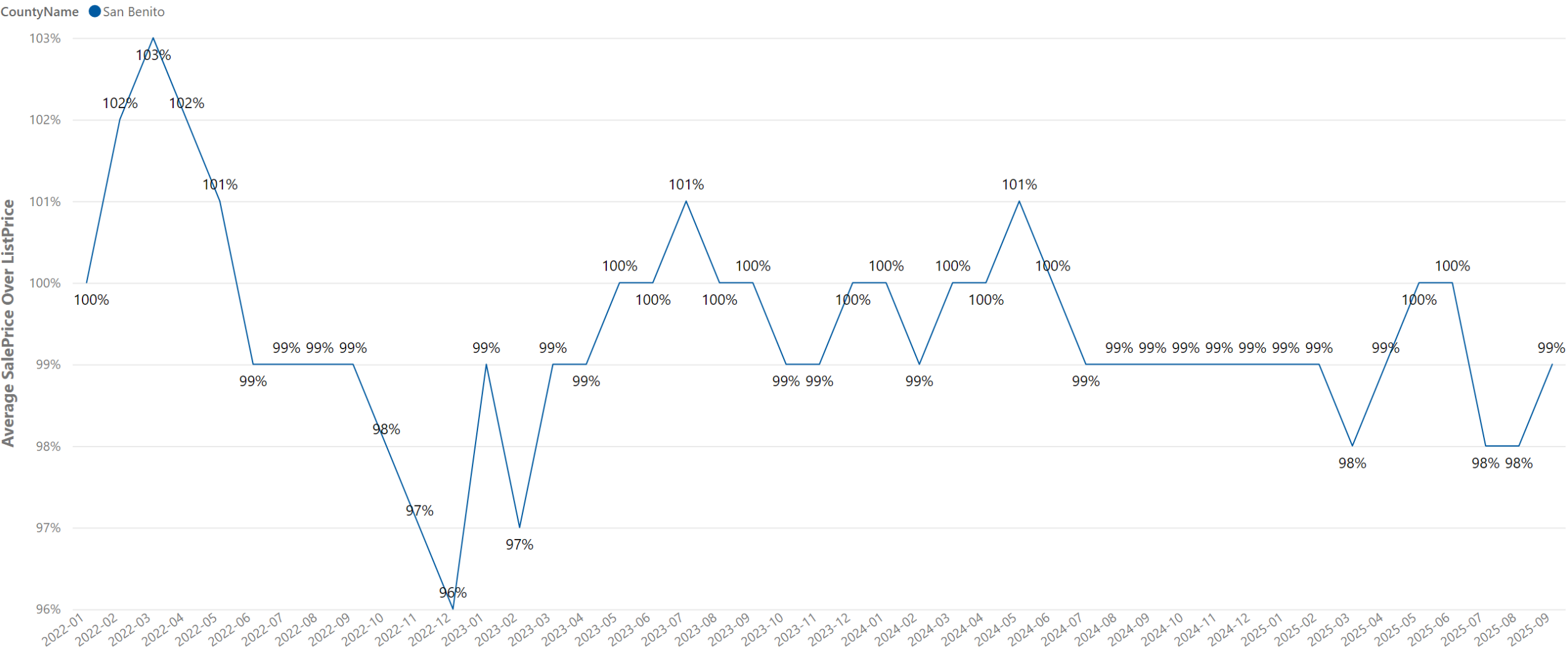


San Benito County - Inventory

CountyName ● San Benito



San Benito County - Average Sale Price Over List Price



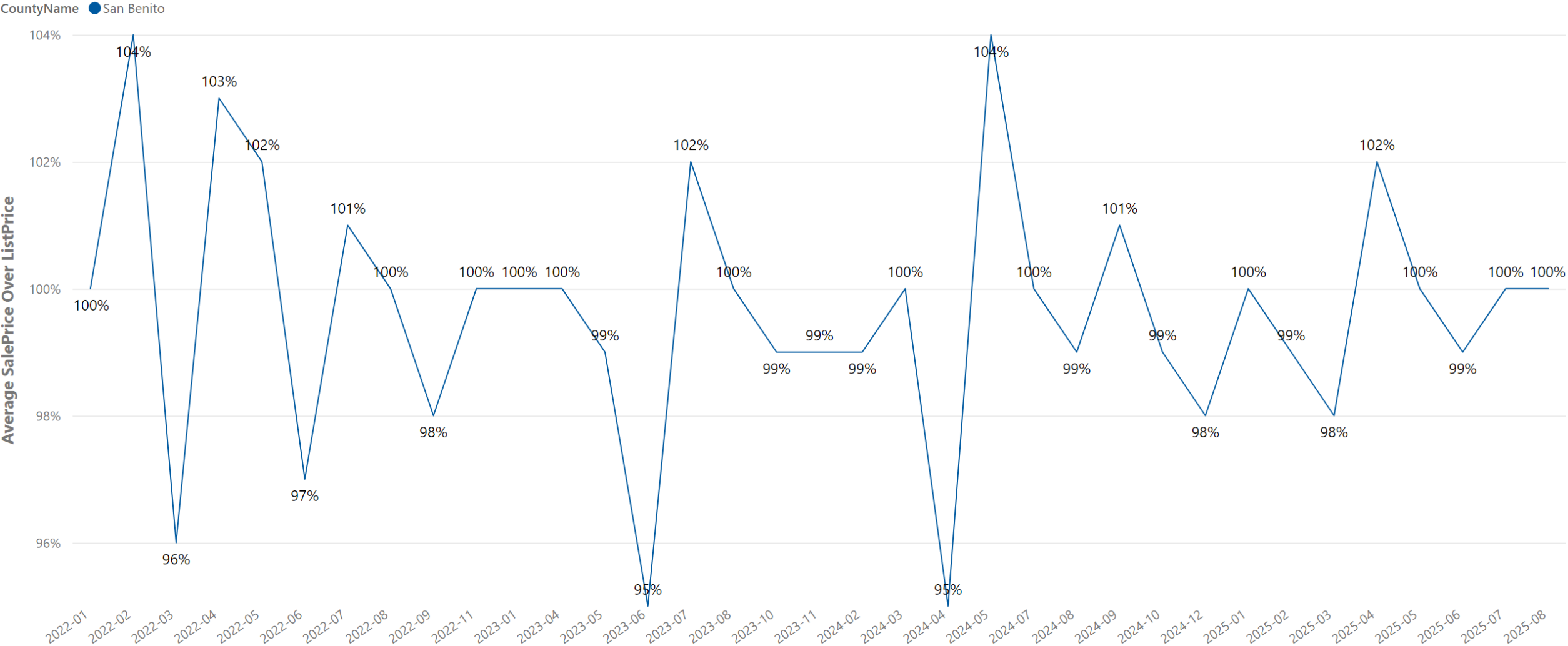
San Benito County - Increased Sale To List Price

City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
Paicines	100%	0%	N/A
San Juan Bautista	100%	98%	2%
Tres Pinos	100%	99%	1%
Hollister	99%	99%	0%

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%	90%	11%
Hollister	99%	99%	0%

San Benito County - Average Sale Price Over List Price



Thank You

