



San Benito County

Real Estate Market Minute | September 2025

San Benito County -Residential - Single Family 2025 vs 2024

↑ 45

Median Days on Market
Compared to 32



\$742.5K

Median Price
Compared to \$807.5K

↑ 40

Closed Sales
Compared to 36

↓ 46

New Listings
Compared to 54

↓ 97%

Sale to List Price Ratio
Compared to 99%

San Benito County -Residential - Common Interest 2025 vs 2024

↓ 13

Median Days on Market
Compared to 53



\$699.9K

Median Price
Compared to \$495.0K

↓ 1

Closed Sales
Compared to 5

↓ 3

New Listings
Compared to 7

↑ 100%

Sale to List Price Ratio
Compared to 99%

August 2025 Market Trends

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

Market Trends – August 2025 in San Benito County

Market Trend 1

Two months of sizeable median price declines over the past 60 days is great news for buyers in the single family market. There was only one sale in the common interest market in August.

Market Trend 2

We saw the first decline in inventory in the single family market in August, coupled with a slight increase in closed sales, but a decrease in the number of new listings added.

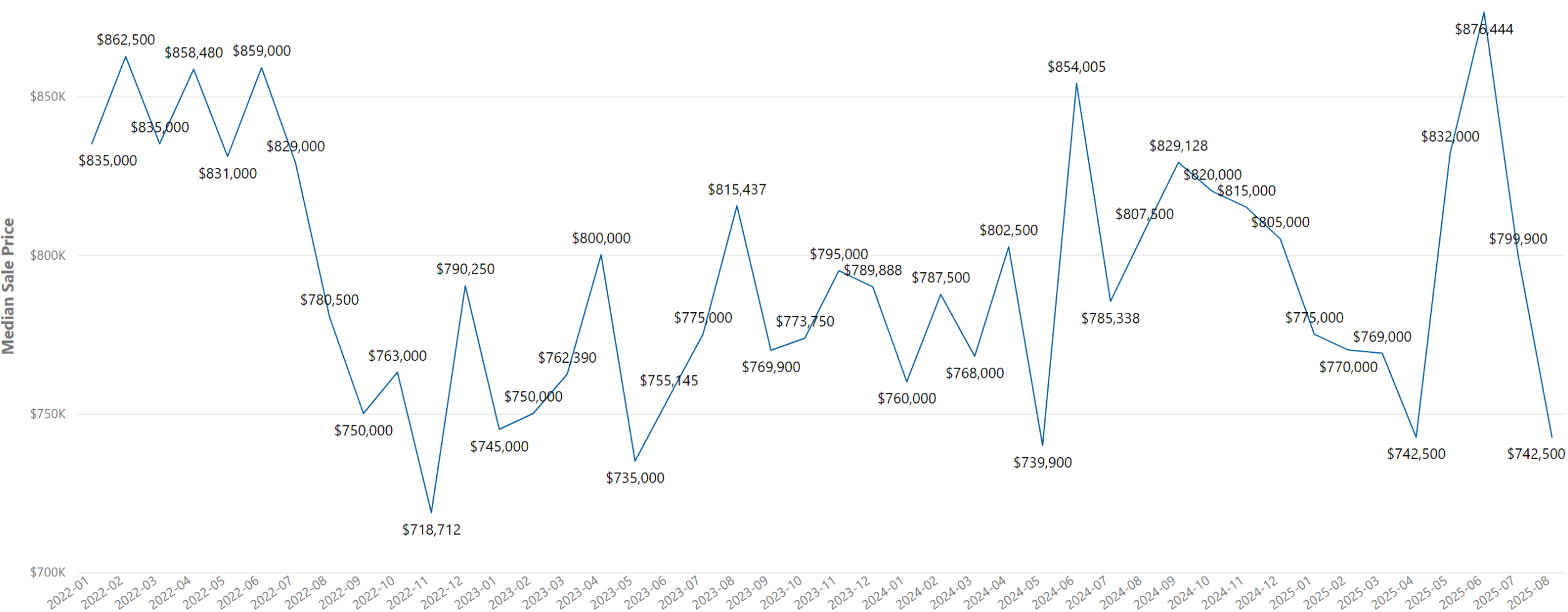
Market Trend 3

A two year low in the sale to list price ratio coupled with a nearly two year high in the days listings stayed on the market suggests a decline in competitiveness around the county.

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
Aromas	\$875,000	\$0	N/A
San Juan Bautista	\$1,037,450	\$823,500	26%

San Benito County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Hollister	\$738,000	\$807,500	-9%

San Benito County - Increased Median Sale Price (MoM)

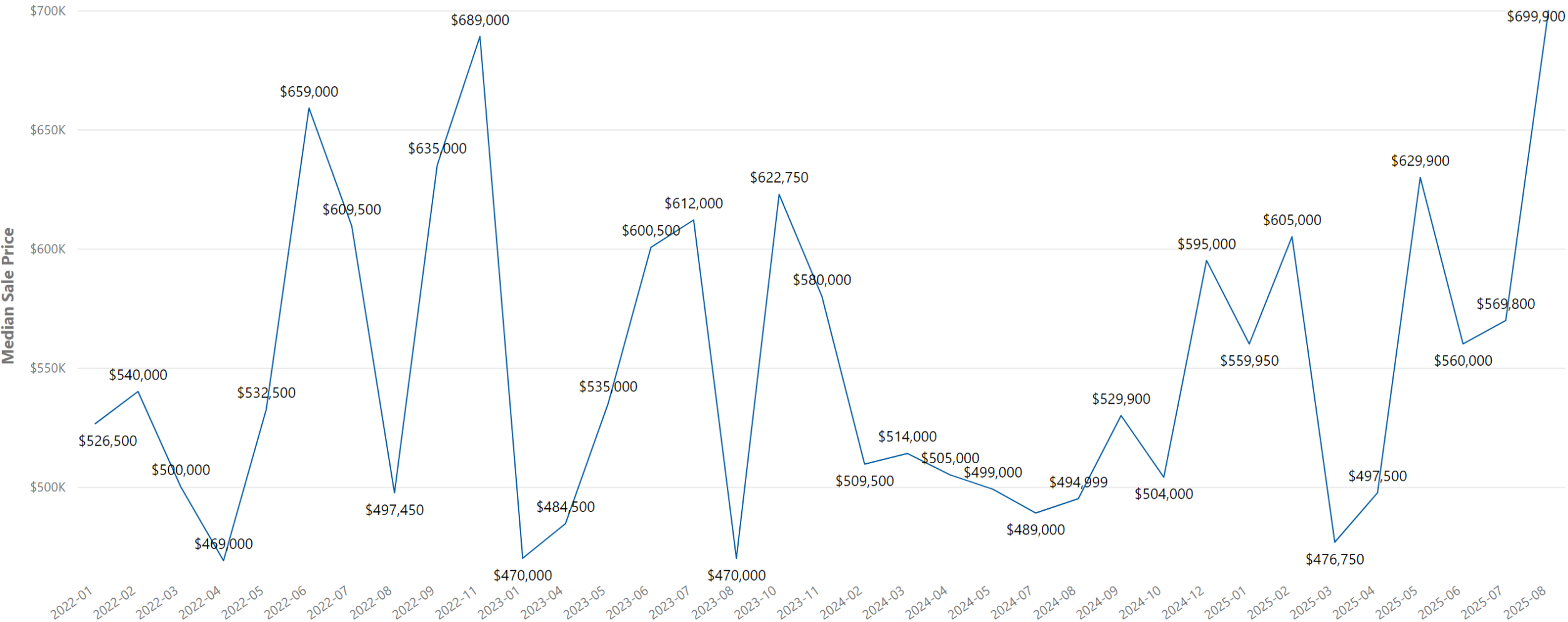
City	Median Sale Price	Median Sale Price Previous Month	% Median Sale Price Change
Aromas	\$875,000	\$692,500	26%

San Benito County - Decreased Median Sale Price (MoM)

City	Median Sale Price	Median Sale Price Previous Month	% Median Sale Price Change
San Juan Bautista	\$1,037,450	\$1,138,000	-9%
Hollister	\$738,000	\$780,994	-6%

San Benito County - Median Sale Price

CountyName ● San Benito



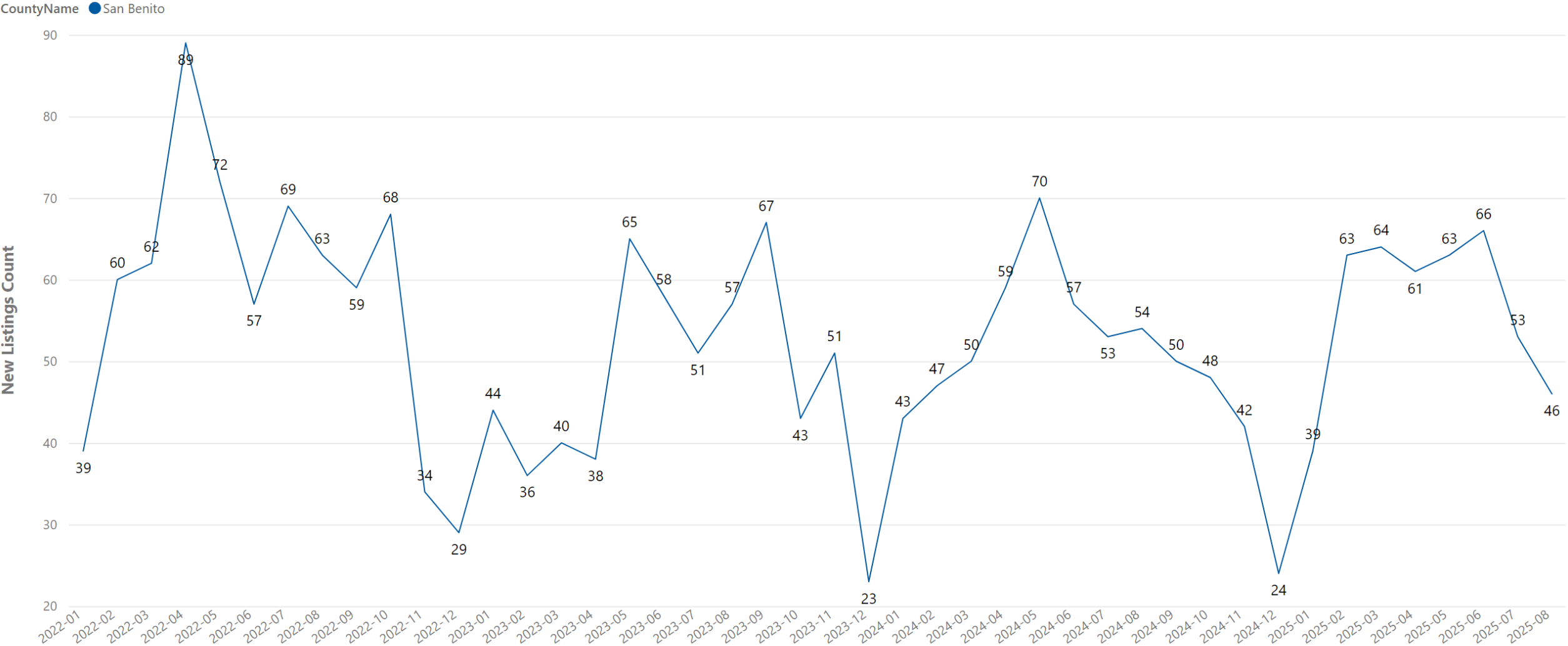
San Benito County - Increased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Hollister	\$699,900	\$494,999	41%

San Benito County - Increased Median Sale Price (MoM)

City	Median Sale Price	Median Sale Price Previous Month	% Median Sale Price Change
Hollister	\$699,900	\$569,800	23%

San Benito County - New Listings



San Benito County - Increased New Listings

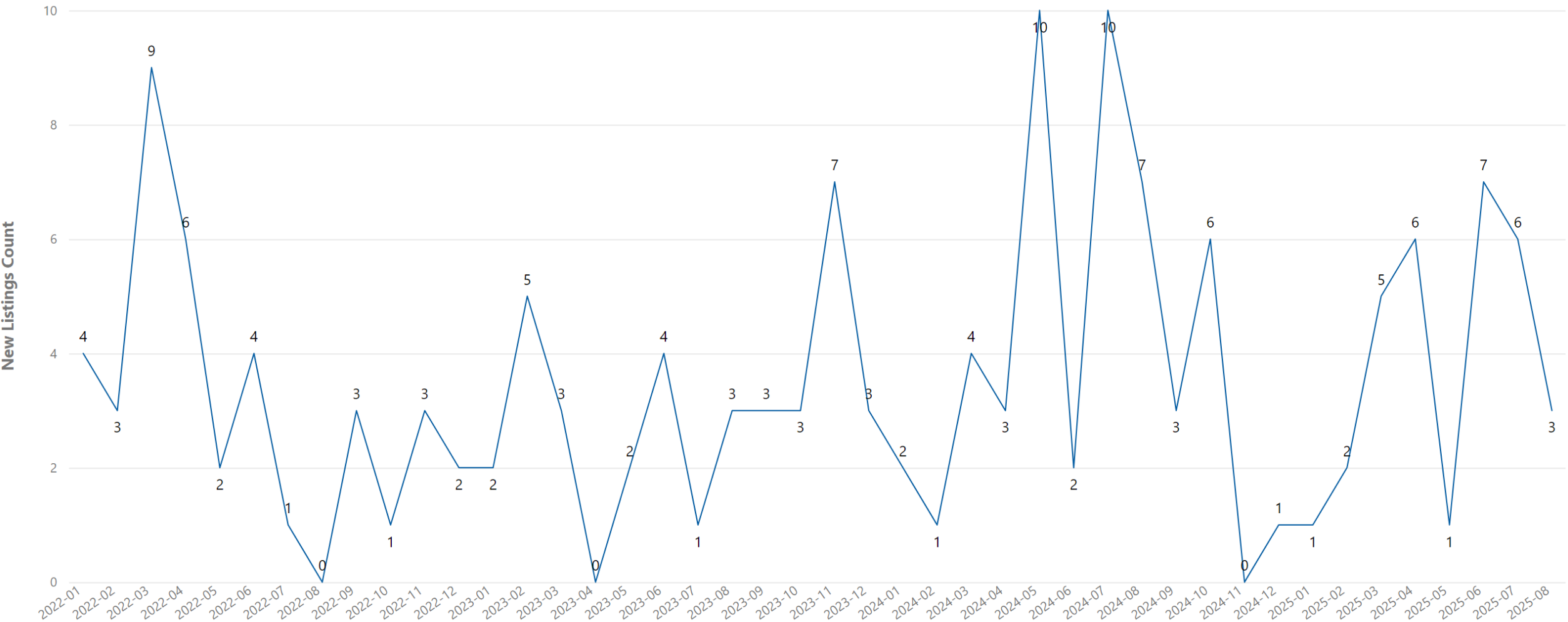
City	New Listings This Year	New Listings Last Year	% New Listings Change
Paicines	1	0	N/A

San Benito County - Decreased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
San Juan Bautista	1	5	-80%
Aromas	1	3	-67%
Tres Pinos	1	2	-50%
Hollister	42	44	-5%

San Benito County - New Listings

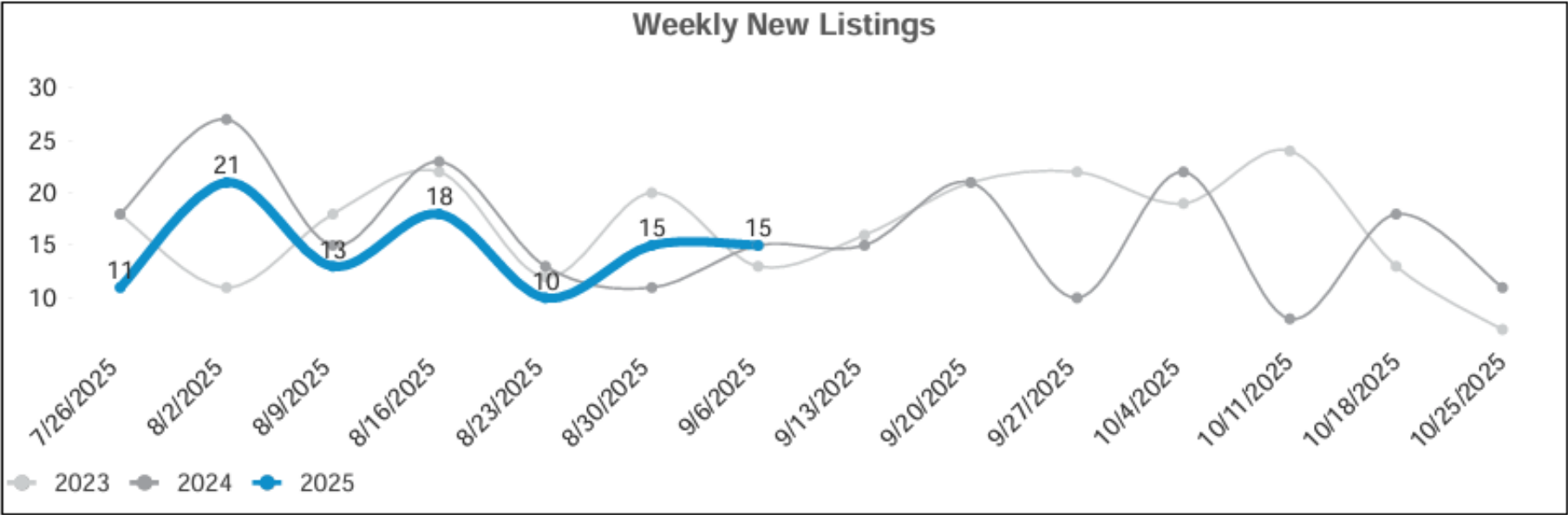
CountyName ● San Benito



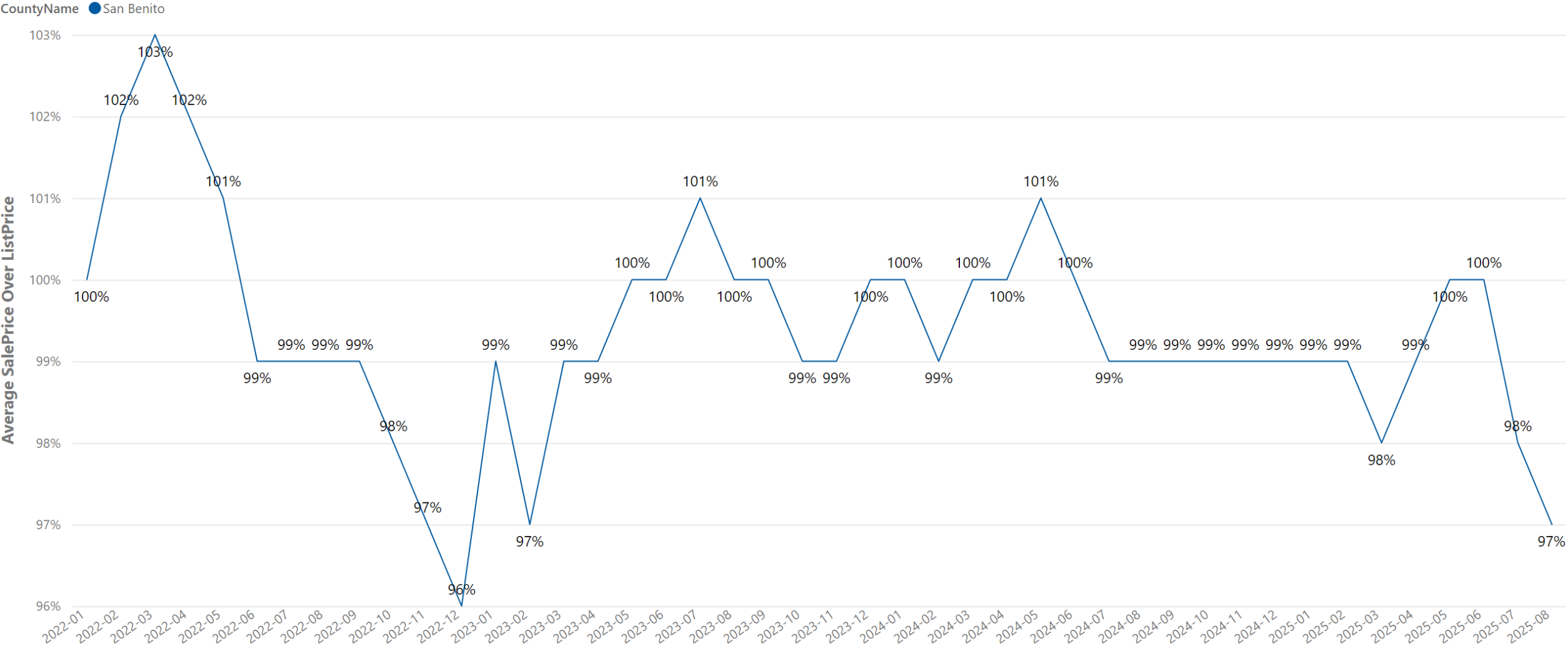
San Benito County - Decreased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Hollister	3	7	-57%

San Benito County – New Listings Week Ending 9/6/2025



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
Aromas	100%	0%	N/A
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
San Juan Bautista	90%	100%	-10%

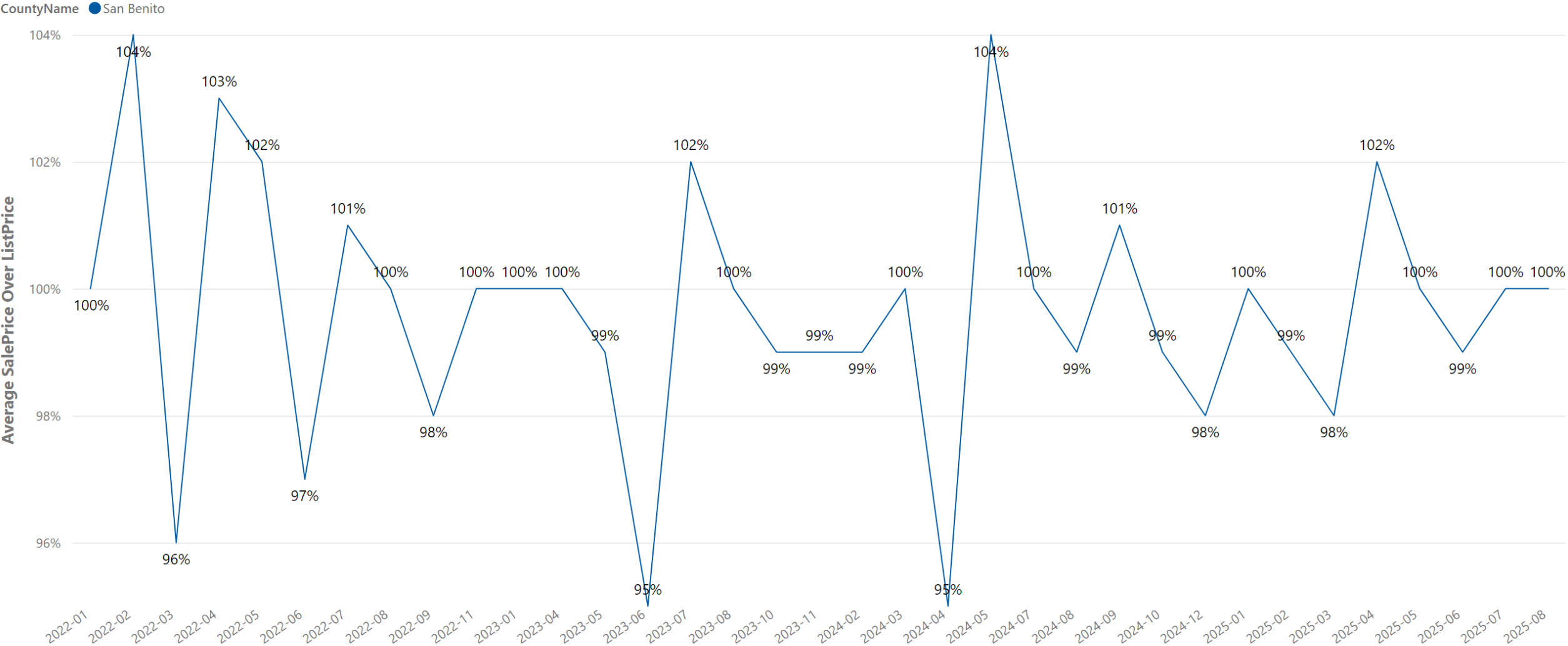
San Benito County - Increased Sale Over List Price (MoM)

City	Sale Over List Price	Sale Over List Price Previous Month	% Sale Over List Price Change
Aromas	100%	92%	9%
Hollister	99%	98%	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
San Juan Bautista	90%	99%	-9%

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%	100%	0%

Thank You

