

A scenic landscape of San Benito County, California, featuring rolling hills, a paved road, and a utility tower. The foreground shows a dirt road and a utility tower. The middle ground features a paved road with a yellow center line, a fence, and a small building. The background shows rolling hills and mountains under a clear sky.

San Benito County

Market Minute Videos | February 2025

San Benito County – Single Family Market 2025 v. 2024

↓ 27

Median Days on Market
Compared to 54

↓ 40

New Listings
Compared to 43



\$775K

Median Price
Compared to \$760K

↓ 29

Closed Sales
Compared to 33

↓ 99%

Sale to List Price Ratio
Compared to 100%

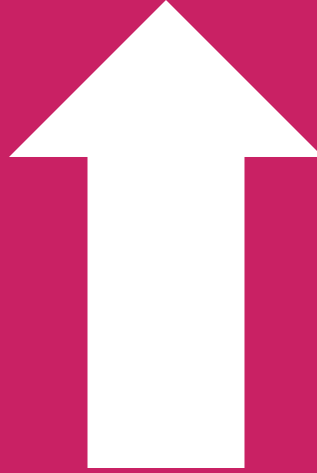
San Benito County – Common Interest Market 2025 v. 2024

↑ 47

Median Days on Market
Compared to 0

↓ 12

New Listings
Compared to 13



\$500K

Median Price
Compared to 0

↑ 1

Closed Sales
Compared to 0

↑ 100%

Sale to List Price Ratio
Compared to



San Benito County

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San Benito Real Estate Market Trends – January 2025

Market Trend 1

Prices were generally higher in 2024, but the single family market saw median price decline in January.

Market Trend 2

There was an increase of new listings in January, compared to December, but a much lower number than prior years.

Market Trend 3

Competition has stayed consistent over the past couple of months with a return of seasonal changes in the number of Days on Market.

Data reliable but not guaranteed. MLSListings/Aculist cannot provide advice or make forward-looking statements about the real estate market.

San Benito Real Estate Market Trends – January 2025

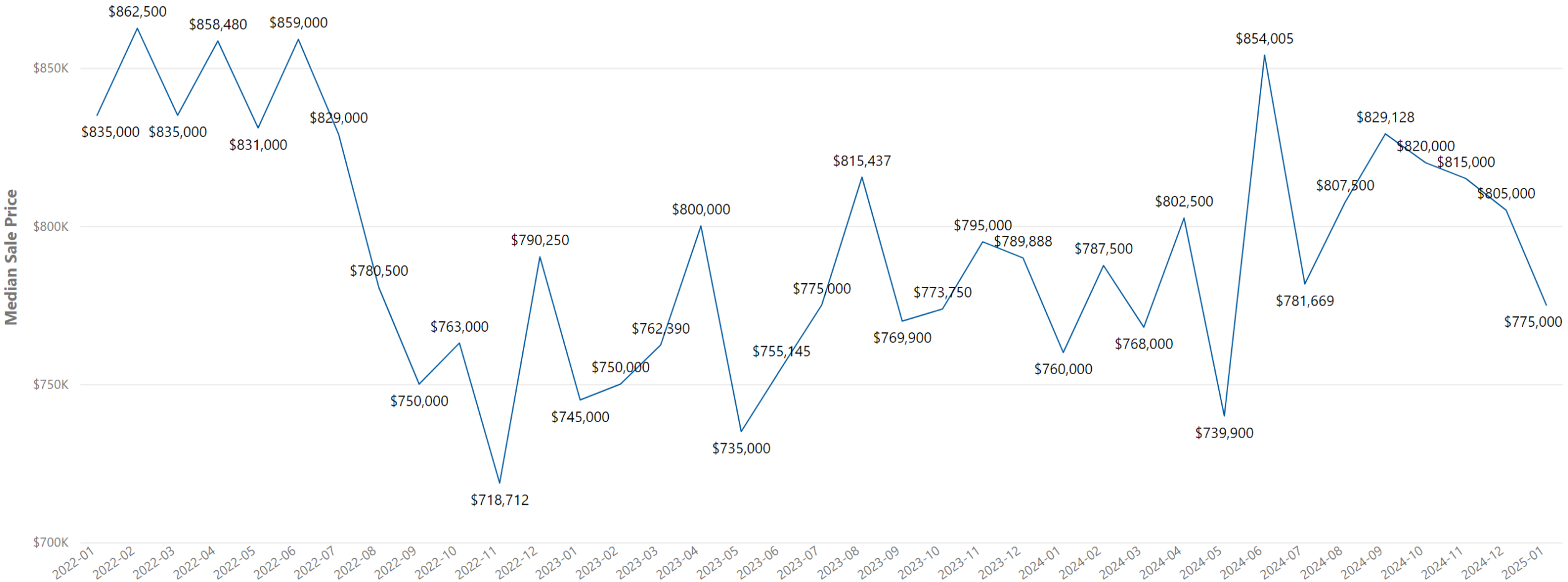
Market Trend 1

Prices were generally higher in 2024, but the single family market saw median price decline in January.

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San Benito County - Median Sale Price

CountyName ● San Benito



Data as of 2/7/2025

Aculist@2025

Residential Single Family: 2022-2025

San Benito County - Increased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Med Price Change
Aromas	\$794,750	\$0	N/A
Paicines	\$450,000	\$0	N/A
San Juan Bautista	\$1,375,000	\$985,000	40%
Hollister	\$762,500	\$760,000	0%

San Benito County - Increased Median Sale Price (MoM)

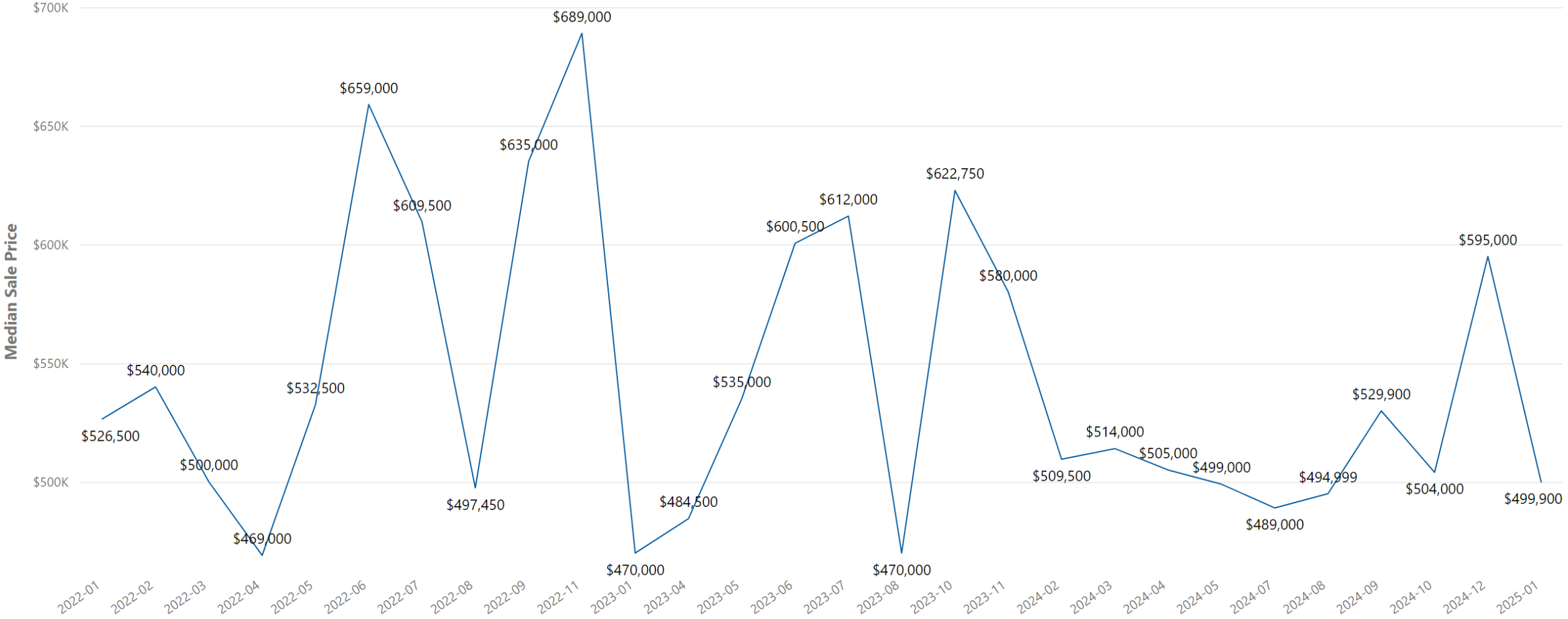
City	Median Sale Price	Median Sale Price Previous Month	% Median Sale Price Change
Paicines	\$450,000	\$0	N/A
San Juan Bautista	\$1,375,000	\$1,078,125	28%

San Benito County - Decreased Median Sale Price (MoM)

City	Median Sale Price	Median Sale Price Previous Month	% Median Sale Price Change
Aromas	\$794,750	\$849,000	-6%
Hollister	\$762,500	\$775,444	-2%

San Benito County - Median Sale Price

CountyName ● San Benito



Data as of 2/7/2025

Aculist@2025

Residential Common Interest: 2022-2025

San Benito County - Increased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Med Price Change
Hollister	\$499,900	\$0	N/A

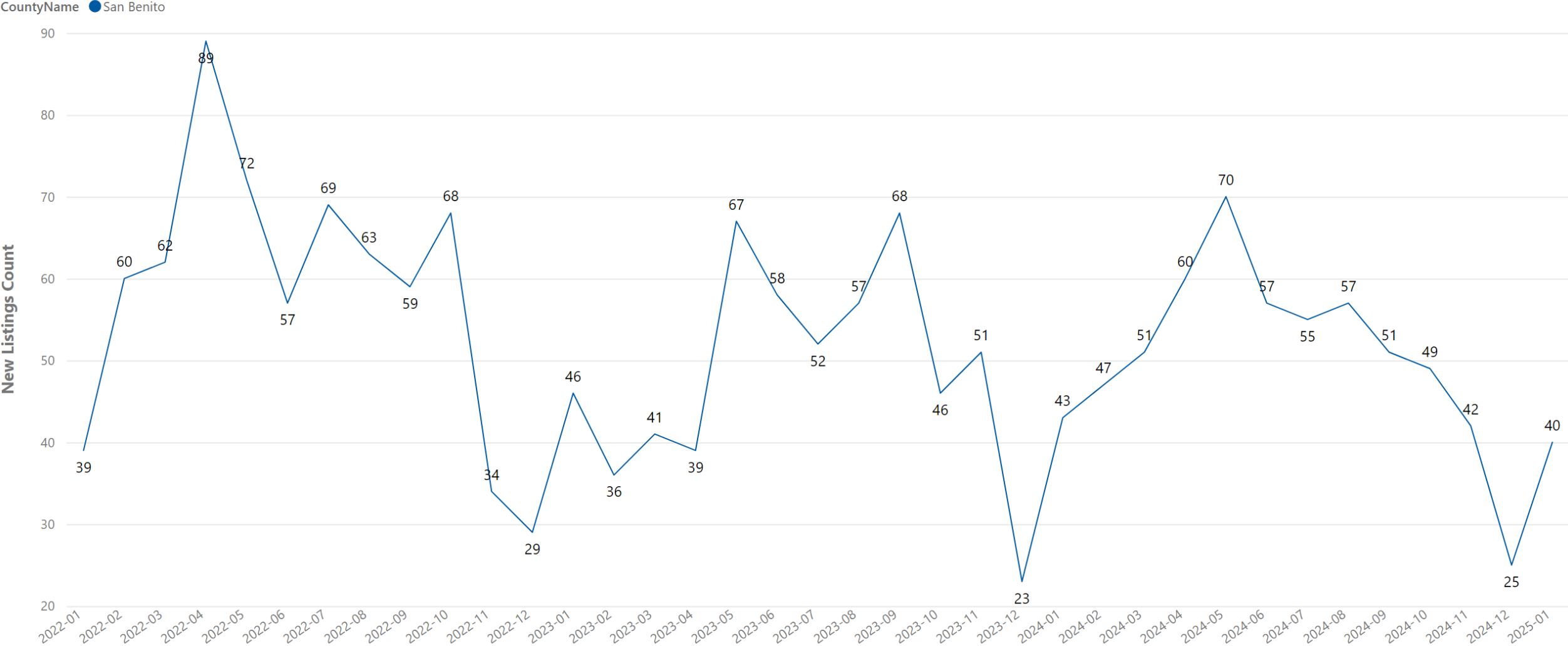
San Benito Real Estate Market Trends – January 2025

Market Trend 2

There was an increase of new listings in January, compared to December, but a much lower number than prior years.

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San Benito County - New Listings



San Benito County - Increased New Listings

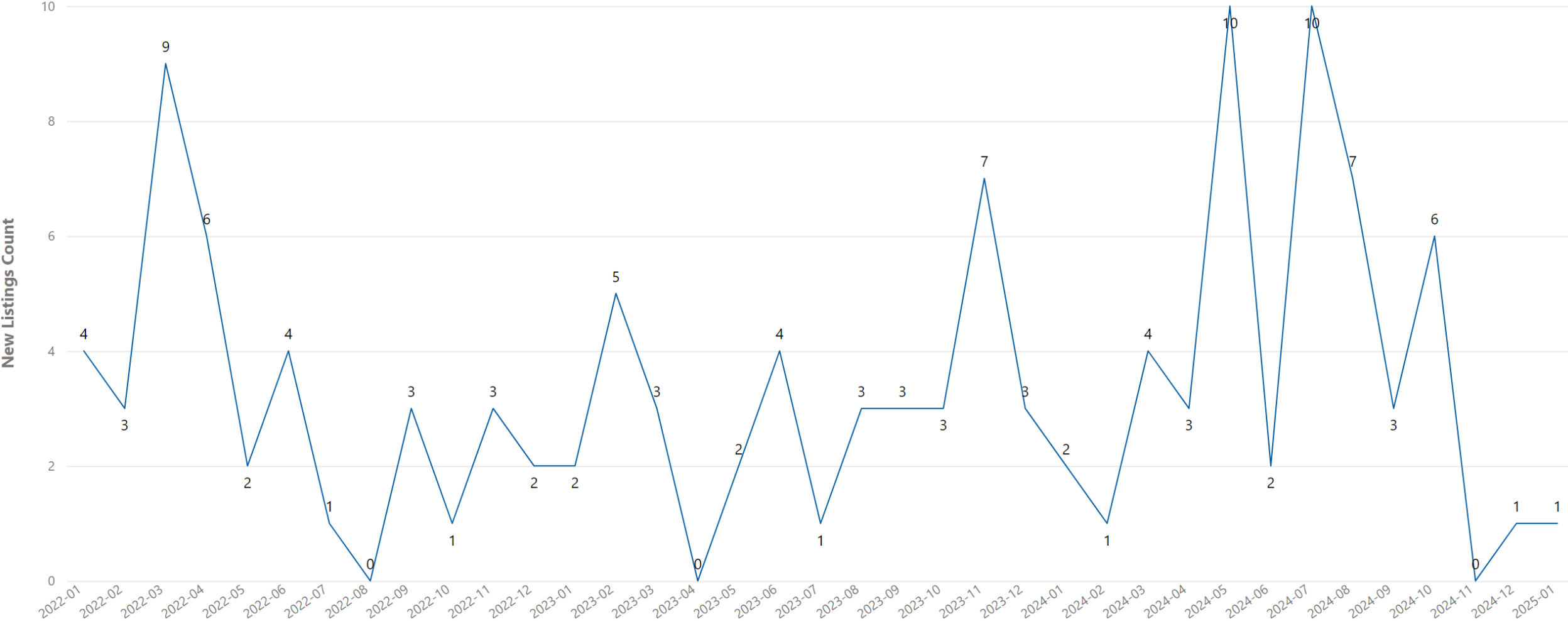
City	New Listings This Year	New Listings Last Year	% New Listings Change
Aromas	2	0	N/A
San Juan Bautista	4	3	33%

San Benito County - Decreased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Hollister	34	38	-11%

San Benito County - New Listings

CountyName ● San Benito



Data as of 2/7/2025

Aculist@2025

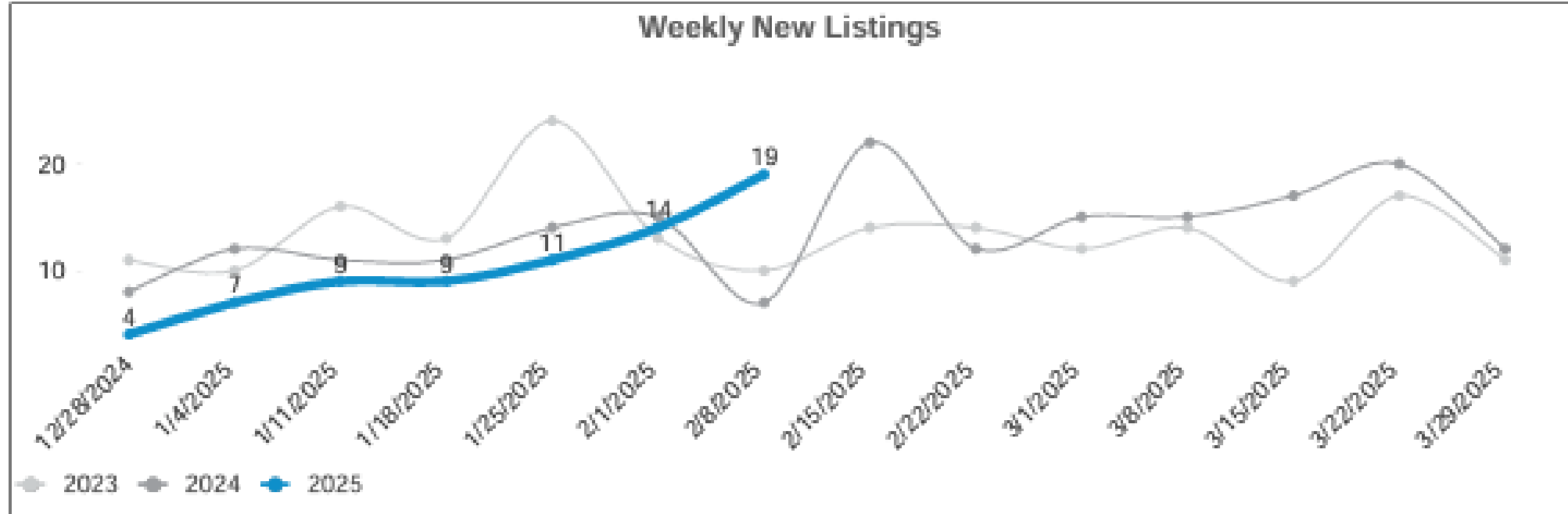
Residential Common Interest: 2022-2025



San Benito County - Decreased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Hollister	1	2	-50%

San Benito County – New Listings Week Ending 2/8/2025



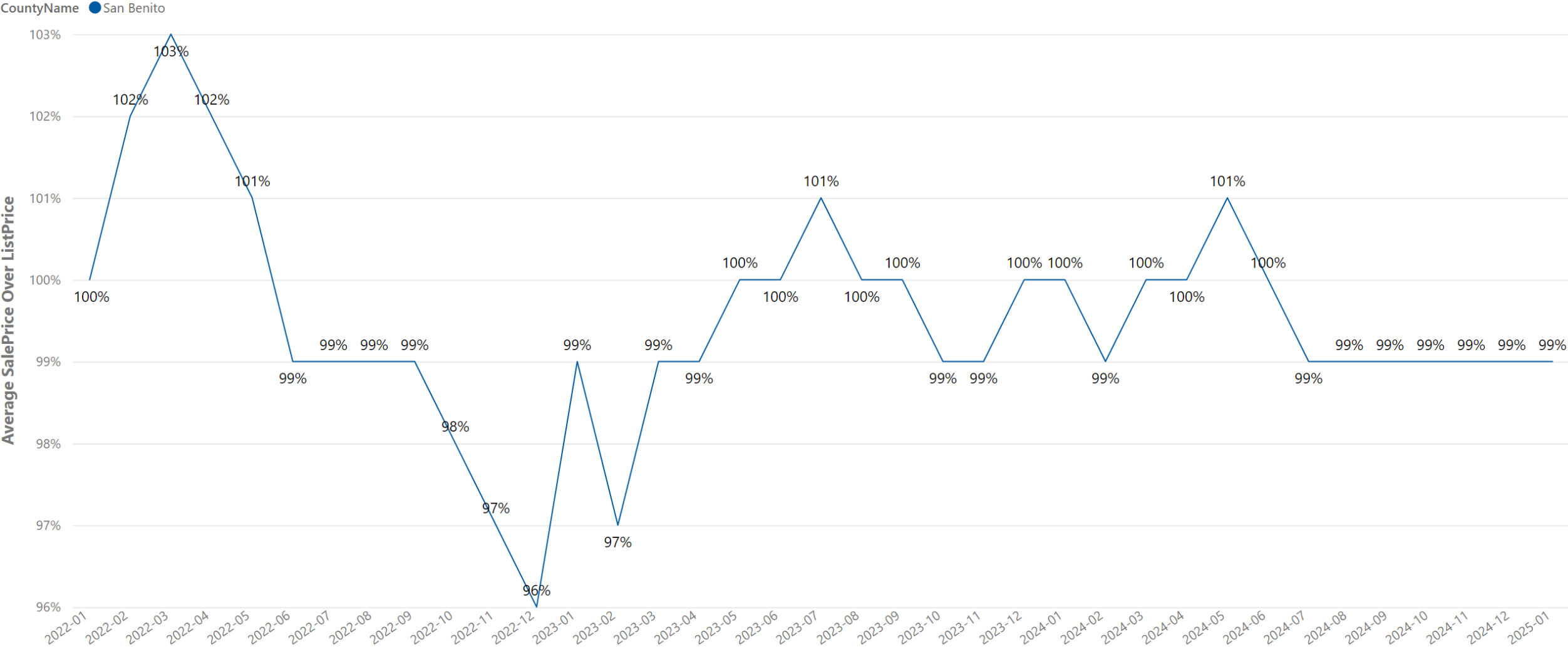
San Benito Real Estate Market Trends – January 2025

Market Trend 3

Competition has stayed consistent over the past couple of months with a return of seasonal changes in the number of Days on Market.

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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	99%	0%	N/A
Paicines	100%	0%	N/A

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%
Hollister	99%	100%	-1%

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

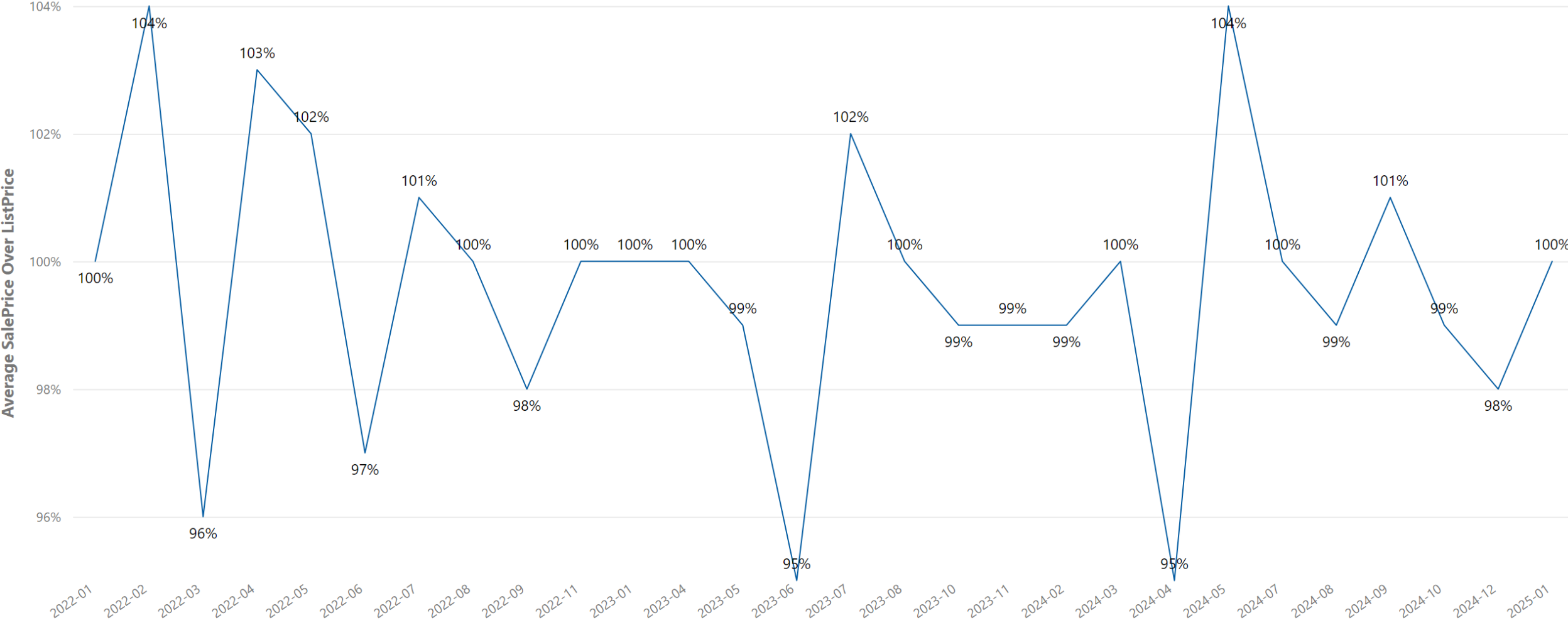
City	Sale Over List Price	Sale Over List Price Previous Month	% Sale Over List Price Change
Paicines	100%	0%	N/A
San Juan Bautista	98%	96%	2%

San Benito County - Decreased Sale Over ListPrice (MoM)

City	Sale Over List Price	Sale Over List Price Previous Month	% Sale Over List Price Change
Aromas	99%	100%	-1%
Hollister	99%	100%	-1%

San Benito County - Average Sale Price Over List Price

CountyName ● San Benito



Data as of 2/7/2025

Aculist@2025

Residential Common Interest: 2022-2025

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%	0%	N/A

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%	98%	2%

Thank You

