

Hollister

City · CA · California > San Benito County

BUYER'S MARKET

\$785K

MEDIAN SALE PRICE

-0.9%

1-YR CHANGE

497

SALES (12 MO)

\$749K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 30 / 100



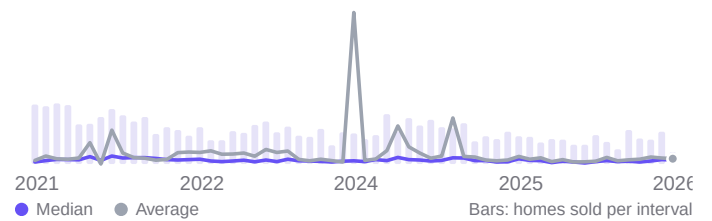
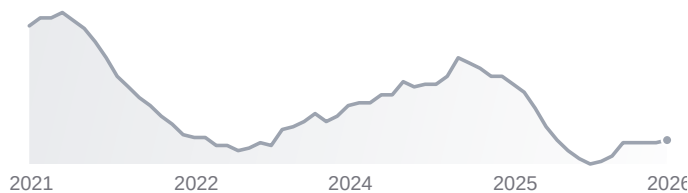
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

30 / 100

Sale prices

Median \$789K · Average \$822K

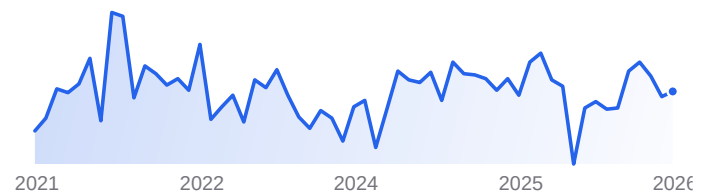
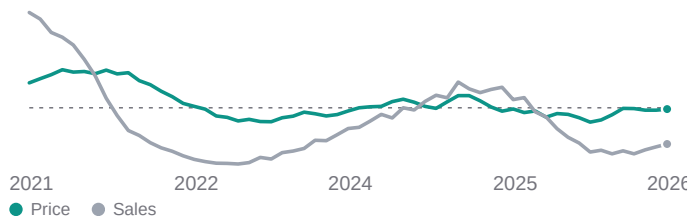


Growth (year over year)

Price -0.9% · Sales -25.9%

Price per square foot

\$404/ft²

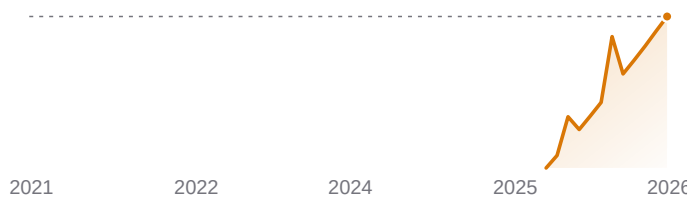


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

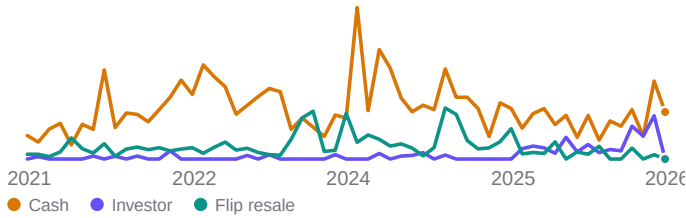
3.0%



BUYERS & OUTCOMES

Buyer mix

Cash 19% · Investor 0% · Flip resale 0%



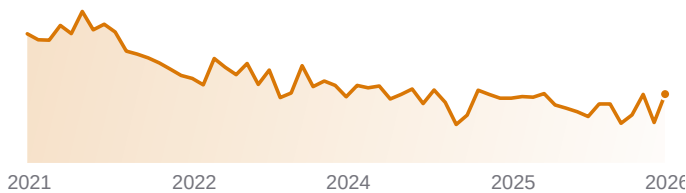
Sellers who sold at a gain

79%

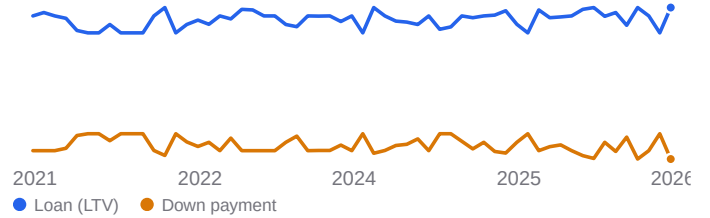


Median annualized return at resale

+4.4%

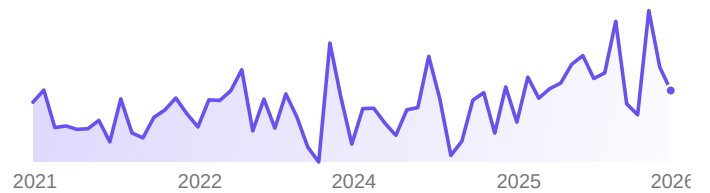


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



Typical hold before selling

6.3 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	16,382
Median value (AVM)	\$749K
Median size	1,902 ft²
Median bedrooms	3
Median year built	1998
Single family	82%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	44%
Underwater (LTV 125% or more)	1.5%
Owner occupied	84%
Company owned	24%
Median loan-to-value	57%
Typical ownership tenure	8.8 yrs

COMMUNITY

Population	45,129
Density	5,668 / mi²
Median household income	\$90K
Average household income	\$120K
Crime index (US avg 100)	76
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	496
Homes occupied	98%
Bachelor's or higher	14%
Poverty rate	7.9%
Unemployment	2.2%
Average temp	59°F
Annual precip	15 in
Sunshine	79%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.