

Aromas 95004

ZIP code · CA · California > San Benito County > Aromas

BALANCED MARKET

\$988K

MEDIAN SALE PRICE

+42.2%

1-YR CHANGE

20

SALES (12 MO)

\$919K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100

Buyer's market

Balanced

Seller's market

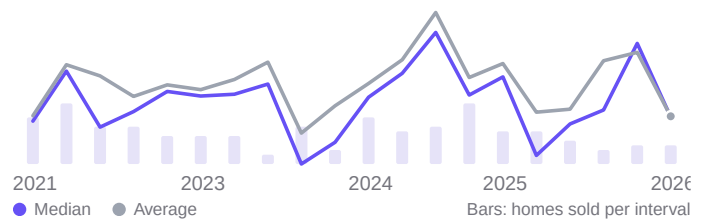
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$749K · Average \$752K

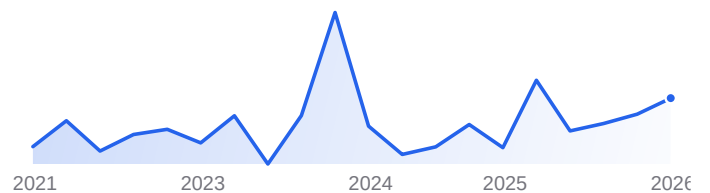
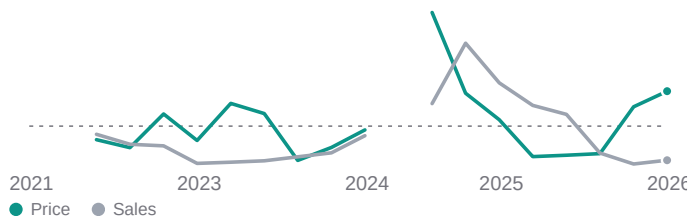


Growth (year over year)

Price +42.2% · Sales -41.2%

Price per square foot

\$600/ft²

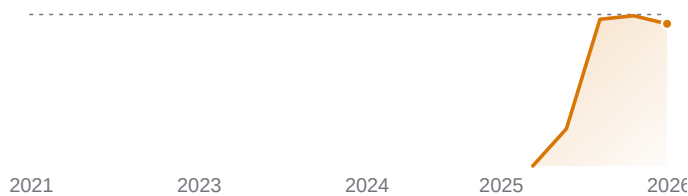


Sale premium vs estimated value

-1.3%

Annual turnover (share of homes sold)

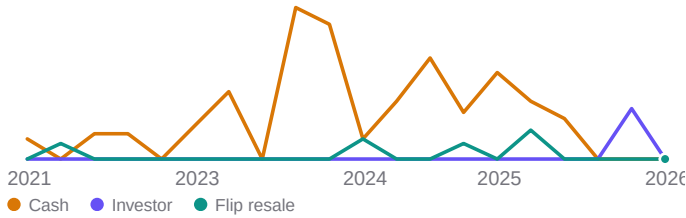
1.6%



BUYERS & OUTCOMES

Buyer mix

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



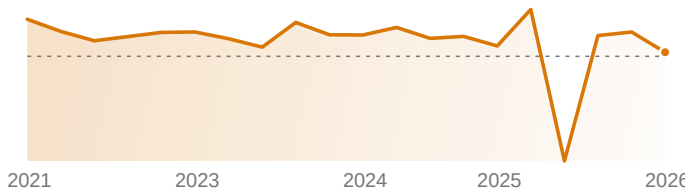
Sellers who sold at a gain

100%

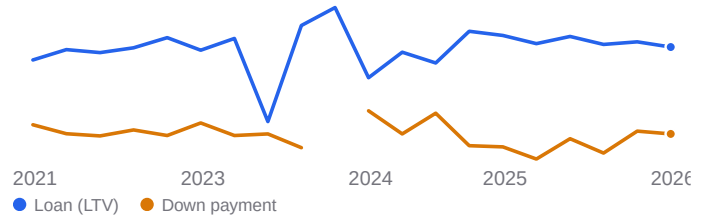


Median annualized return at resale

+1.0%

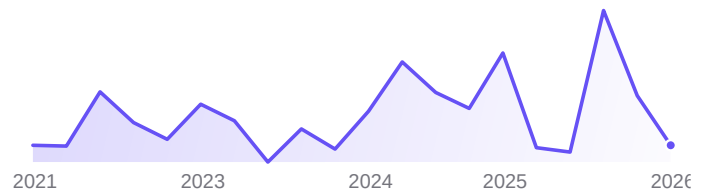


Financing (share of purchase price) Loan (LTV) 75% · Down payment 20%



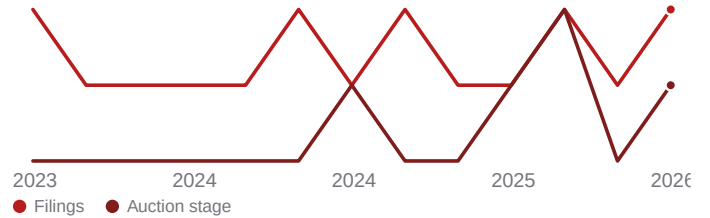
Typical hold before selling

5.4 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	1,258
Median value (AVM)	\$919K
Median size	1,804 ft²
Median bedrooms	3
Median year built	1979
Single family	67%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	1.3%
Owner occupied	78%
Company owned	38%
Median loan-to-value	41%
Typical ownership tenure	18.0 yrs

COMMUNITY

Population	4,659
Density	256 / mi²
Median household income	\$146K
Average household income	\$173K
Crime index (US avg 100)	66
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	628
Homes occupied	95%
Bachelor's or higher	22%
Poverty rate	6.3%
Unemployment	2.0%
Average temp	58°F
Annual precip	21 in
Sunshine	79%

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