

Paicines 95043

ZIP code · CA · California > San Benito County

\$515K

MEDIAN SALE PRICE

5

SALES (12 MO)

\$601K

MEDIAN VALUE (AVM)

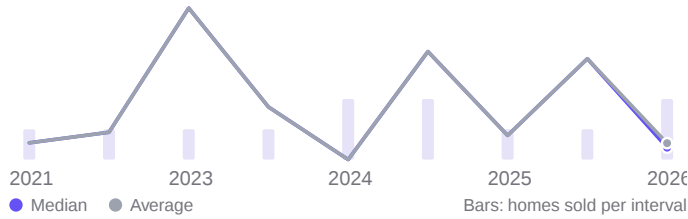
MARKET TRENDS (5 YEARS)

Sale prices

Median \$515K · Average \$595K

Growth (year over year)

Price +350.7% · Sales +33.3%

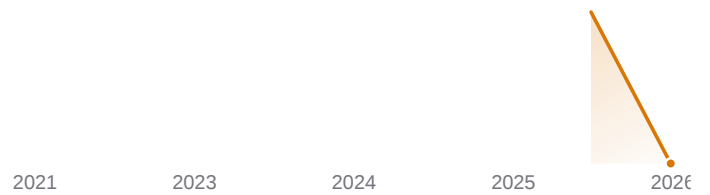
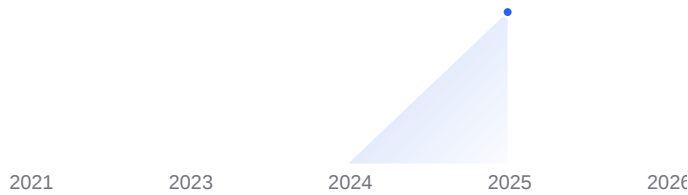


Price per square foot

\$545/ft²

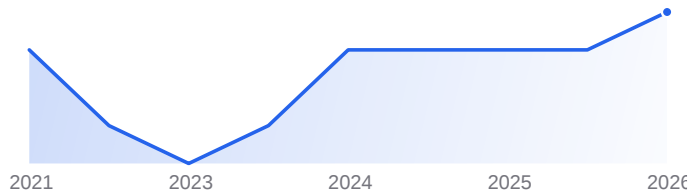
Sale premium vs estimated value

+0.1%



Annual turnover (share of homes sold)

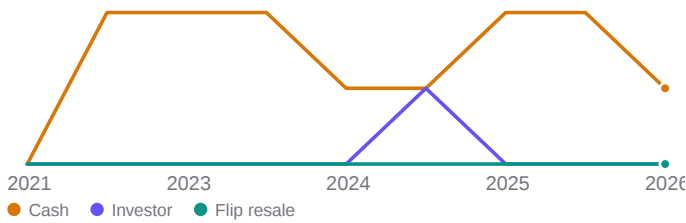
4.0%



BUYERS & OUTCOMES

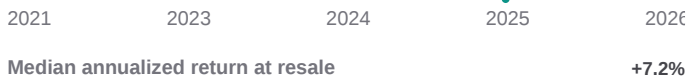
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%

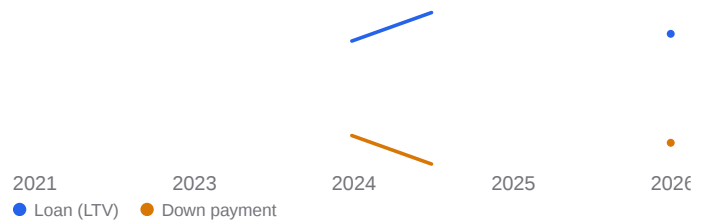


Sellers who sold at a gain

100%



Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



Typical hold before selling

10.0 yrs



HOUSING STOCK

Homes	125
Median value (AVM)	\$601K
Median size	1,860 ft²
Median bedrooms	3
Median year built	1992
Single family	4.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	1.2%
Owner occupied	85%
Company owned	46%
Median loan-to-value	22%
Typical ownership tenure	12.6 yrs

COMMUNITY

Population	1,658
Density	2 / mi²
Median household income	\$121K
Average household income	\$189K
Crime index (US avg 100)	138
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	261
Homes occupied	90%
Bachelor's or higher	19%
Poverty rate	4.9%
Unemployment	2.5%
Average temp	59°F
Annual precip	19 in
Sunshine	79%

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