

San Juan Bautista 95045

ZIP code · CA · California > San Benito County > San Juan Bautista

BALANCED MARKET

\$1.2M

MEDIAN SALE PRICE

+34.1%

1-YR CHANGE

32

SALES (12 MO)

\$963K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



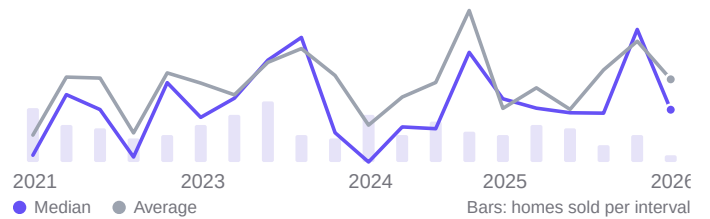
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$896K · Average \$1M

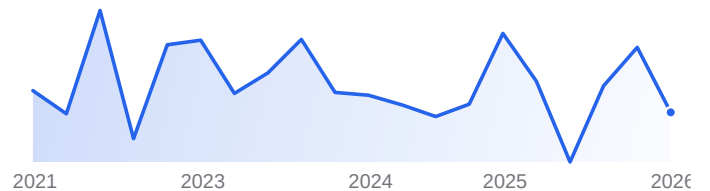
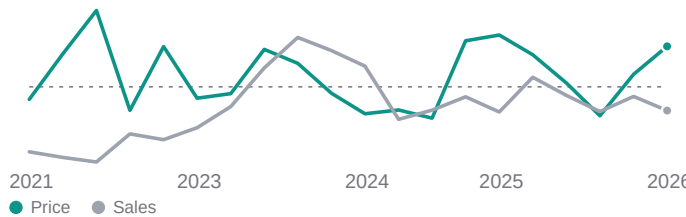


Growth (year over year)

Price +34.1% · Sales -20.0%

Price per square foot

\$388/ft²



Sale premium vs estimated value

+1.6%

Annual turnover (share of homes sold)

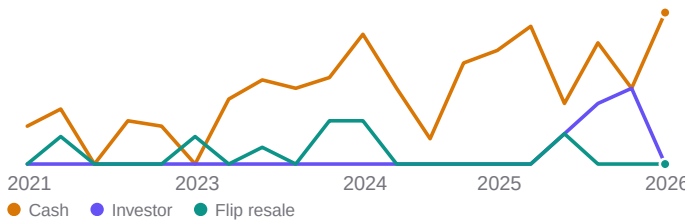
2.4%



BUYERS & OUTCOMES

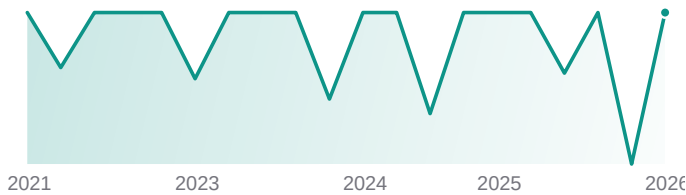
Buyer mix

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



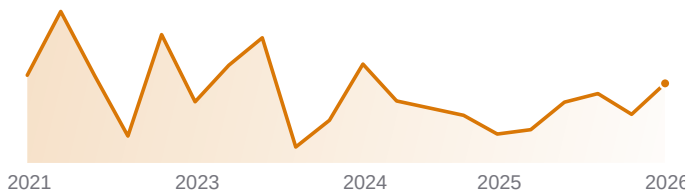
Sellers who sold at a gain

100%

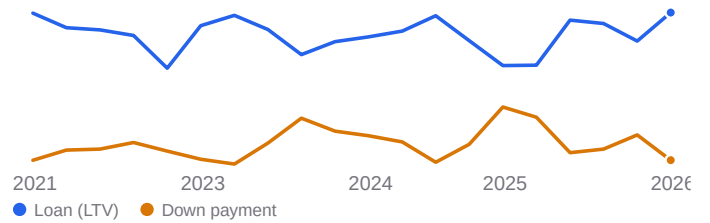


Median annualized return at resale

+5.4%

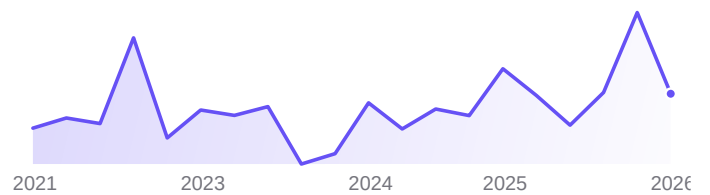


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



Typical hold before selling

7.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,318
Median value (AVM)	\$963K
Median size	2,227 ft²
Median bedrooms	3
Median year built	1993
Single family	60%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.2%
Owner occupied	78%
Company owned	33%
Median loan-to-value	42%
Typical ownership tenure	9.7 yrs

COMMUNITY

Population	5,423
Density	77 / mi²
Median household income	\$107K
Average household income	\$140K
Crime index (US avg 100)	138
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	652
Homes occupied	92%
Bachelor's or higher	25%
Poverty rate	6.3%
Unemployment	2.1%
Average temp	58°F
Annual precip	19 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.