

Tres Pinos 95075

ZIP code · CA · California > San Benito County > Tres Pinos

STRONG SELLER'S MARKET

\$808K

MEDIAN SALE PRICE

9

SALES (12 MO)

\$969K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 86 / 100

Buyer's market

Balanced

Seller's market

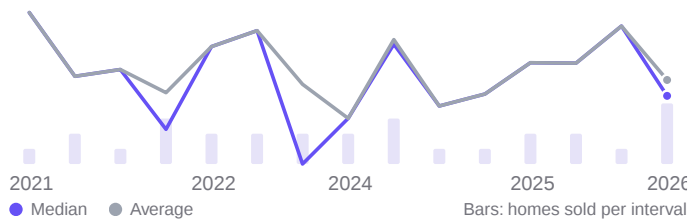
MARKET TRENDS (5 YEARS)

Sale prices

Median \$808K · Average \$954K

Growth (year over year)

Price +27.2% · Sales +0.0%

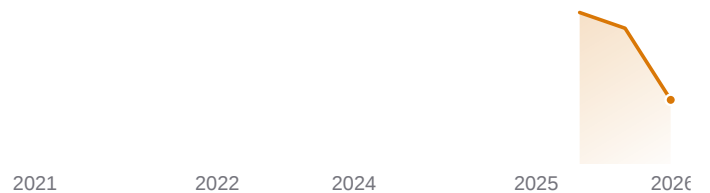
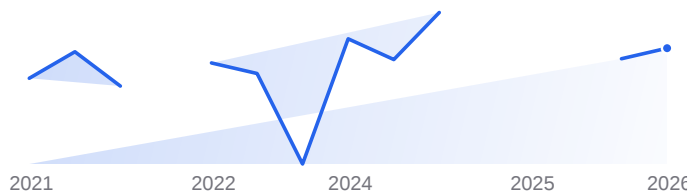


Price per square foot

\$558/ft²

Sale premium vs estimated value

+0.1%



Annual turnover (share of homes sold)

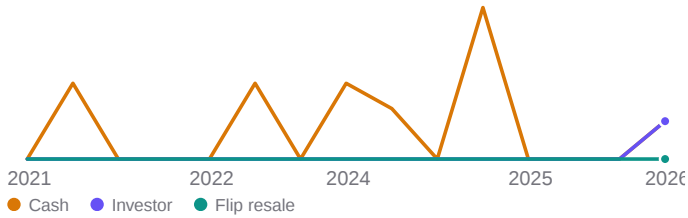
4.9%



BUYERS & OUTCOMES

Buyer mix

Cash 25% · Investor 25% · Flip resale 0%



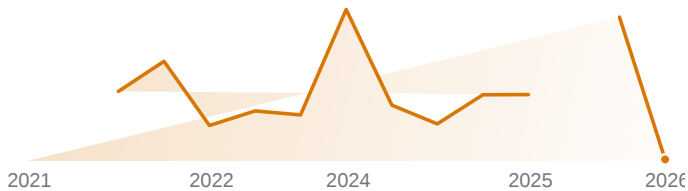
Sellers who sold at a gain

75%

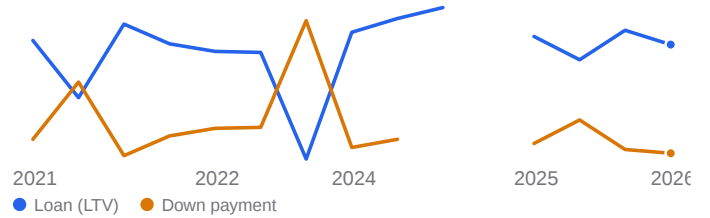


Median annualized return at resale

+0.1%

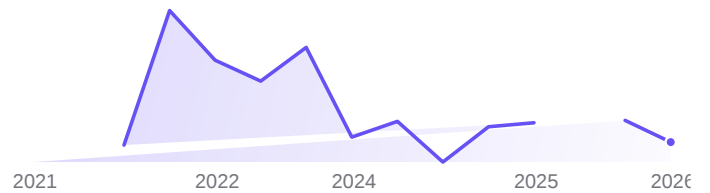


Financing (share of purchase price) Loan (LTV) 78% · Down payment 12%



Typical hold before selling

6.4 yrs



HOUSING STOCK

Homes	185
Median value (AVM)	\$969K
Median size	2,668 ft²
Median bedrooms	4
Median year built	1993
Single family	38%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	1.9%
Owner occupied	83%
Company owned	30%
Median loan-to-value	47%
Typical ownership tenure	11.7 yrs

COMMUNITY

Population	144
Density	19 / mi²
Median household income	\$161K
Average household income	\$198K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	511
Homes occupied	96%
Bachelor's or higher	20%
Poverty rate	2.2%
Unemployment	2.3%
Average temp	57°F
Annual precip	15 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.