

A scenic landscape of San Benito County, California, featuring rolling hills, a winding road, and a utility tower. The foreground shows a dirt road and a utility tower. The middle ground features a winding asphalt road with a yellow center line, bordered by a fence and trees. The background shows rolling hills and mountains under a clear sky.

# San Benito County

Real Estate Market Minute | April 2026

# San Benito County - Residential - Single Family 2025 vs 2026

↓ 16

Median Days on Market  
Compared to 29

↑ 46

Closed Sales  
Compared to 35



\$775.0K

Median Price  
Compared to \$769.0K

↑ 71

New Listings  
Compared to 64

↑ 99%

Sale to List Price Ratio  
Compared to 98%

# San Benito County - Residential - Common Interest 2025 vs 2026

↑ 158

Median Days on Market  
Compared to 88

↓ 2

Closed Sales  
Compared to 4

↑

\$545.0K

Median Price  
Compared to \$476.8K

= 5

New Listings  
Compared to 5

↑ 99%

Sale to List Price Ratio  
Compared to 98%

# March 2026 Market Trends

Aculist provides real estate content for your sales and marketing needs.

# Market Trends – March 2026 in San Benito County

## Pricing Trends

If you count on a seasonal shift to result in median price increases from February to March, it isn't always the case. While increases are the norm, median price decreases in the single family and/or common interest market aren't unusual.

## Transactional Trends

Transactions rose in most cities as is expected. As the spring market's busiest stretch approaches, keeping a close eye on inventory, which is up moderately over last year, is essential, as new listings increased sharply which could affect competition.

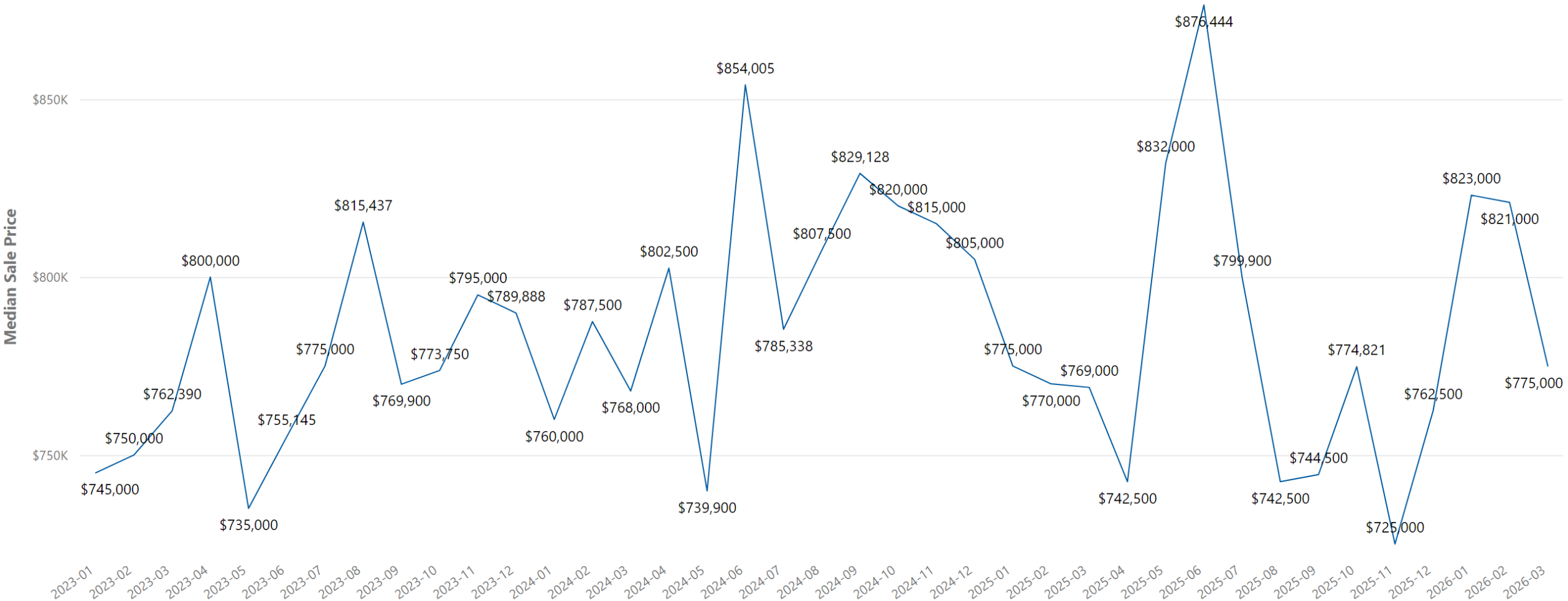
## Market Competition

While this season is usually competitive, that is not always the case. The year began with days on market dropping significantly and sale-to-list price ratios rising or at least holding steady, but inventory continues to be a consideration.

Data reliable but not guaranteed. MLSListings/Aculist cannot provide advice or make forward-looking statements about the real estate market.

# San Benito County - Median Sale Price

CountyName ● San Benito



# San Benito County - Increased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Paicines	\$1,400,000	\$0	N/A
Tres Pinos	\$797,500	\$0	N/A
San Juan Bautista	\$1,043,700	\$950,000	10%
Hollister	\$765,000	\$742,000	3%

# San Benito County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Aromas	\$0	\$685,000	-100%

# San Benito County - Increased Median Sale Price (MoM)

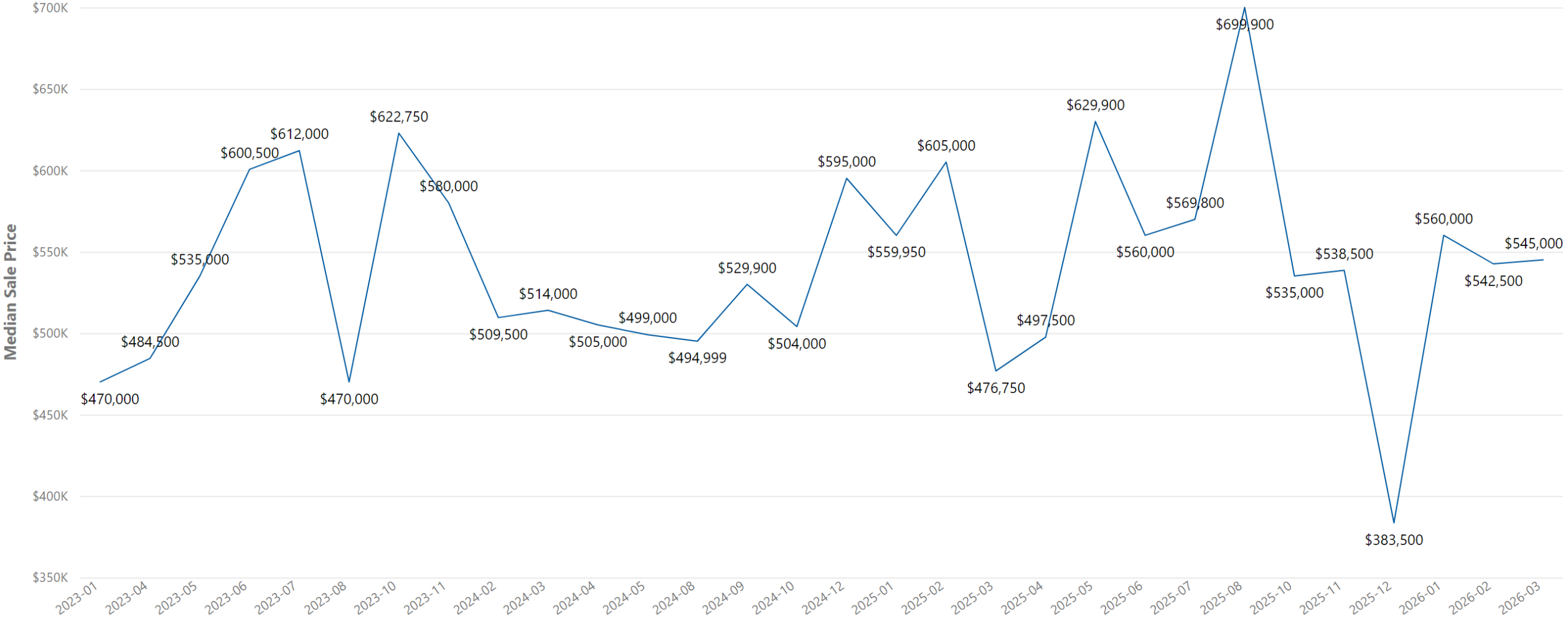
City	Median Sale Price	Median Sale Price Previous Month	% Median Sale Price Change
Paicines	\$1,400,000	\$595,000	135%

# San Benito County - Decreased Median Sale Price (MoM)

City	Median Sale Price	Median Sale Price Previous Month	% Median Sale Price Change
Tres Pinos	\$797,500	\$1,110,000	-28%
San Juan Bautista	\$1,043,700	\$1,400,603	-25%
Hollister	\$765,000	\$821,000	-7%

# San Benito County - Median Sale Price

CountyName ● San Benito



Data as of 4/7/2026

Aculist@2026

Residential Common Interest: 2023-2026

# San Benito County - Increased Median Price

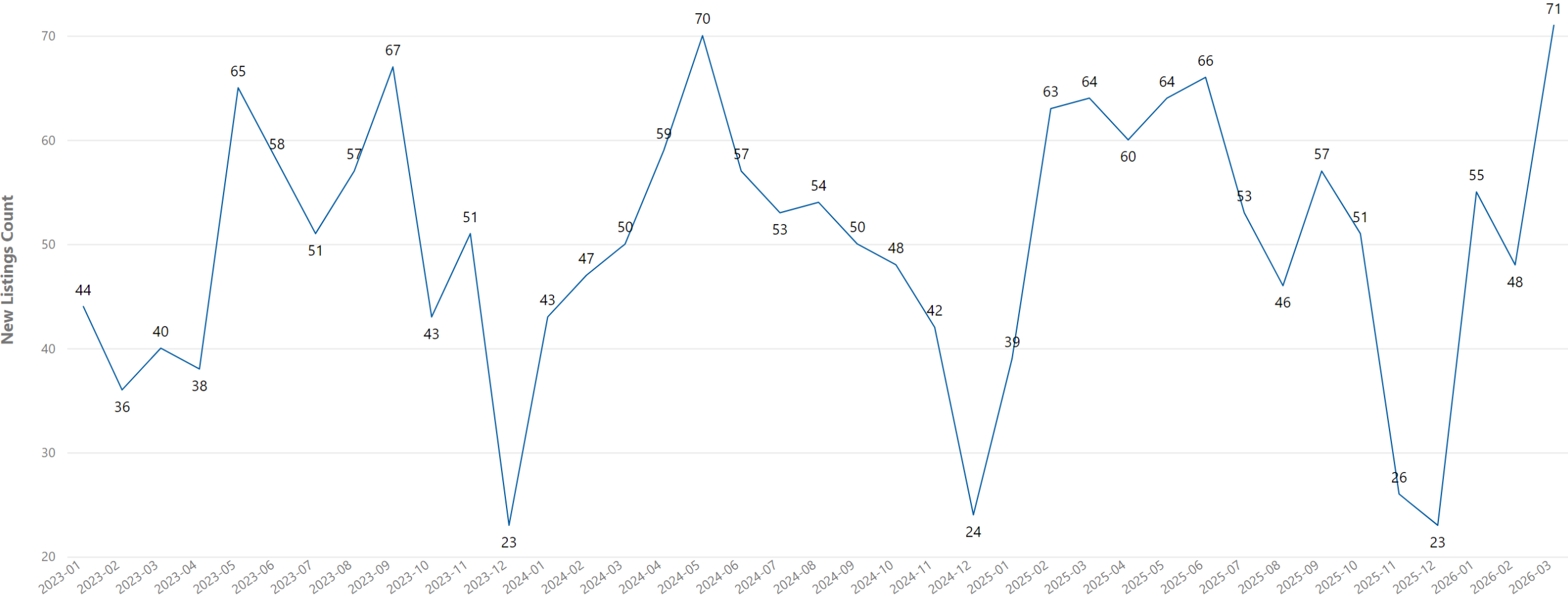
City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Hollister	\$545,000	\$476,750	14%

# San Benito County - Increased Median Sale Price (MoM)

City	Median Sale Price	Median Sale Price Previous Month	% Median Sale Price Change
Hollister	\$545,000	\$542,500	0%

# San Benito County - New Listings

CountyName ● San Benito



Data as of 4/7/2026

Aculist@2026

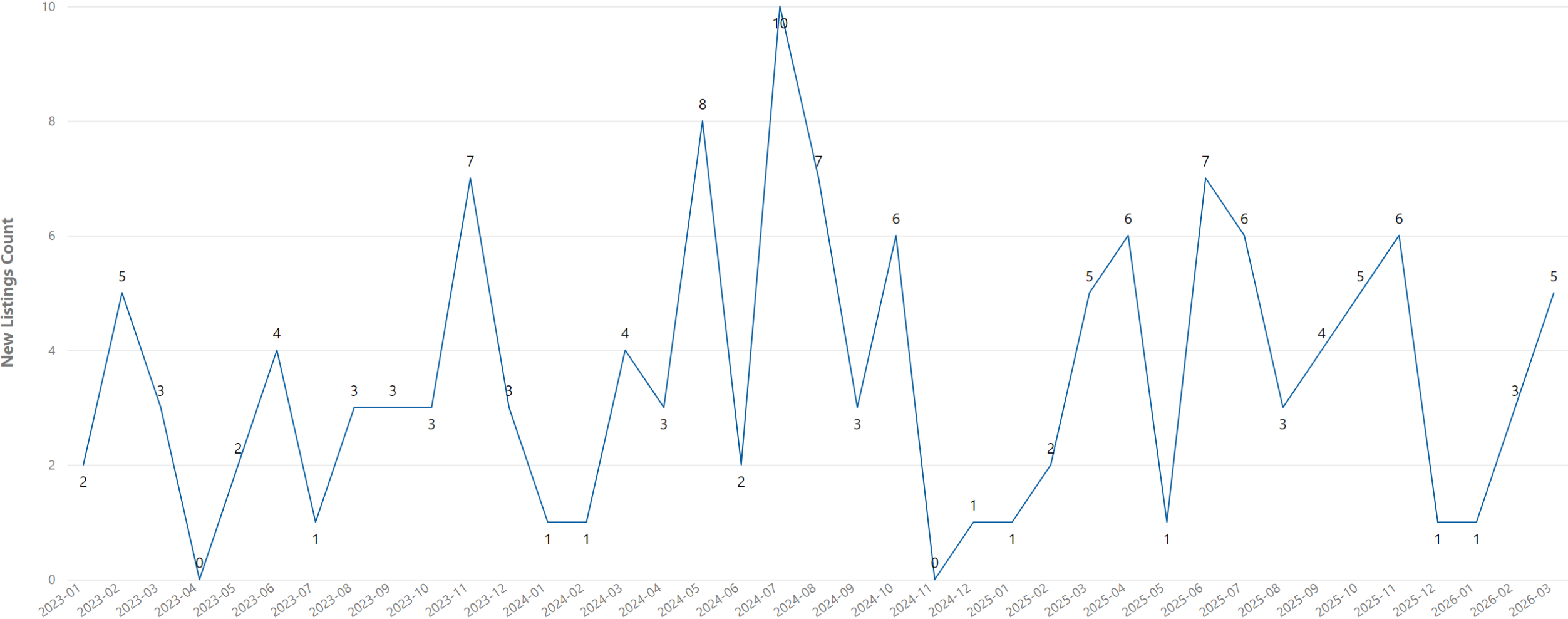
Residential Single Family: 2023-2026

# San Benito County - Increased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
San Juan Bautista	7	6	17%
Hollister	63	55	15%
Aromas	1	1	0%

# San Benito County - New Listings

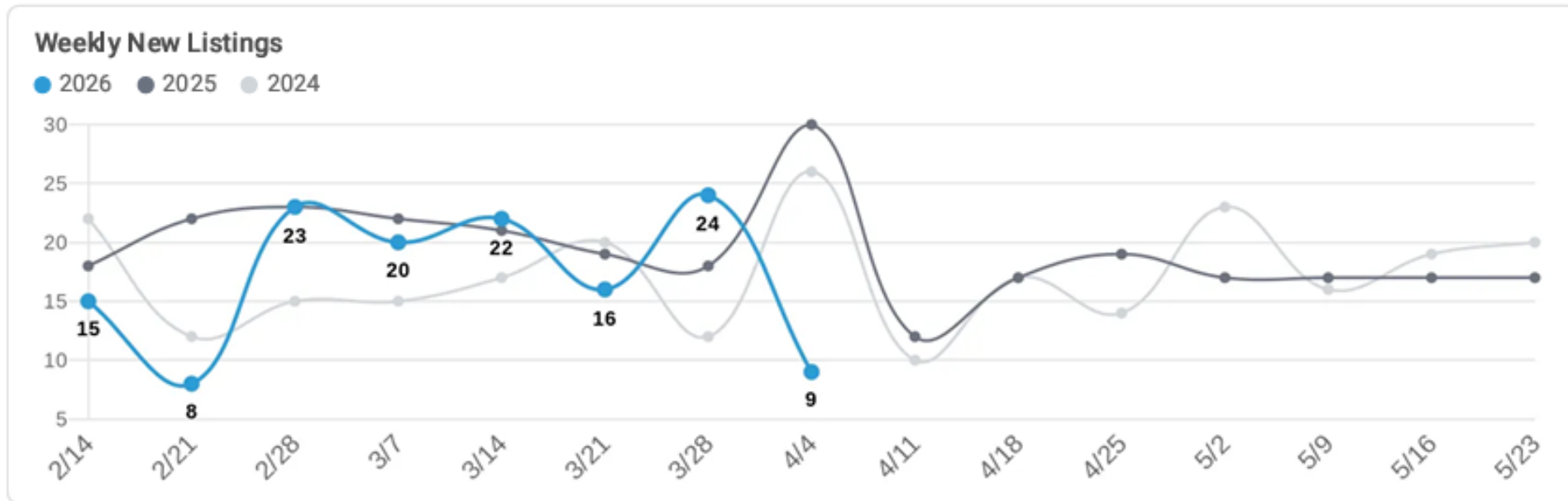
CountyName ● San Benito



# San Benito County - Increased New Listings

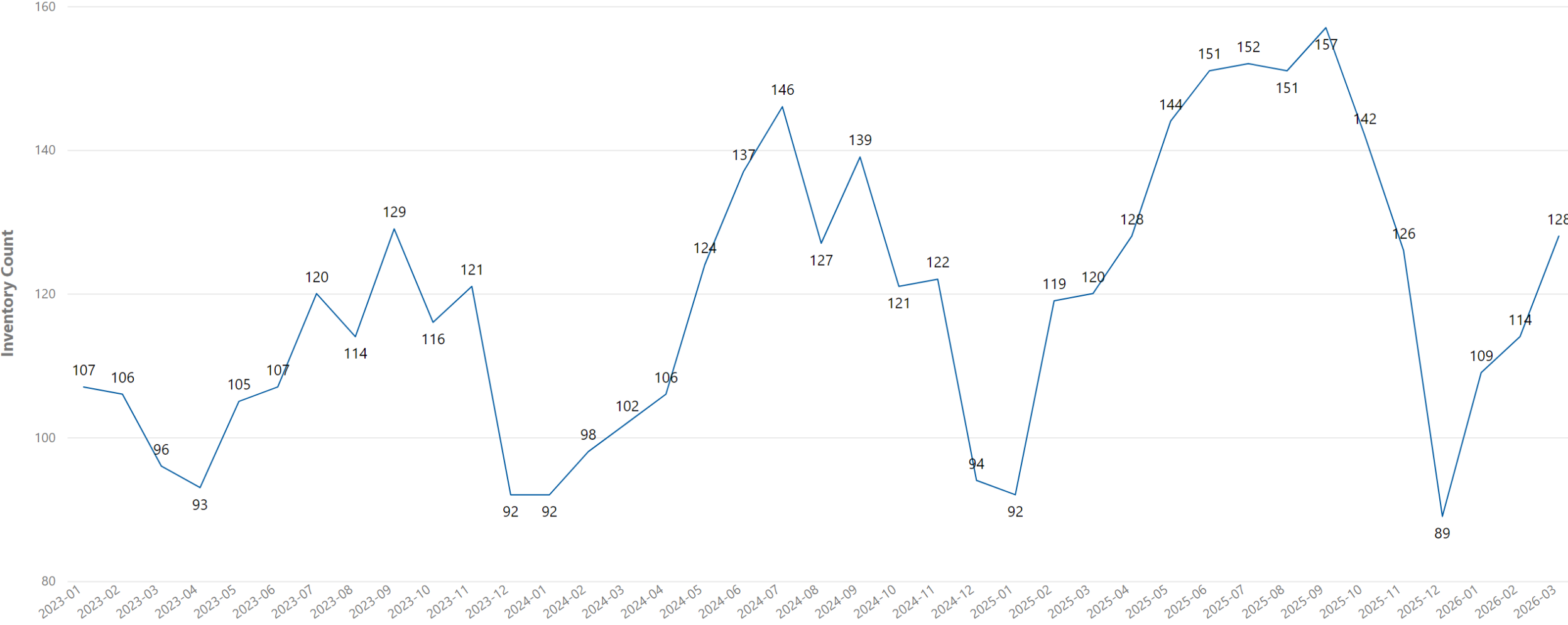
City	New Listings This Year	New Listings Last Year	% New Listings Change
Hollister	5	5	0%

# San Benito County – New Listings Week Ending 04/04/2026



# San Benito County - Inventory

CountyName ● San Benito



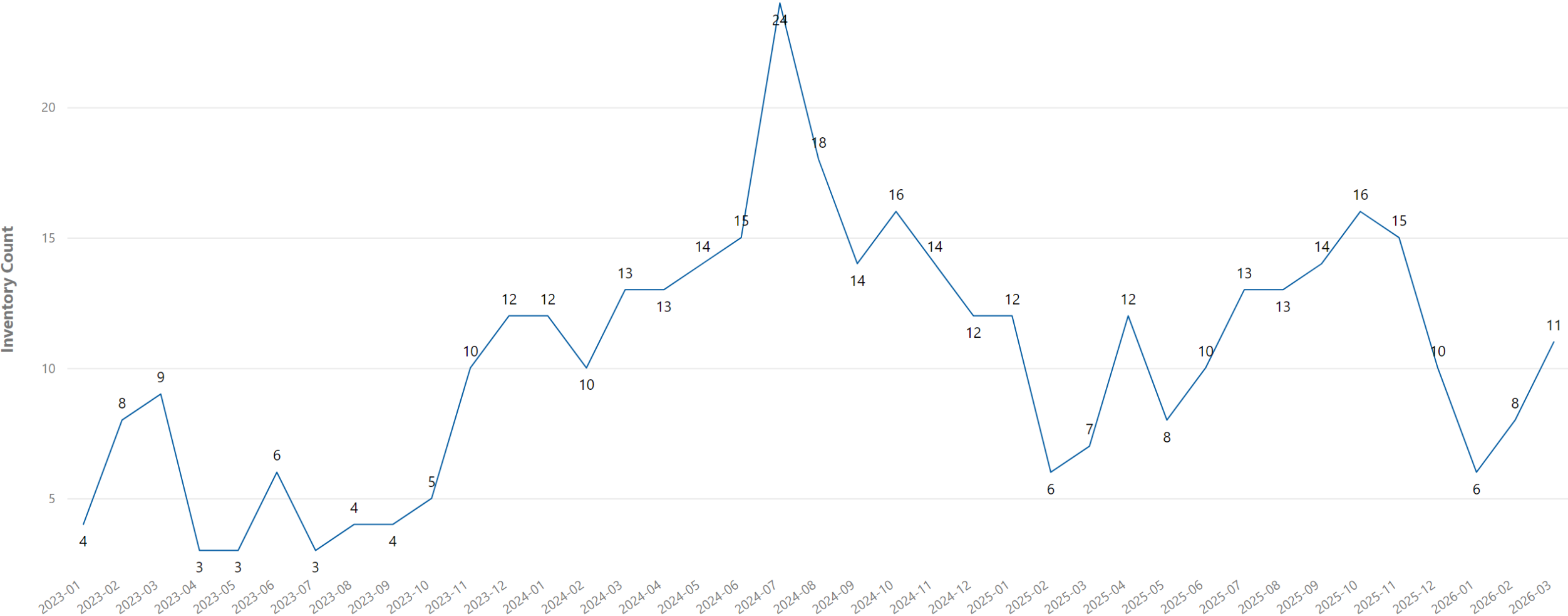
Data as of 4/7/2026

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Residential Single Family: 2023-2026

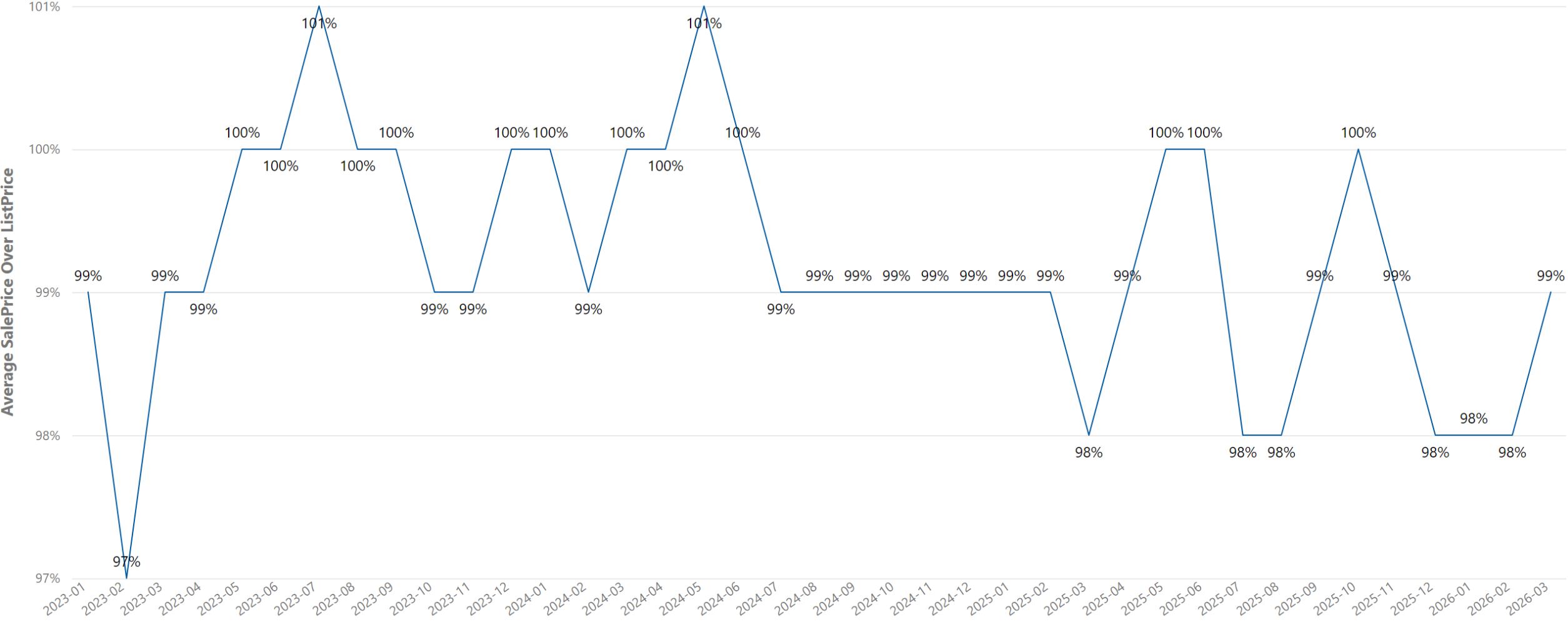
# San Benito County - Inventory

CountyName ● San Benito



# San Benito County - Average Sale Price Over List Price

CountyName ● San Benito



Data as of 4/7/2026

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Residential Single Family: 2023-2026

# San Benito County - Increased Sale To List Price

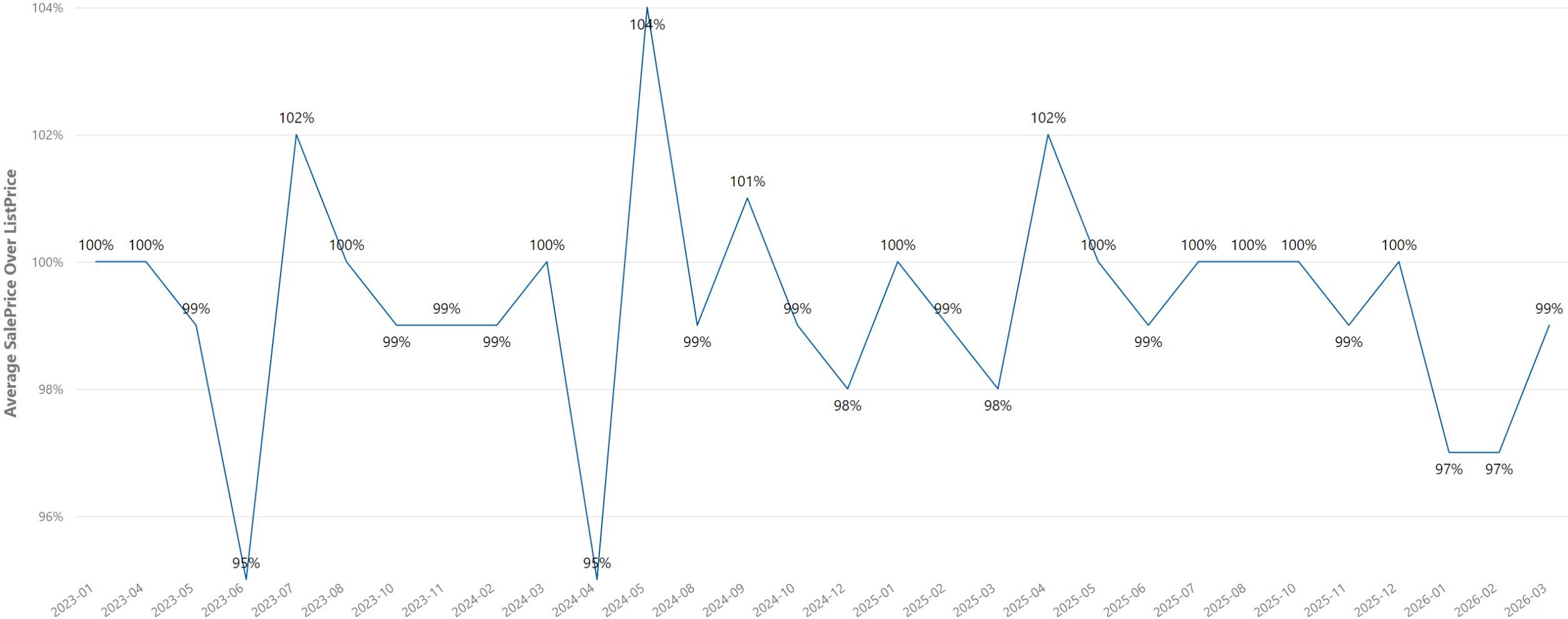
City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
Paicines	112%	0%	N/A
Tres Pinos	94%	0%	N/A
San Juan Bautista	100%	95%	5%
Hollister	99%	98%	1%

# San Benito County - Increased Sale Over List Price (MoM)

City	Sale Over List Price	Sale Over List Price Previous Month	% Sale Over List Price Change
Paicines	112%	96%	17%
San Juan Bautista	100%	93%	8%
Tres Pinos	94%	88%	7%
Hollister	99%	99%	0%

# San Benito County - Average Sale Price Over List Price

CountyName ● San Benito



Data as of 4/7/2026

Aculist@2026

Residential Common Interest: 2023-2026

# San Benito County - Increased Sale To List Price

City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
Hollister	99%	98%	1%

# San Benito County - Increased Sale Over List Price (MoM)

City	Sale Over List Price	Sale Over List Price Previous Month	% Sale Over List Price Change
Hollister	99%	97%	2%

# Thank You

