



San Benito County

Real Estate Market Minute | August 2026

San Benito County - Residential - Single Family 2025 vs 2026

↑ 20

Median Days on Market
Compared to 19



\$797.0K

Median Price
Compared to \$799.9K

↑ 46

Closed Sales
Compared to 35

↑ 60

New Listings
Compared to 53

↑ 99%

Sale to List Price Ratio
Compared to 98%

San Benito County - Residential - Common Interest 2025 vs 2026

↑ 20

Median Days on Market
Compared to 5



\$465.0K

Median Price
Compared to \$569.8K

↑ 3

Closed Sales
Compared to 1

↓ 3

New Listings
Compared to 6

=100%

Sale to List Price Ratio
Compared to 100%

July 2026 Market Trends

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

Market Trends – July 2026 in San Benito County

Pricing Trends

Both the single-family and common interest markets saw median price declines from June. The median price for single-family homes was slightly lower than last year, as the common interest market, with few sales, also trailed last year's price.

Transactional Trends

Single-family homes increased in the number of new listings but declined in closed sales, compared to June, typical seasonal for this time of year. The common interest market moved higher, increasing from one to three in both categories compared to June.

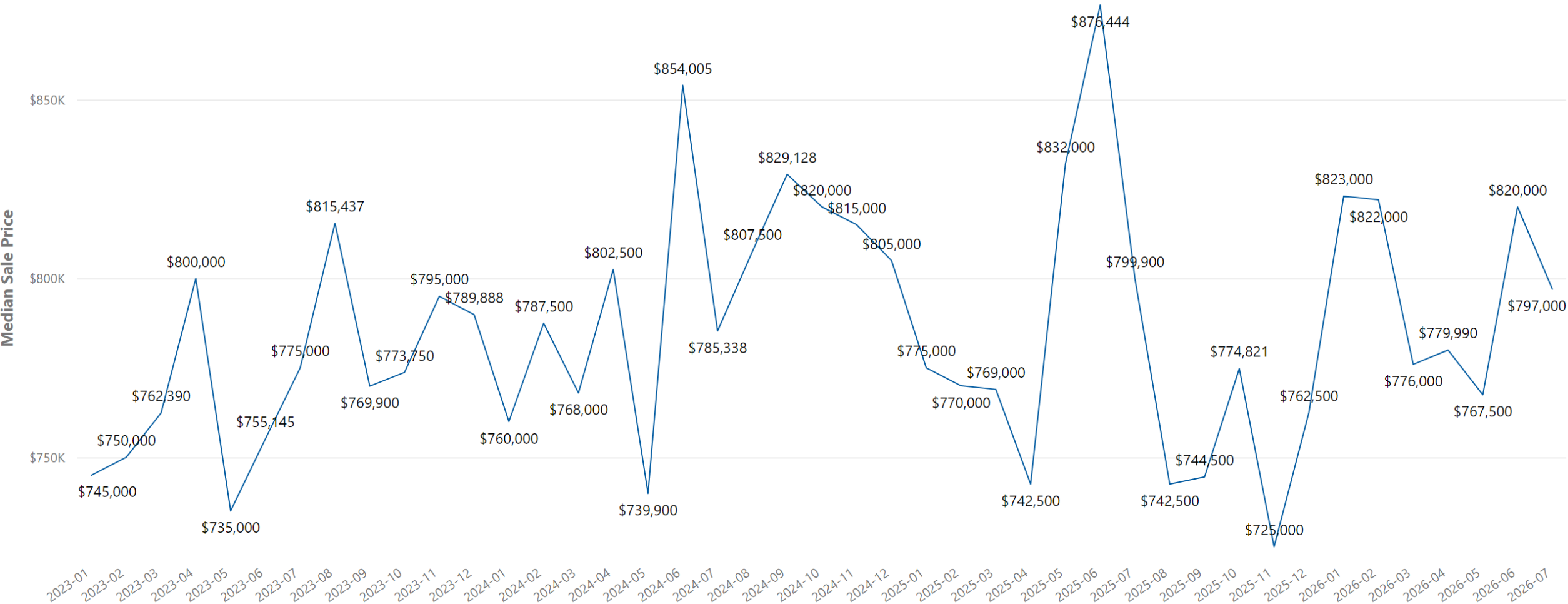
Market Competition

The single-family market saw a decrease in median days on market, where it increased in the common interest market. In both segments, the sale to list price ratio remained steady, slightly lower for the common interest market compared to June.

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
Aromas	\$880,000	\$692,500	27%
Hollister	\$789,000	\$780,994	1%

San Benito County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Tres Pinos	\$0	\$819,000	-100%
San Juan Bautista	\$1,118,000	\$1,138,000	-2%

San Benito County - Increased Median Sale Price (MoM)

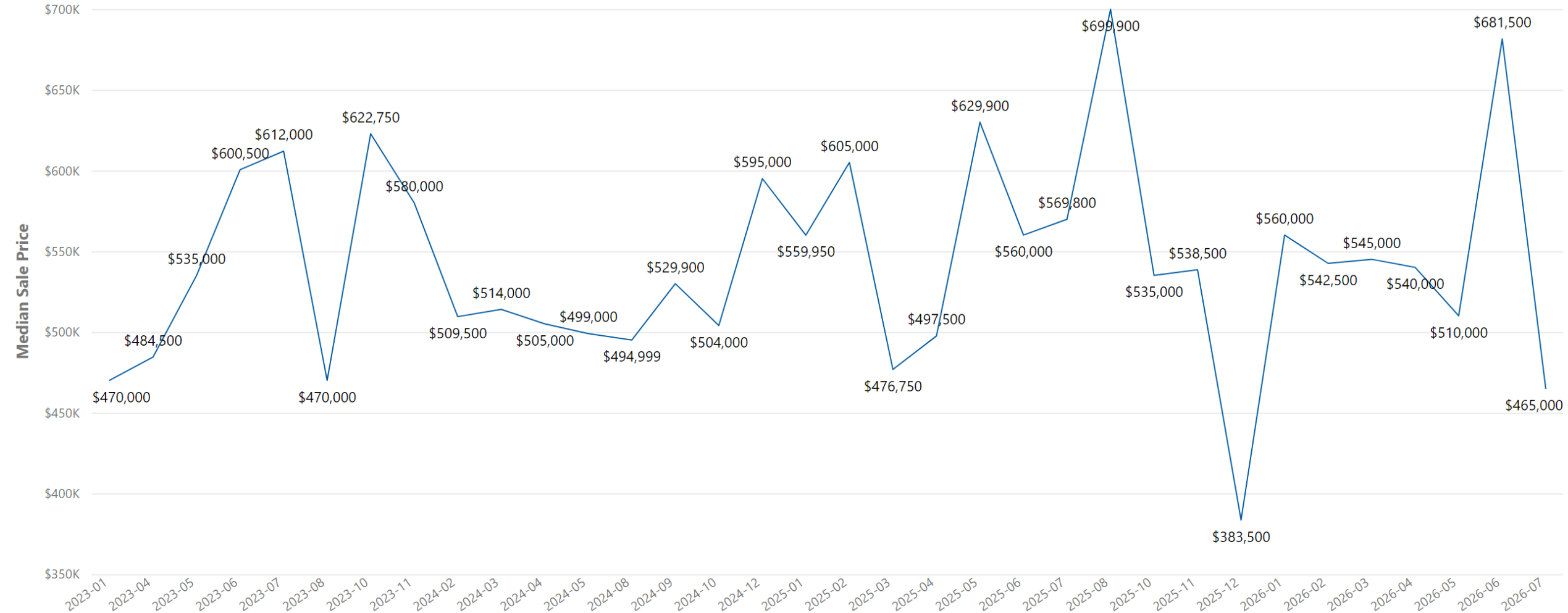
City	Median Sale Price	Median Sale Price Previous Month	% Median Sale Price Change
Aromas	\$880,000	\$0	N/A

San Benito County - Decreased Median Sale Price (MoM)

City	Median Sale Price	Median Sale Price Previous Month	% Median Sale Price Change
San Juan Bautista	\$1,118,000	\$1,390,000	-20%
Hollister	\$789,000	\$817,500	-3%

San Benito County - Median Sale Price

CountyName ● San Benito



San Benito County - Decreased Median Price

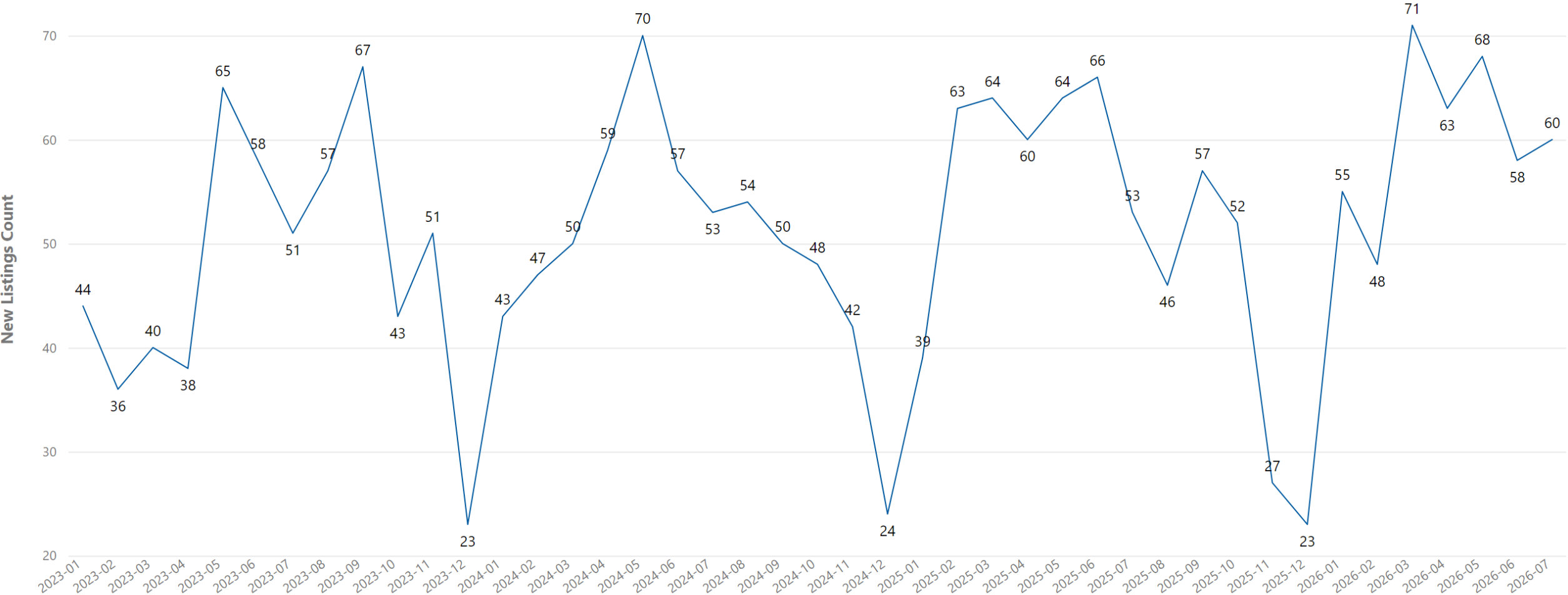
City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Hollister	\$465,000	\$569,800	-18%

San Benito County - Decreased Median Sale Price (MoM)

City	Median Sale Price	Median Sale Price Previous Month	% Median Sale Price Change
Hollister	\$465,000	\$681,500	-32%

San Benito County - New Listings

CountyName ● San Benito

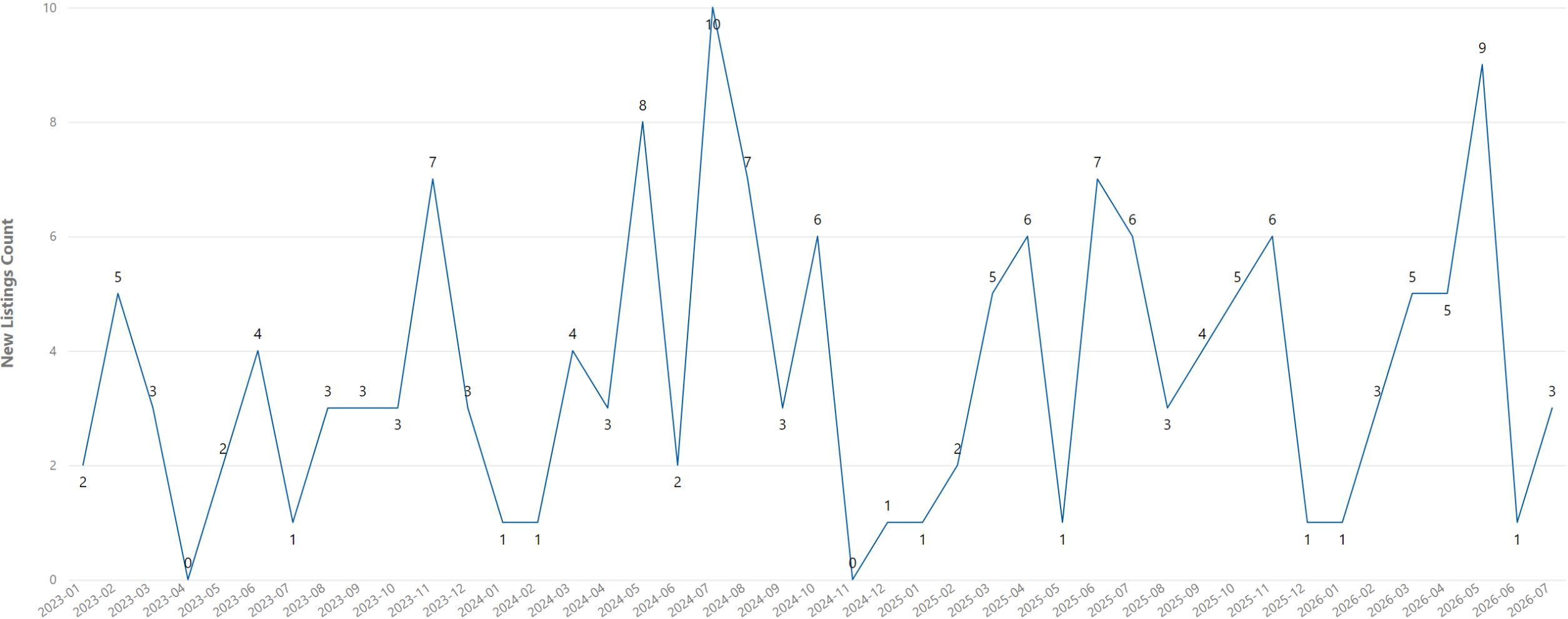


San Benito County - Increased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
San Juan Bautista	4	3	33%
Hollister	56	46	22%

San Benito County - New Listings

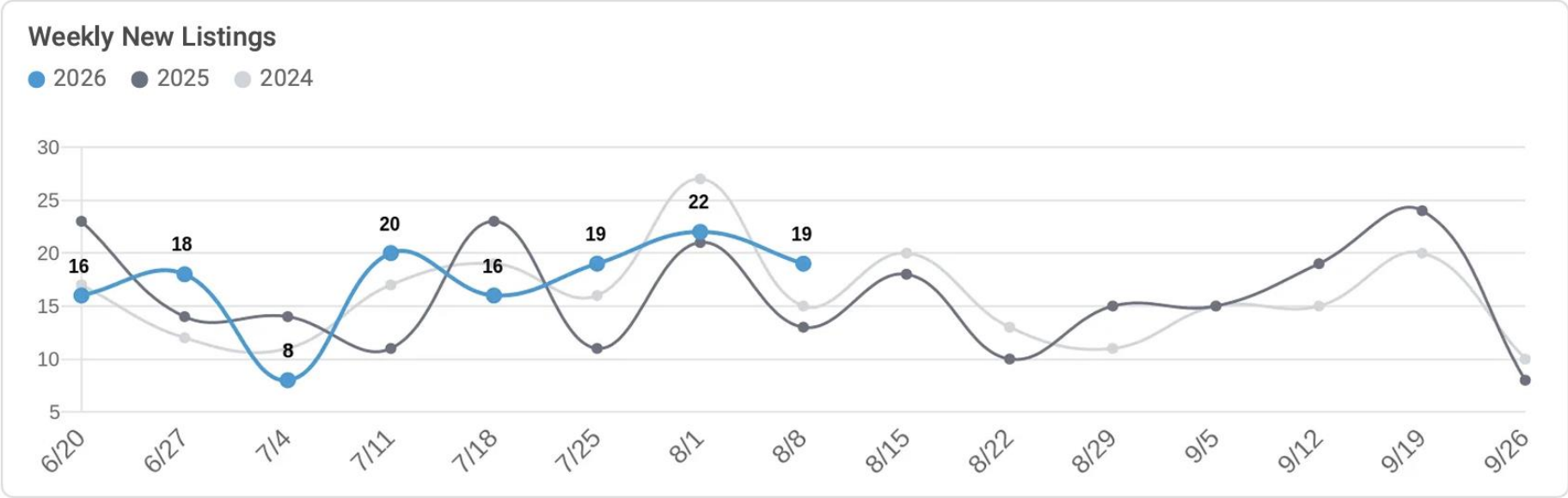
CountyName ● San Benito



San Benito County - Decreased New Listings

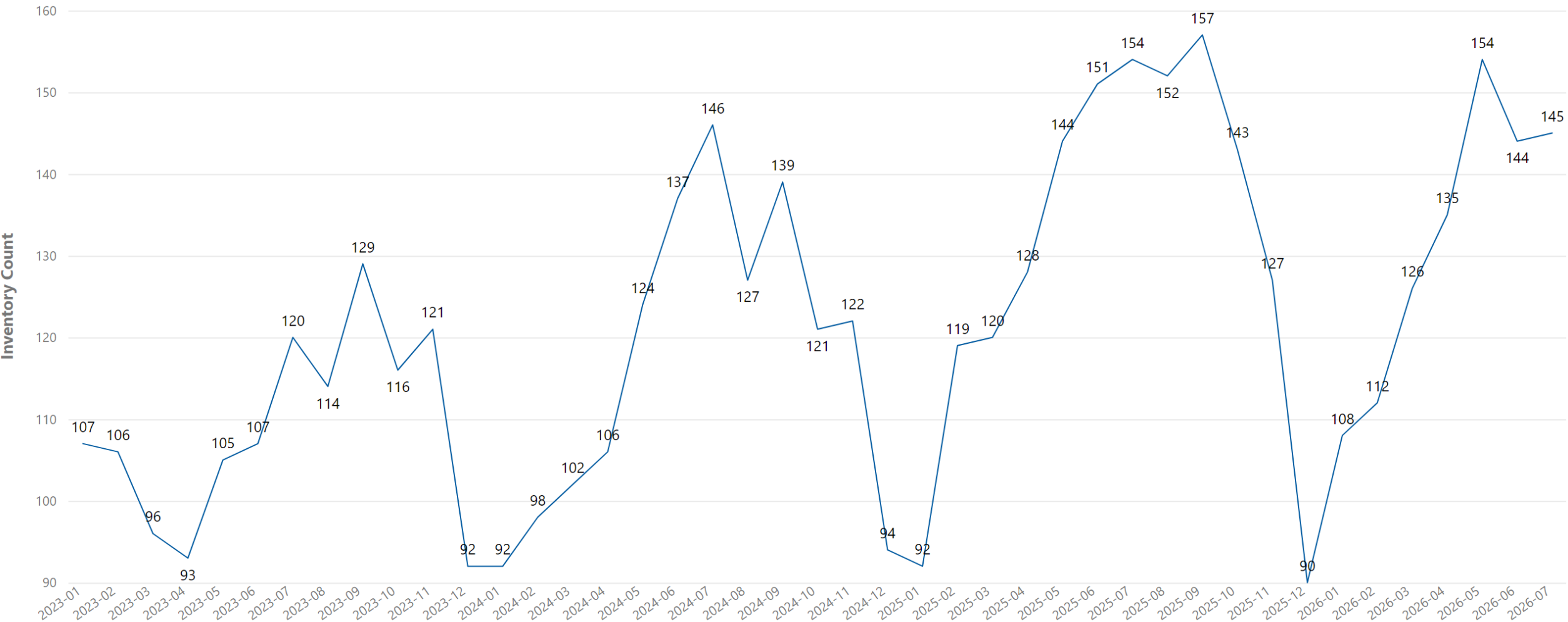
City	New Listings This Year	New Listings Last Year	% New Listings Change
Hollister	3	6	-50%

San Benito County – New Listings Week Ending 08/08/2026



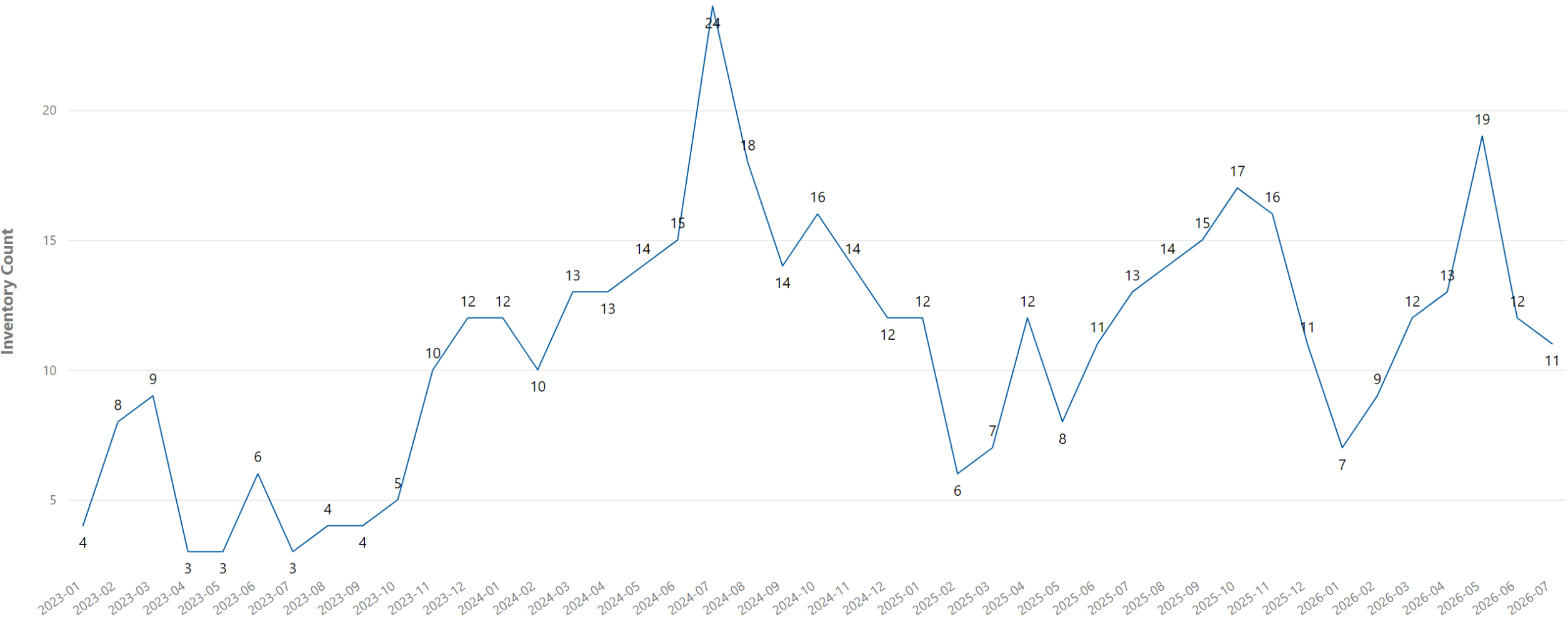
San Benito County - Inventory

CountyName ● San Benito

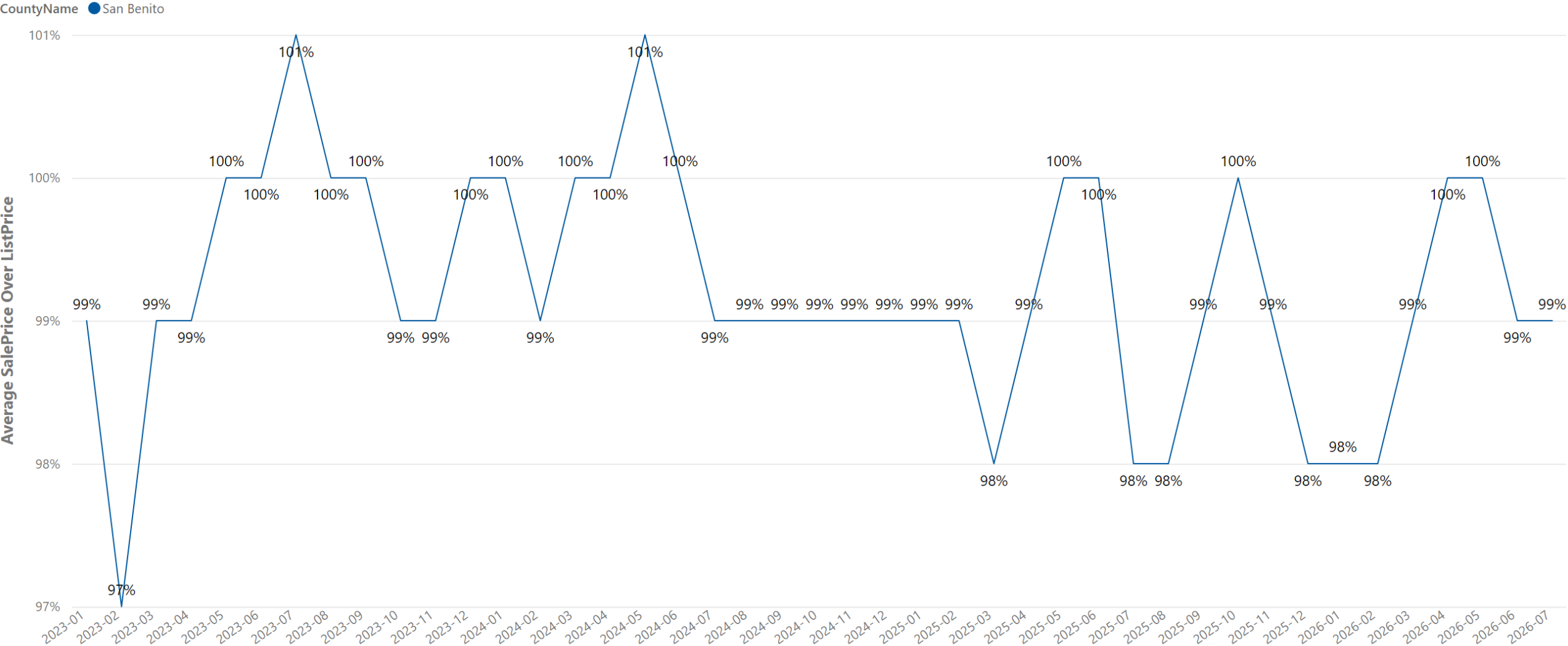


San Benito County - Inventory

CountyName ● San Benito



San Benito County - Average Sale Price Over List Price



San Benito County - Increased Sale To List Price

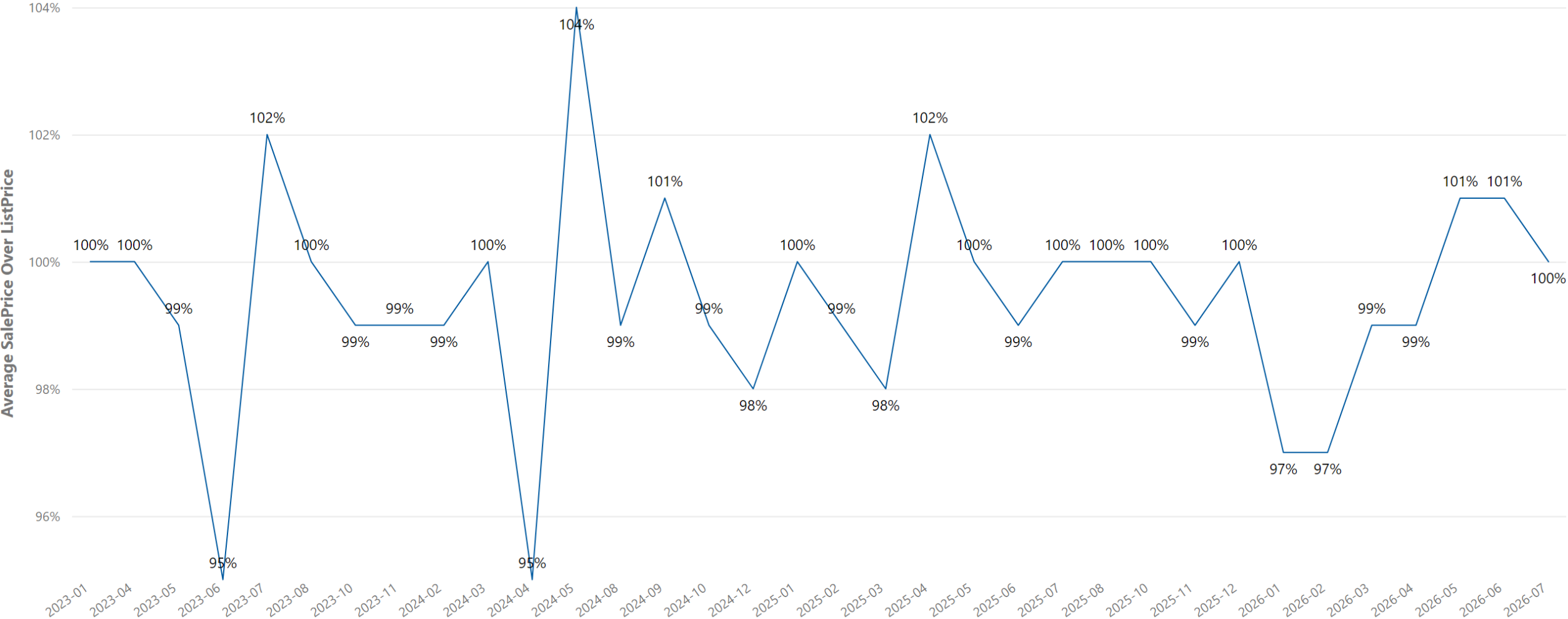
City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
Hollister	100%	98%	2%
Aromas	92%	92%	0%
San Juan Bautista	99%	99%	0%

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
Aromas	92%	0%	N/A
San Juan Bautista	99%	98%	1%
Hollister	100%	99%	1%

San Benito County - Average Sale Price Over List Price

CountyName ● San Benito



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	100%	100%	0%

San Benito County - Decreased Sale Over ListPrice (MoM)

City	Sale Over List Price	Sale Over List Price Previous Month	% Sale Over List Price Change
Hollister	100%	101%	-1%

Thank You

