



San Benito County

Real Estate Market Minute | February 2026

San Benito County - Residential - Single Family 2025 vs 2026

↑ 58

Median Days on Market
Compared to 27

↓ 27

Closed Sales
Compared to 29

↑

\$859.9K

Median Price
Compared to \$775.0K

↑ 55

New Listings
Compared to 39

↓ 97%

Sale to List Price Ratio
Compared to 99%

San Benito County - Residential - Common Interest 2025 vs 2026

↑ 33

Median Days on Market
Compared to 24

↑ 5

Closed Sales
Compared to 2



\$560.0K

Median Price
Compared to \$560.0K

= 1

New Listings
Compared to 1

↓ 97%

Sale to List Price Ratio
Compared to 100%

January 2026 Market Trends

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

Market Trends – January 2026 in San Benito County

Pricing Trends

A strong January market meant your sellers saw significant increases in median prices in both the single family and common interest markets. Single family saw an increase of nearly 11% year over year, and common interest was up 46% from December.

Transactional Trends

New listings in the single family market increased month over month, but closed sales decreased to a three-year low. In the common interest market, new listings were on par with seasonal trends, but the number of closed sales were as high as any month in 2025.

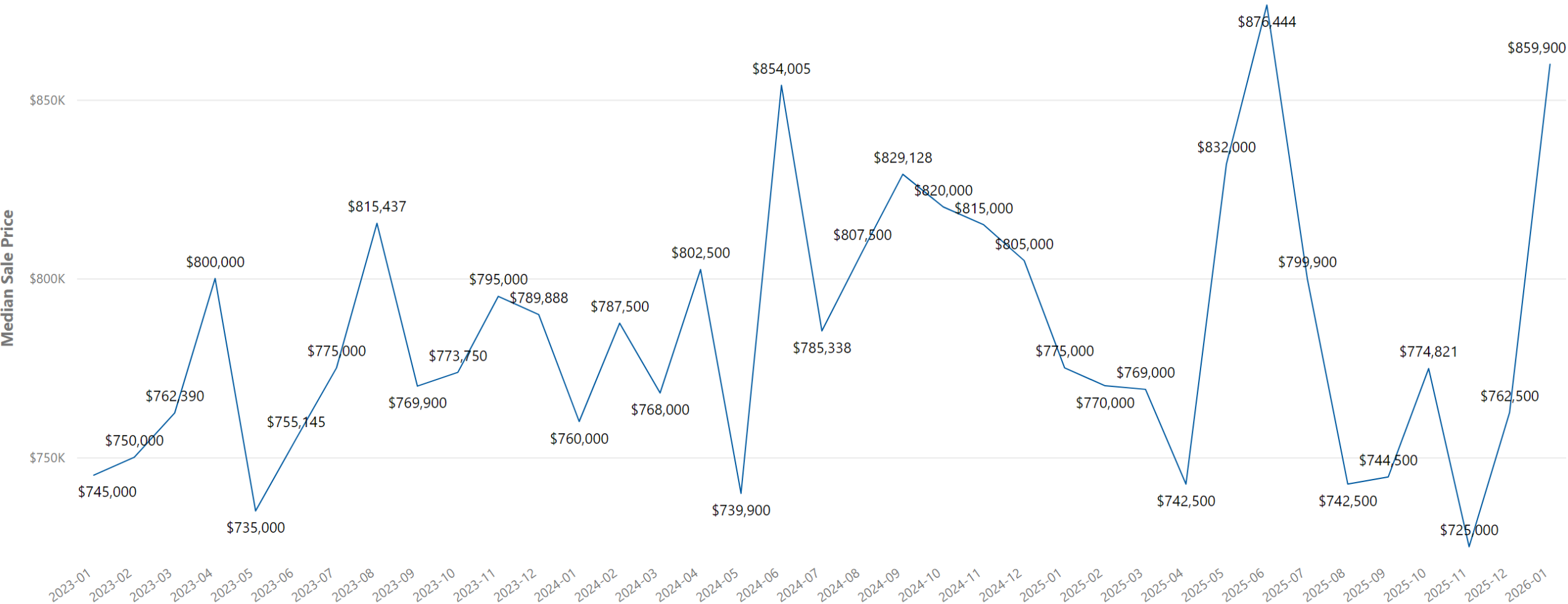
Market Competition

Not all factors signal increased competition as the number of Days on Market (DOM) increased significantly in the single family market as the sale to list price ratio declined for a 3rd straight month. Common interest was mixed news with decreased DOM and sale to list.

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
Hollister	\$820,000	\$762,500	8%

San Benito County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Aromas	\$0	\$794,750	-100%
Paicines	\$0	\$450,000	-100%
San Juan Bautista	\$1,114,444	\$1,375,000	-19%

San Benito County - Increased Median Sale Price (MoM)

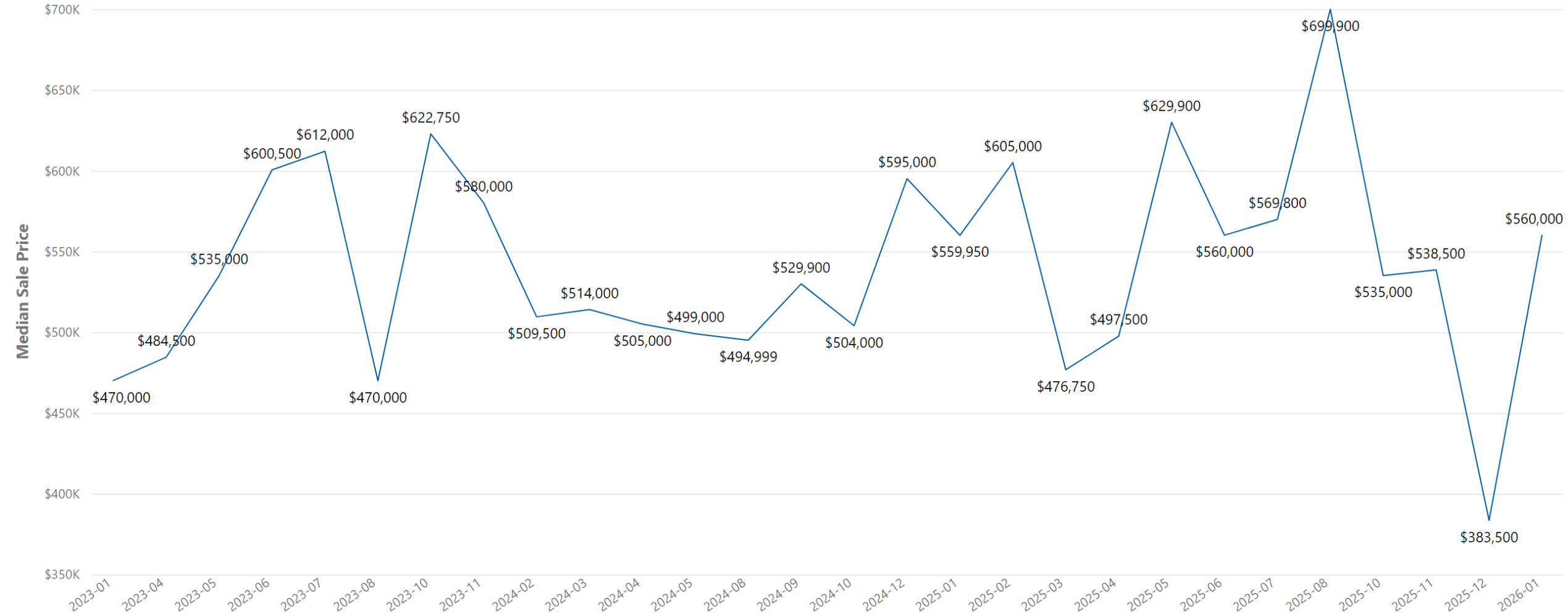
City	Median Sale Price	Median Sale Price Previous Month	% Median Sale Price Change
Hollister	\$820,000	\$750,000	9%

San Benito County - Decreased Median Sale Price (MoM)

City	Median Sale Price	Median Sale Price Previous Month	% Median Sale Price Change
San Juan Bautista	\$1,114,444	\$1,350,000	-17%

San Benito County - Median Sale Price

CountyName ● San Benito



San Benito County - Increased Median Price

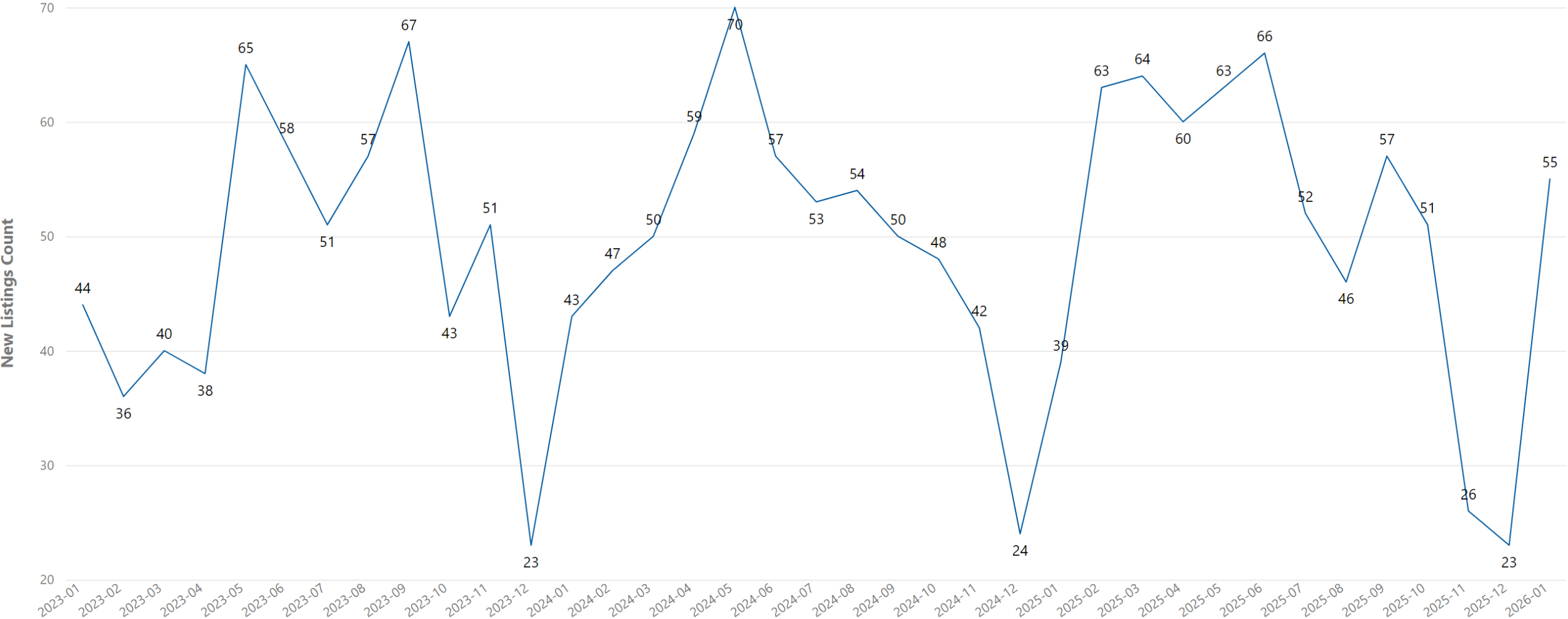
City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Hollister	\$560,000	\$559,950	0%

San Benito County - Increased Median Sale Price (MoM)

City	Median Sale Price	Median Sale Price Previous Month	% Median Sale Price Change
Hollister	\$560,000	\$383,500	46%

San Benito County - New Listings

CountyName ● San Benito



San Benito County - Increased New Listings

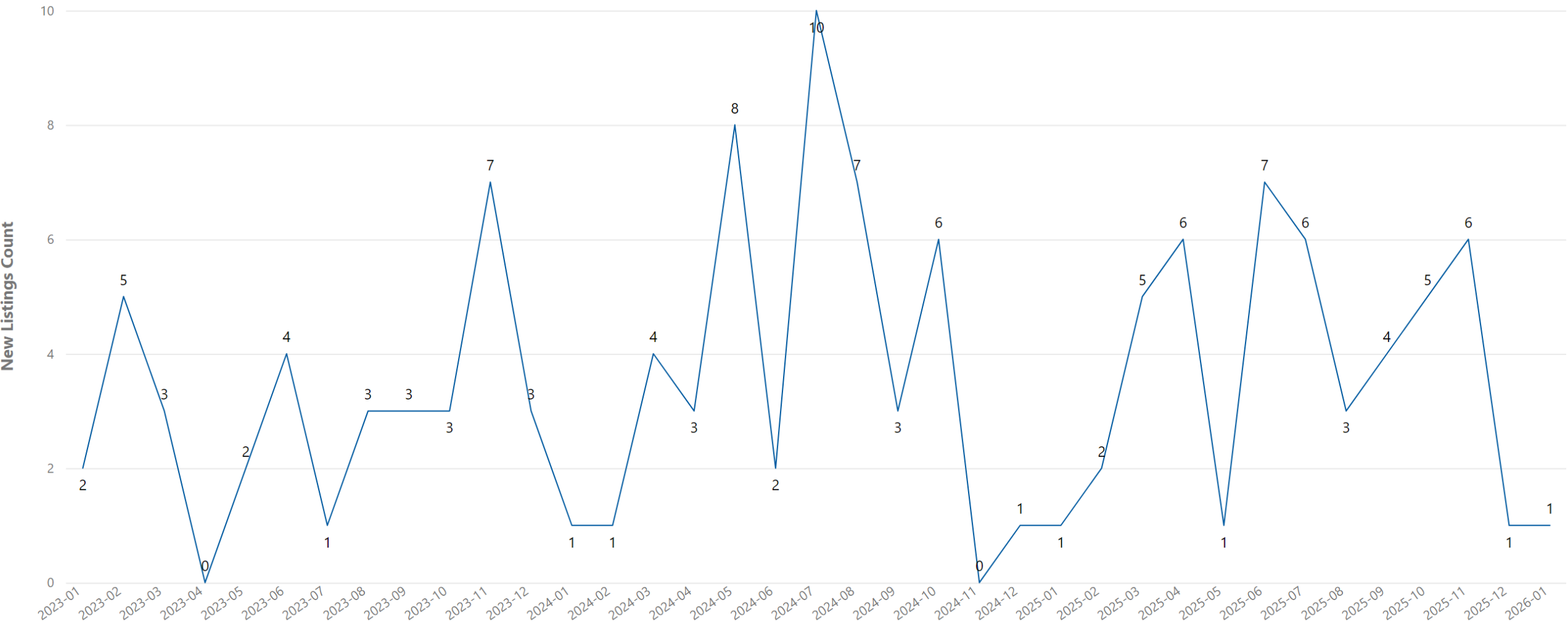
City	New Listings This Year	New Listings Last Year	% New Listings Change
Paicines	1	0	N/A
Tres Pinos	2	0	N/A
Hollister	49	34	44%

San Benito County - Decreased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
San Juan Bautista	3	4	-25%

San Benito County - New Listings

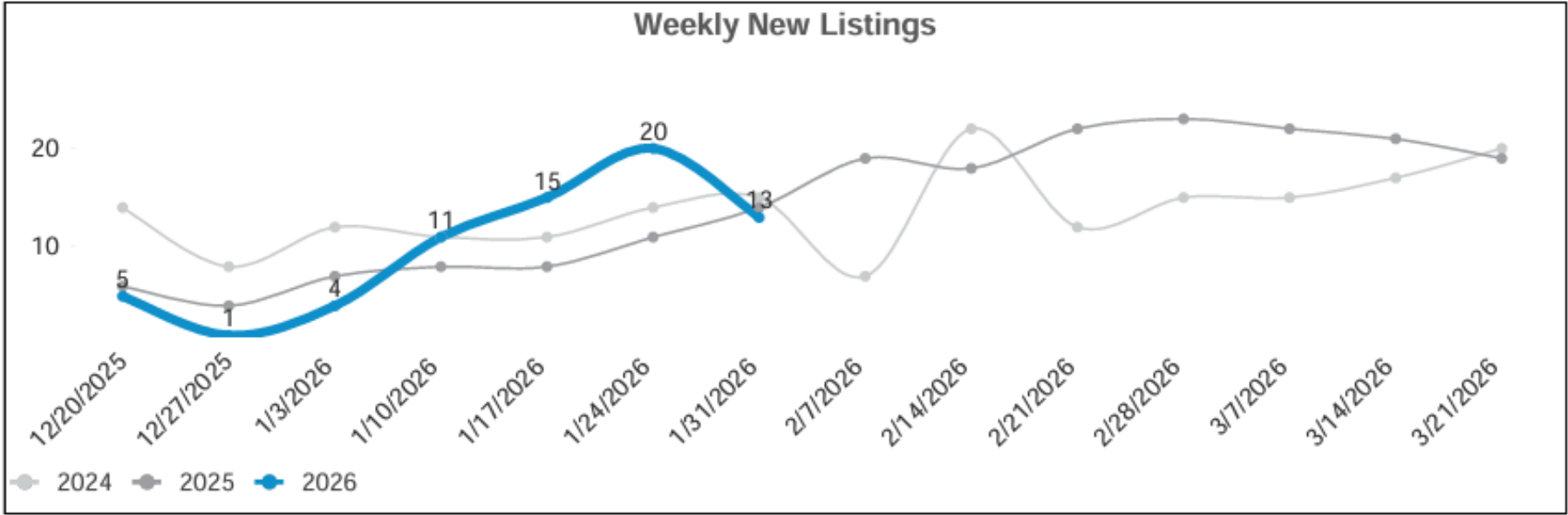
CountyName ● San Benito



San Benito County - Increased New Listings

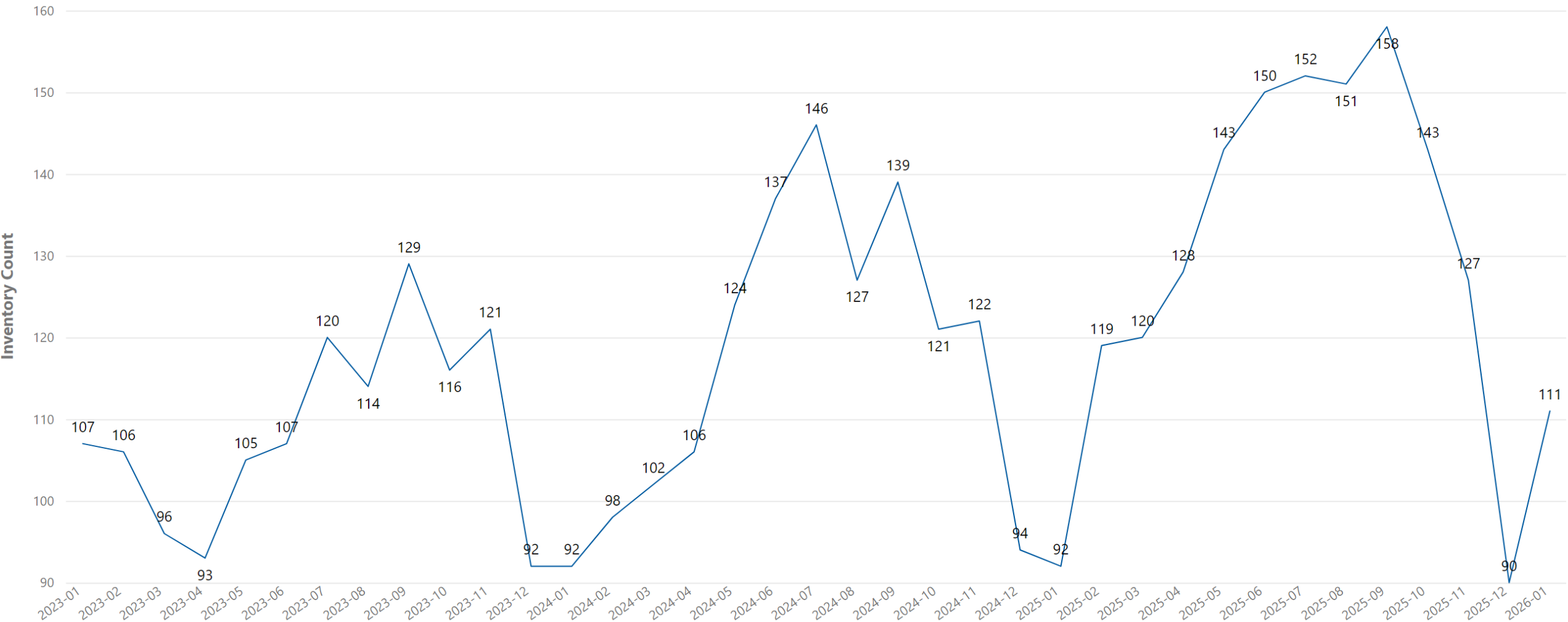
City	New Listings This Year	New Listings Last Year	% New Listings Change
Hollister	1	1	0%

San Benito County – New Listings Week Ending 01/31/2026



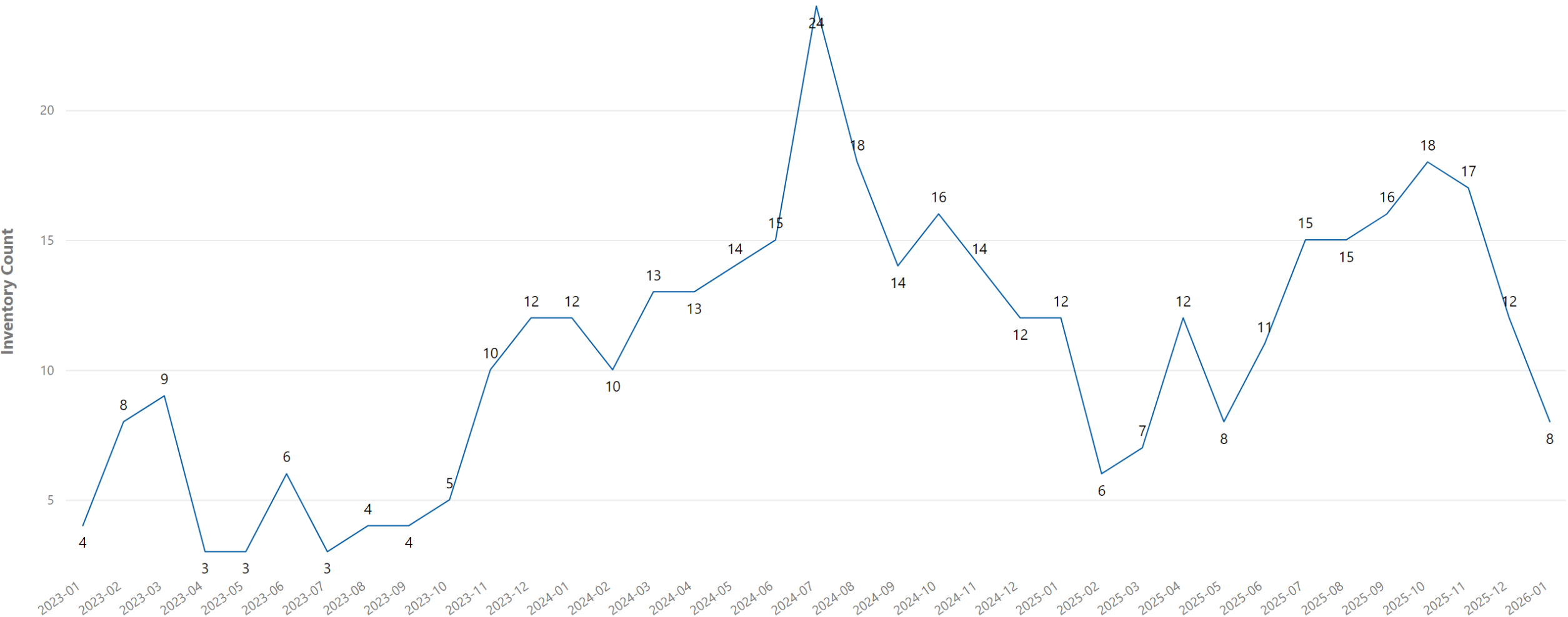
San Benito County - Inventory

CountyName ● San Benito



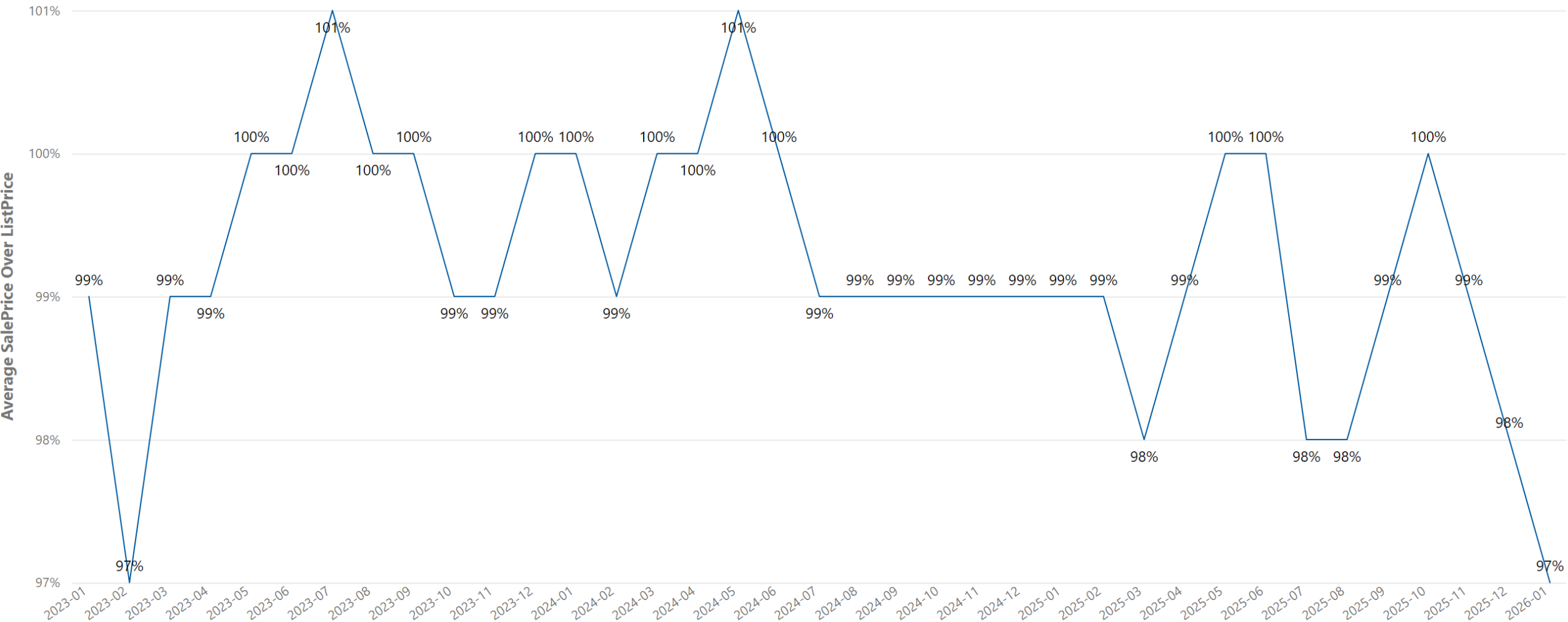
San Benito County - Inventory

CountyName ● San Benito



San Benito County - Average Sale Price Over List Price

CountyName ● San Benito



San Benito County - Decreased Sale To List Price

City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
Hollister	97%	99%	-2%
San Juan Bautista	97%	98%	-1%

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

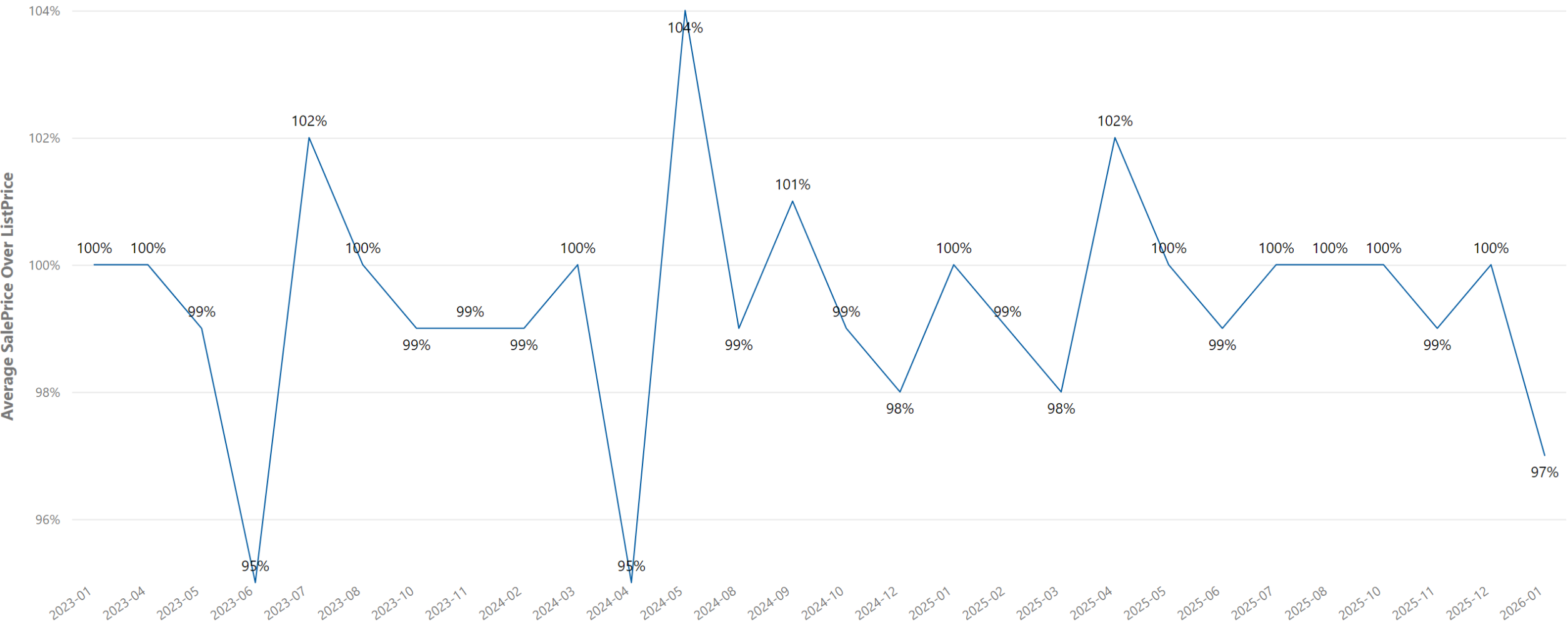
City	Sale Over List Price	Sale Over List Price Previous Month	% Sale Over List Price Change
San Juan Bautista	97%	96%	1%

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	97%	98%	-1%

San Benito County - Average Sale Price Over List Price

CountyName ● San Benito



San Benito County - Decreased Sale To List Price

City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
Hollister	97%	100%	-3%

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	97%	100%	-3%

Thank You

