

San Benito County

Real Estate Market Minute | July 2026

San Benito County - Residential - Single Family 2025 vs 2026

↓ 20

Median Days on Market
Compared to 24



\$820.0K

Median Price
Compared to \$876.4K

↑ 45

Closed Sales
Compared to 41

↓ 58

New Listings
Compared to 66

↓ 99%

Sale to List Price Ratio
Compared to 100%

San Benito County - Residential - Common Interest 2025 vs 2026

↓ 12

Median Days on Market
Compared to 25



\$681.5K

Median Price
Compared to \$560.0K

↓ 1

Closed Sales
Compared to 3

↓ 1

New Listings
Compared to 7

↑ 101%

Sale to List Price Ratio
Compared to 99%

June 2026 Market Trends

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

Market Trends – June 2026 in San Benito County

Pricing Trends

After several months of sustained, declining median prices, both the single family and common interest markets experienced a significant increase in June, signaling a notable reversal in recent pricing trends.

Transactional Trends

Not only are pricing trends moving in the same direction, both the single family and common interest markets also experienced a decrease in new listings alongside an increase in closed sales.

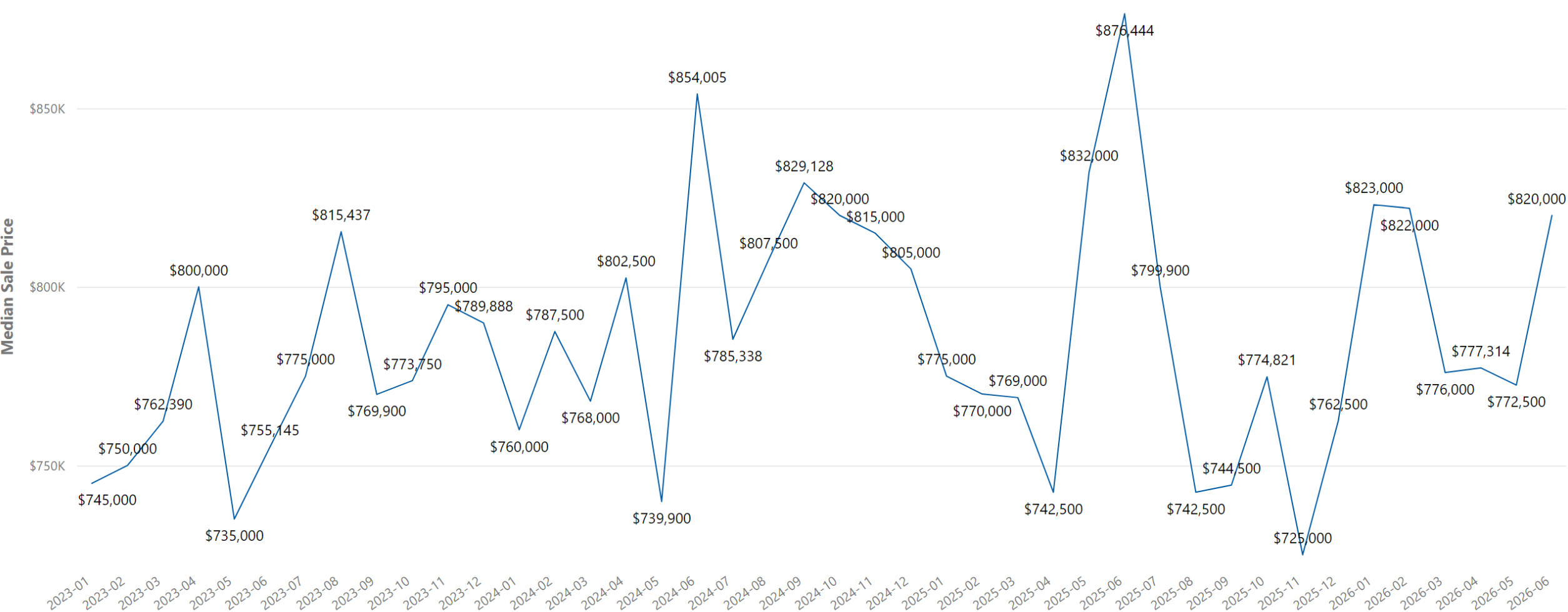
Market Competition

The single-family market saw an increase in median days on market, while the common interest market declined. In both segments, the sale to list price ratio remained steady, indicating relatively consistent pricing power despite mixed shifts in speed of sale.

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
San Juan Bautista	\$1,390,000	\$1,275,000	9%

San Benito County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Aromas	\$0	\$980,000	-100%
Tres Pinos	\$0	\$1,450,000	-100%
Hollister	\$815,000	\$835,000	-2%

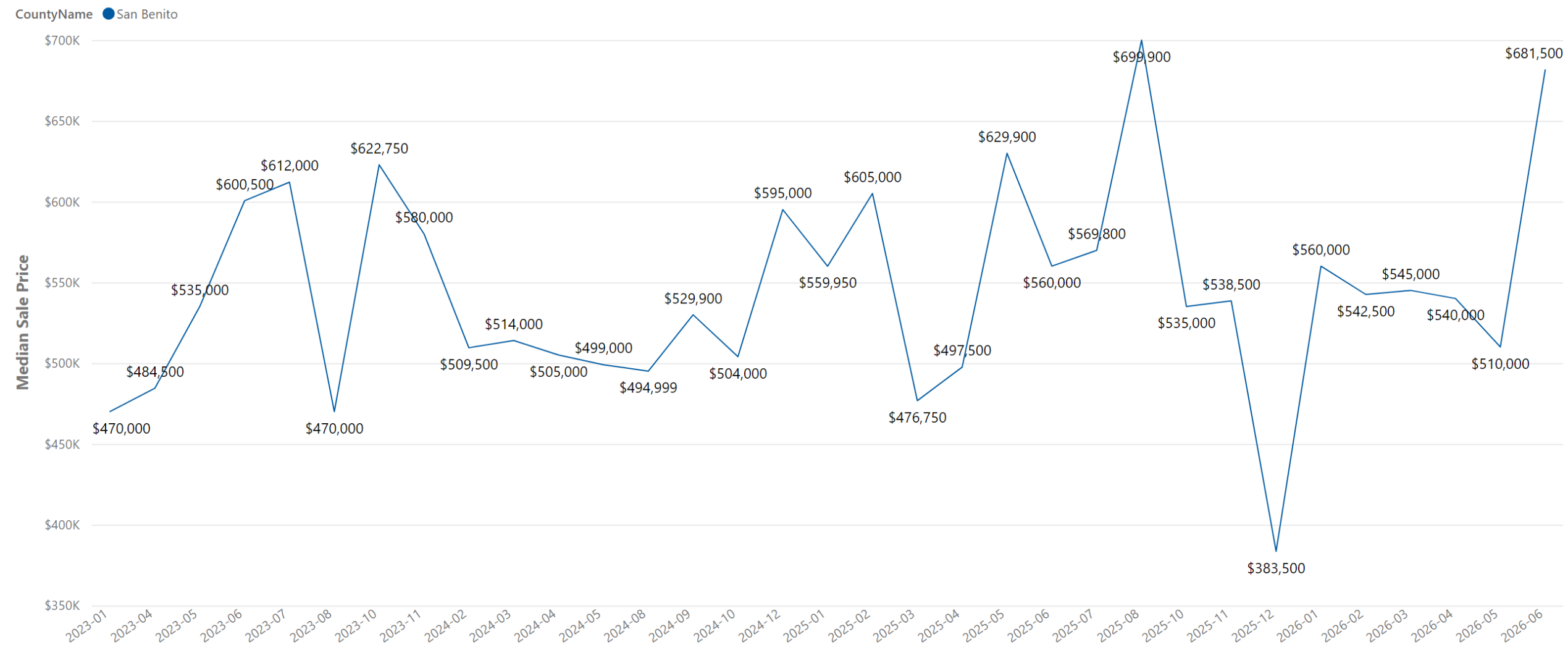
San Benito County - Increased Median Sale Price (MoM)

City	Median Sale Price	Median Sale Price Previous Month	% Median Sale Price Change
Hollister	\$815,000	\$765,000	7%

San Benito County - Decreased Median Sale Price (MoM)

City	Median Sale Price	Median Sale Price Previous Month	% Median Sale Price Change
San Juan Bautista	\$1,390,000	\$1,400,000	-1%

San Benito County - Median Sale Price



San Benito County - Increased Median Price

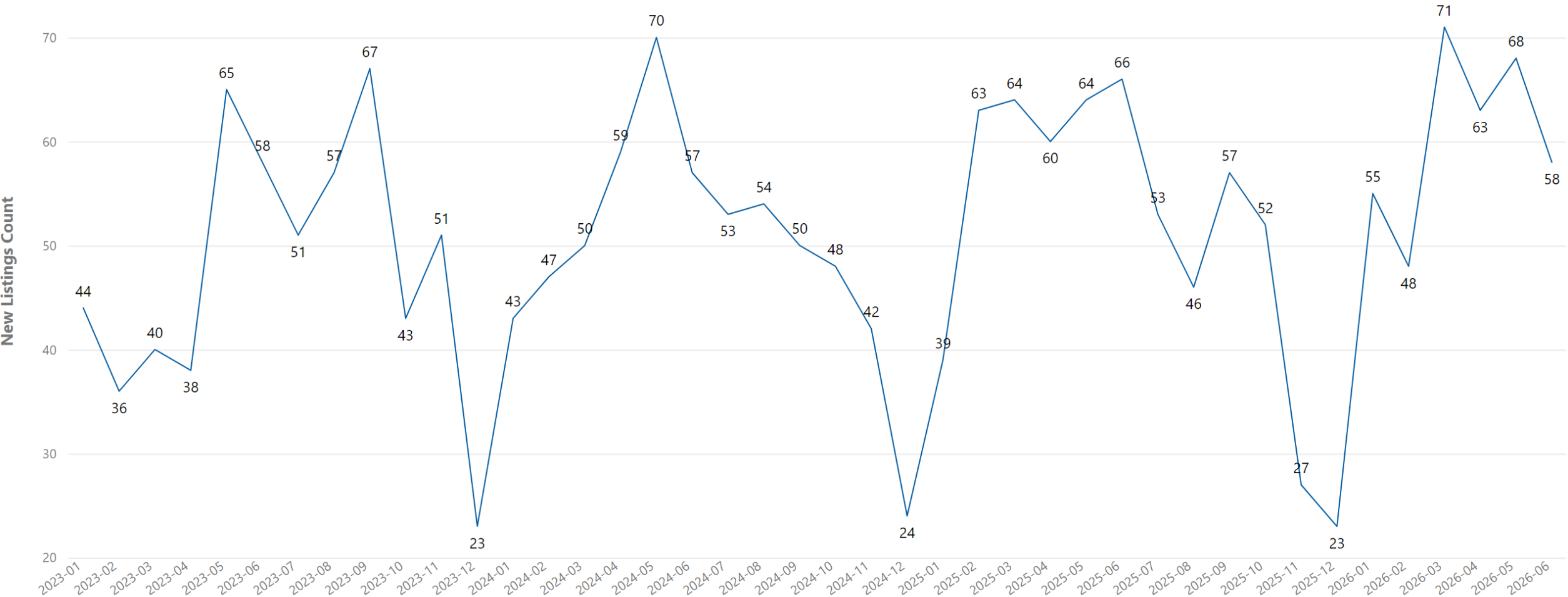
City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Hollister	\$681,500	\$560,000	22%

San Benito County - Increased Median Sale Price (MoM)

City	Median Sale Price	Median Sale Price Previous Month	% Median Sale Price Change
Hollister	\$681,500	\$510,000	34%

San Benito County - New Listings

CountyName ● San Benito



San Benito County - Increased New Listings

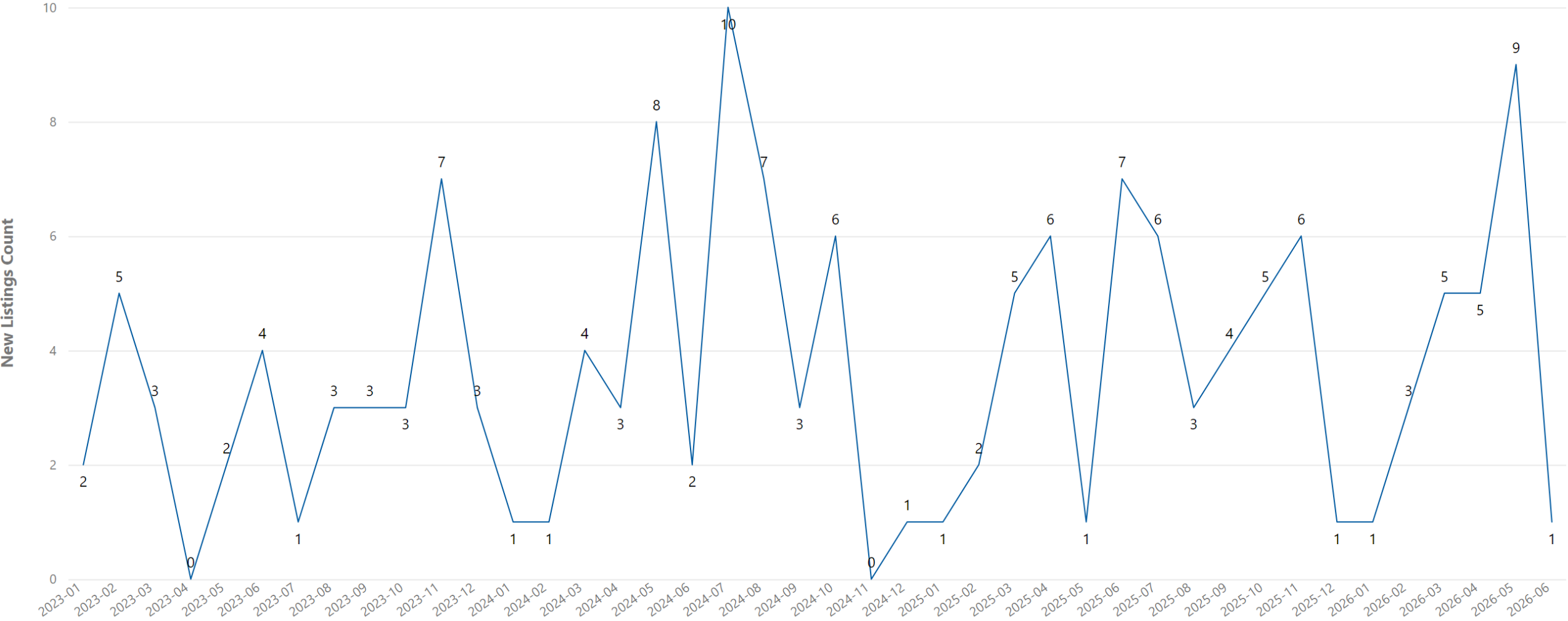
City	New Listings This Year	New Listings Last Year	% New Listings Change
Paicines	1	0	N/A
Aromas	1	1	0%

San Benito County - Decreased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
San Juan Bautista	3	6	-50%
Hollister	53	59	-10%

San Benito County - New Listings

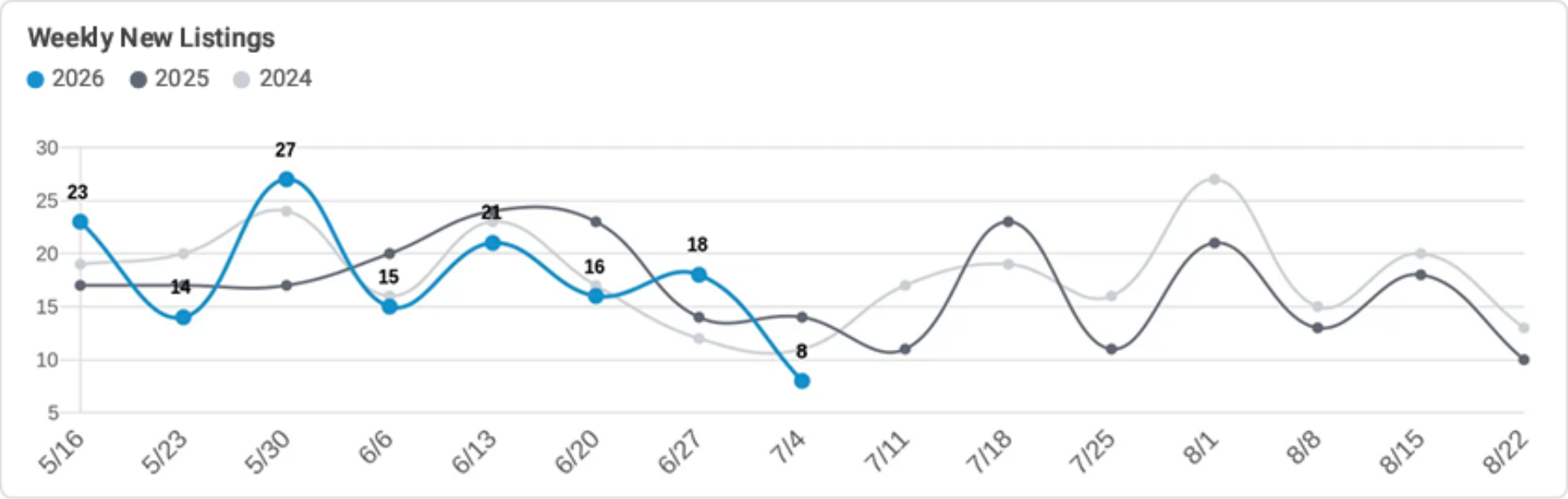
CountyName ● San Benito



San Benito County - Decreased New Listings

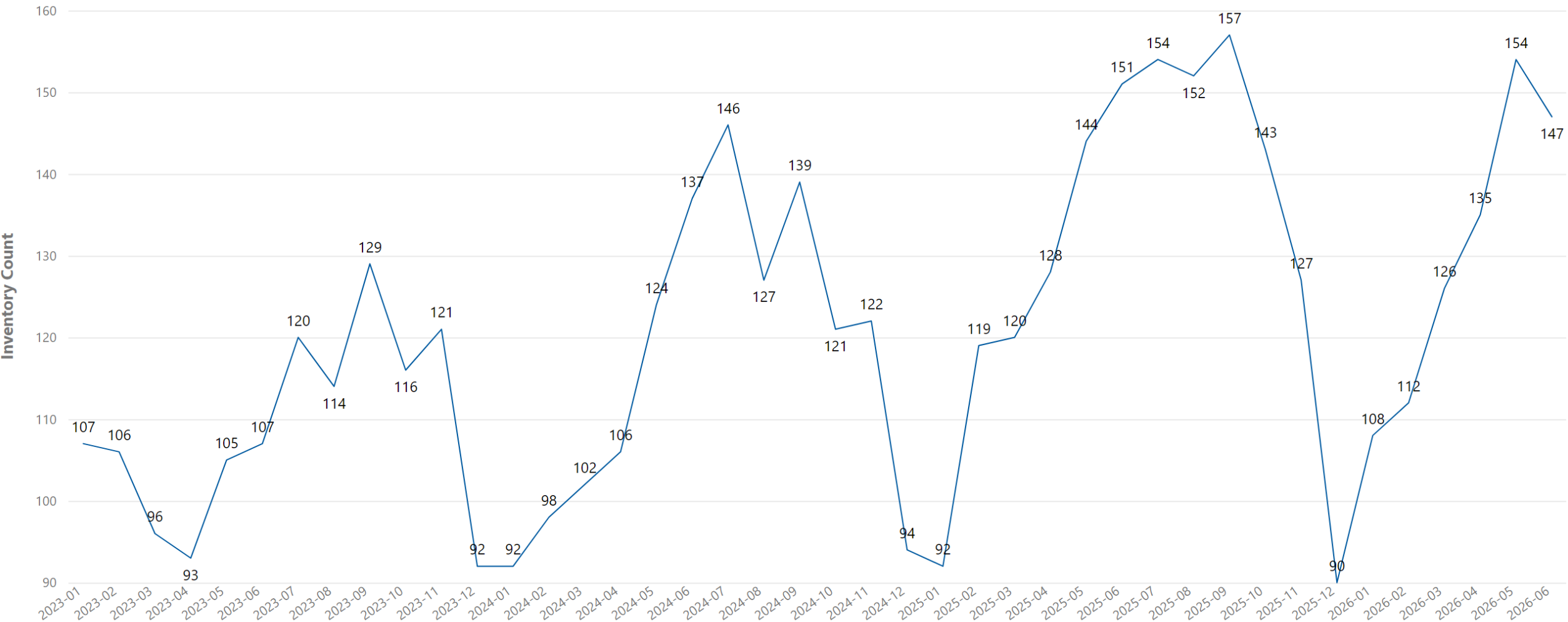
City	New Listings This Year	New Listings Last Year	% New Listings Change
Hollister	1	6	-83%

San Benito County – New Listings Week Ending 07/04/2026



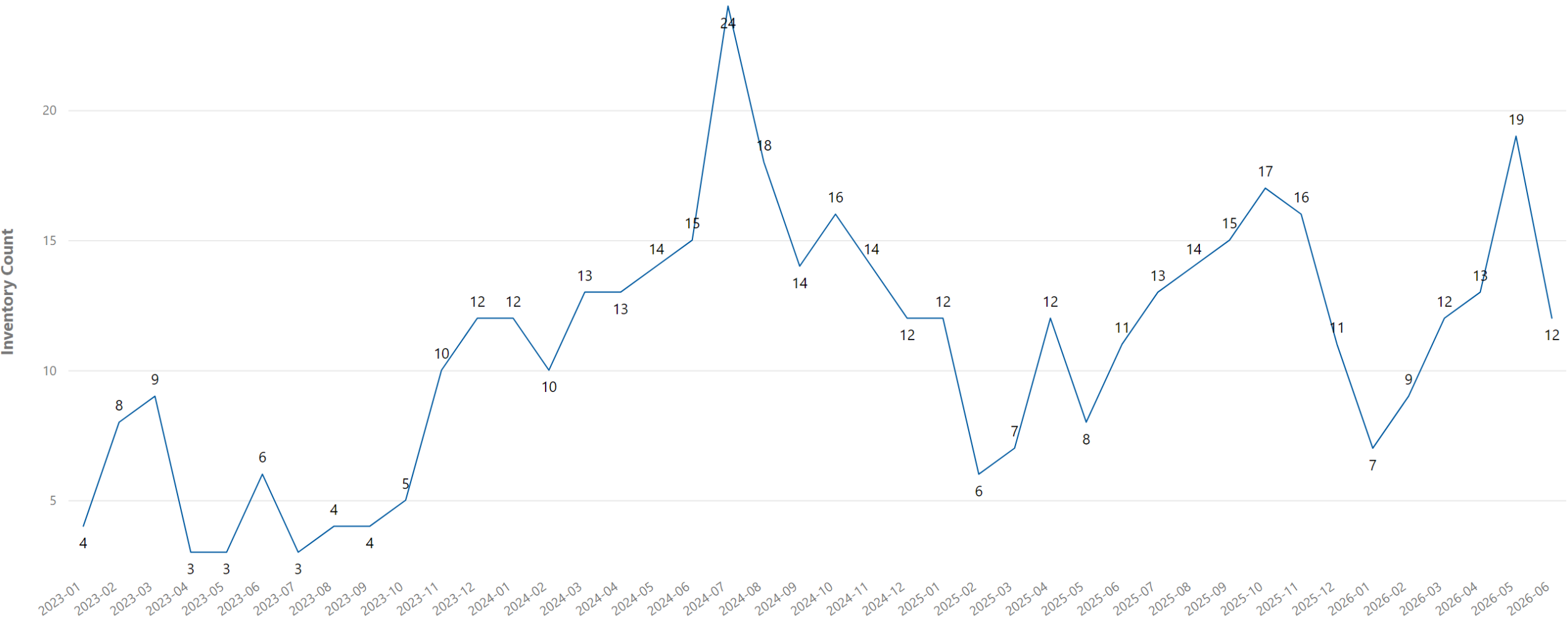
San Benito County - Inventory

CountyName ● San Benito

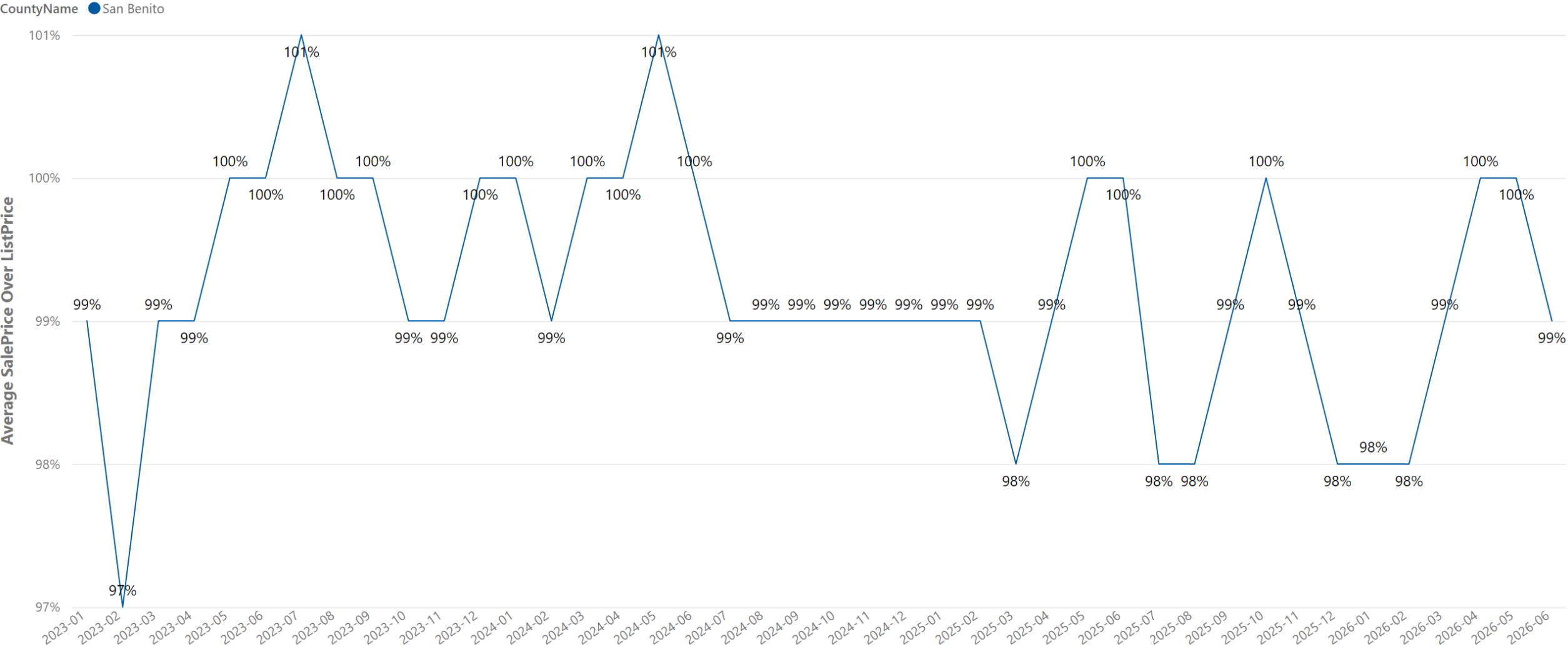


San Benito County - Inventory

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
San Juan Bautista	98%	98%	0%

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	99%	100%	-1%

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

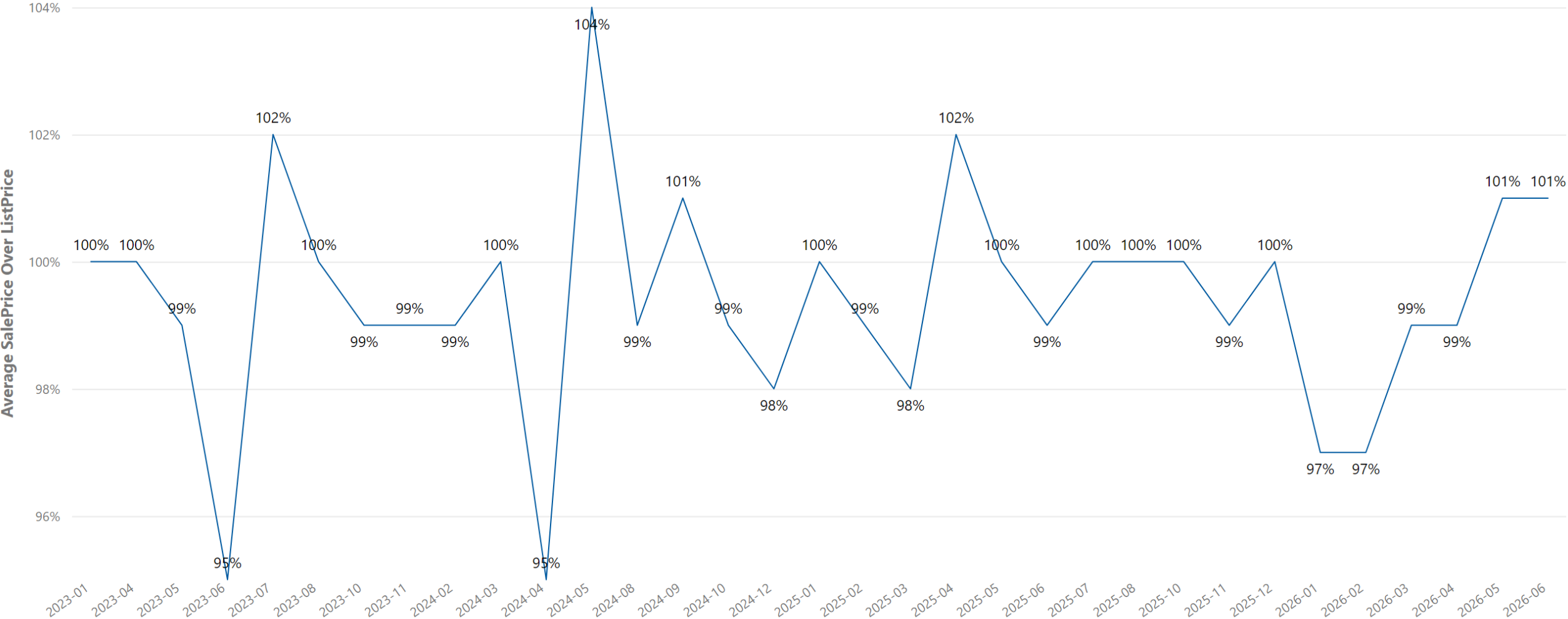
City	Sale Over List Price	Sale Over List Price Previous Month	% Sale Over List Price Change
San Juan Bautista	98%	96%	2%

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	99%	100%	-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	101%	99%	2%

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	101%	101%	0%

Thank You

