

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 | May 2026

San Benito County - Residential - Single Family 2025 vs 2026

↓ 11

Median Days on Market
Compared to 22

↓ 39

Closed Sales
Compared to 46

↑

\$765.0K

Median Price
Compared to \$742.5K

↑ 63

New Listings
Compared to 60

↑ 100%

Sale to List Price Ratio
Compared to 99%

San Benito County - Residential - Common Interest 2025 vs 2026

↓ 11

Median Days on Market
Compared to 16

↑ 3

Closed Sales
Compared to 2

↑

\$540.0K

Median Price
Compared to \$497.5K

↓ 5

New Listings
Compared to 6

↓ 99%

Sale to List Price Ratio
Compared to 102%

April 2026 Market Trends

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

Market Trends – April 2026 in San Benito County

Pricing Trends

It is unusual to see a third straight month of decreased median price for the single family market, excluding newly built homes, this time of year. Similarly, while the common interest market hasn't had a three-month decline, prices have been flat.

Transactional Trends

New listings increased in the single family market, where common interest was flat. However, closed sales declined in the single family market—an atypical pattern for April when increased demand often means increased sales.

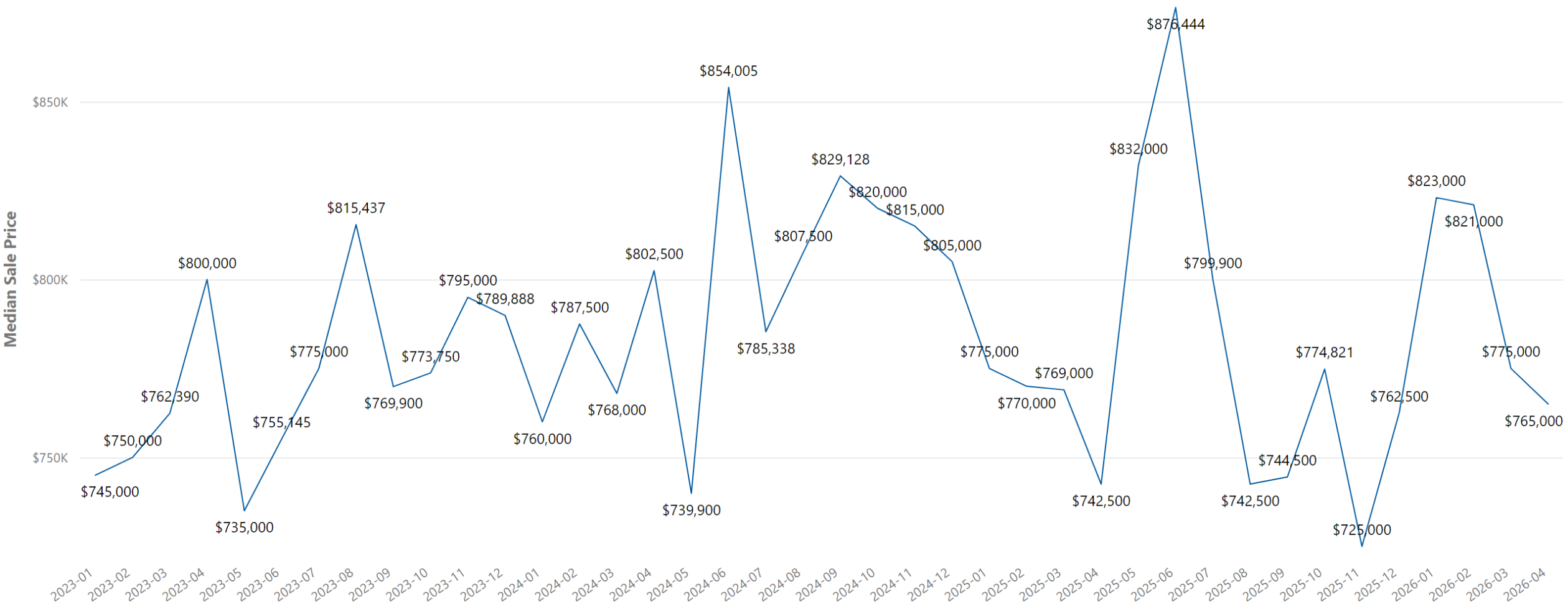
Market Competition

Median days on market decreased in both the single family and common interest markets. Additionally, the single family market experienced a slight increase in the sale to list price ratio – common interest was flat – suggesting demand remains strong in the county.

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



Data as of 5/6/2026

Aculist@2026

Residential Single Family: 2023-2026

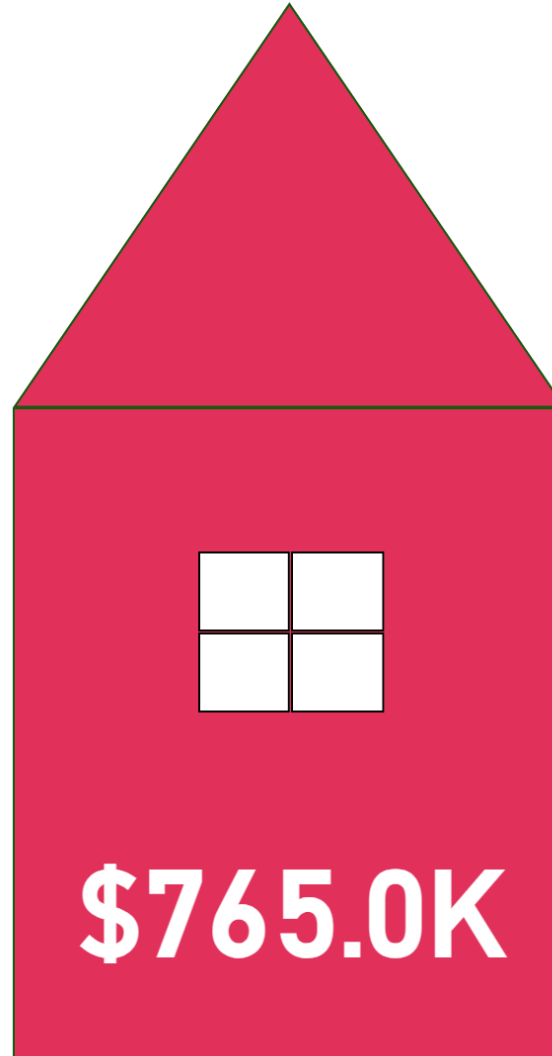
Median Sale Price - San Benito County (Residential - Single Family)

+3.0%

Year-Over-Year

 Median Price
Compared to
\$742.5K

April 2025



-1.3%

Month-Over-Month

 Median Price
Compared to
\$775.0K

March 2026

San Benito County - Increased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Hollister	\$762,500	\$740,000	3%

San Benito County - Decreased Median Price

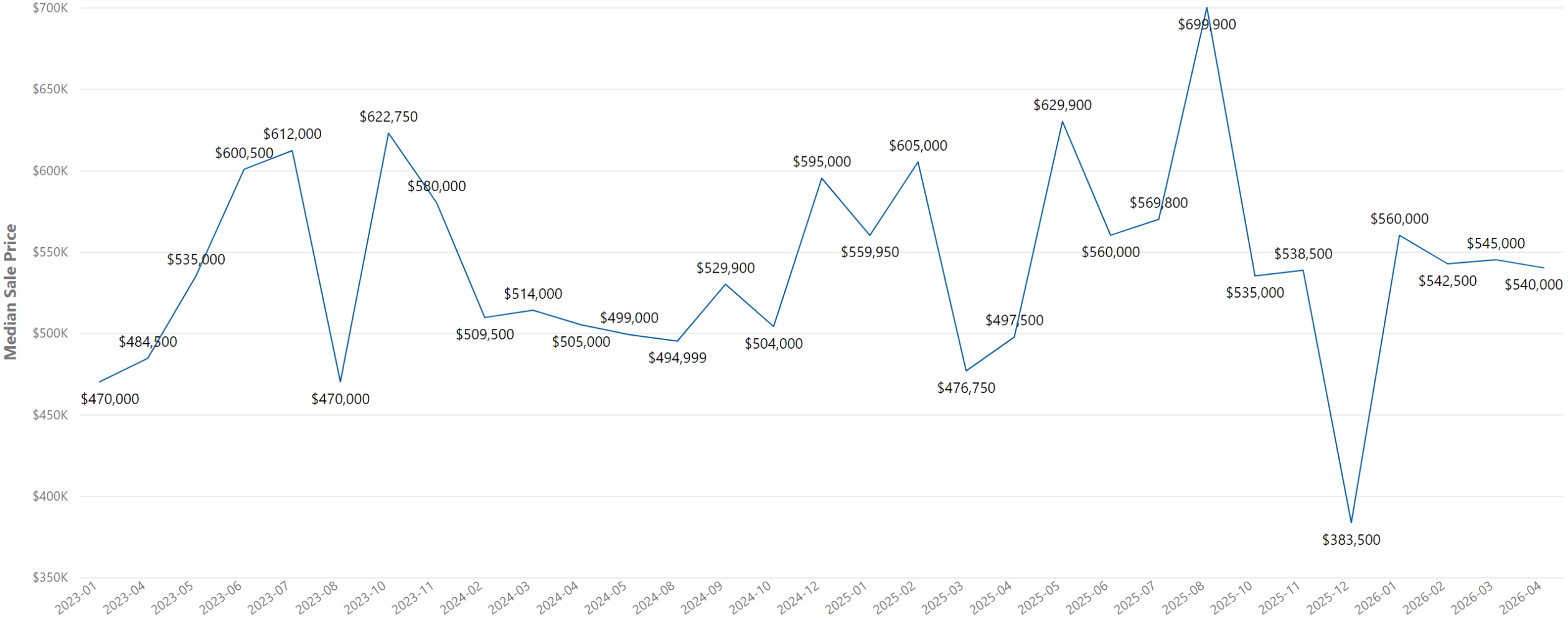
City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Paicines	\$0	\$732,115	-100%
Tres Pinos	\$0	\$775,000	-100%
San Juan Bautista	\$985,000	\$1,199,000	-18%

San Benito County - Decreased Median Sale Price (MoM)

City	Median Sale Price	Median Sale Price Previous Month	% Median Sale Price Change
San Juan Bautista	\$985,000	\$1,043,700	-6%
Hollister	\$762,500	\$765,000	0%

San Benito County - Median Sale Price

CountyName ● San Benito



Data as of 5/6/2026

Aculist@2026

Residential Common Interest: 2023-2026

Median Sale Price - San Benito County (Residential - Common Interest)

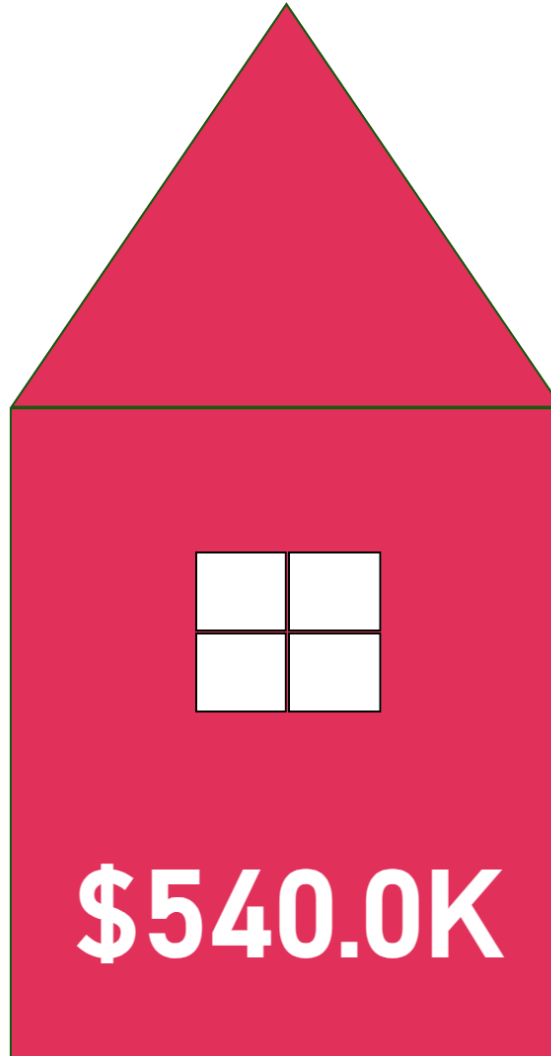
+8.5%

Year-Over-Year



Median Price
Compared to
\$497.5K

April 2025



\$540.0K

-0.9%

Month-Over-Month



Median Price
Compared to
\$545.0K

March 2026

San Benito County - Increased Median Price

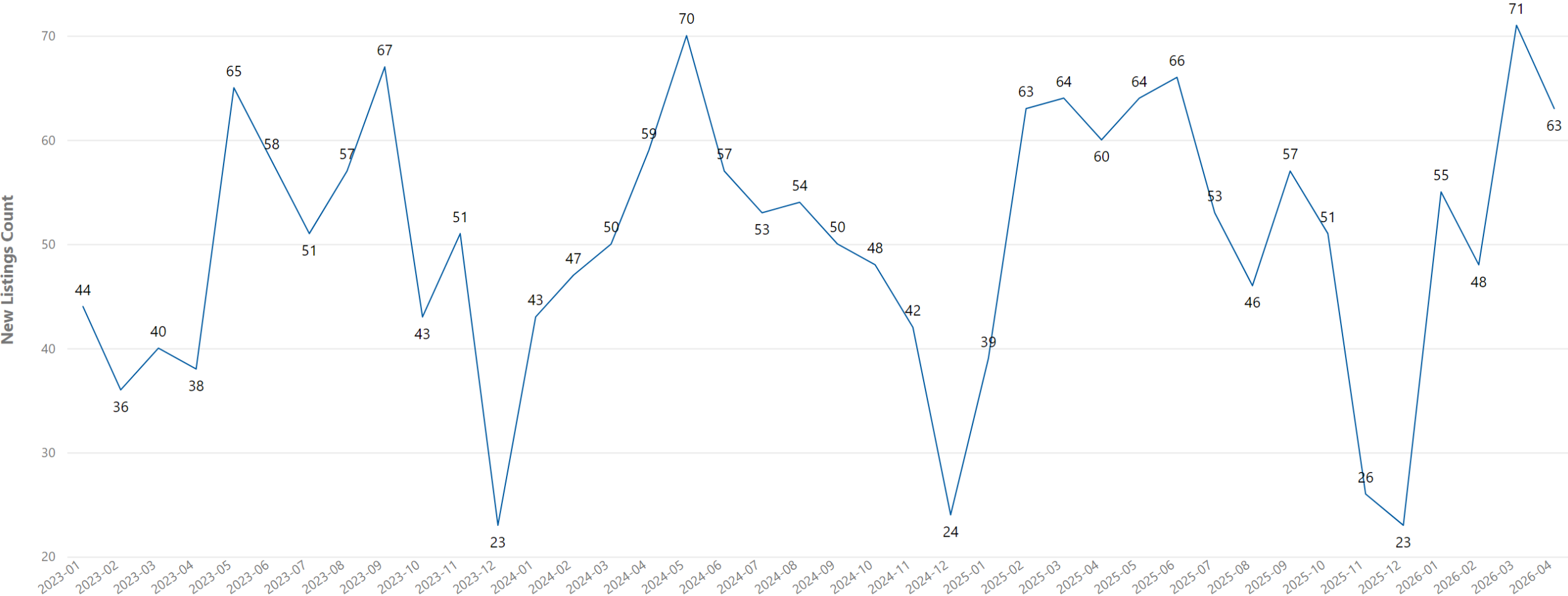
City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Hollister	\$540,000	\$497,500	9%

San Benito County - Decreased Median Sale Price (MoM)

City	Median Sale Price	Median Sale Price Previous Month	% Median Sale Price Change
Hollister	\$540,000	\$545,000	-1%

San Benito County - New Listings

CountyName ● San Benito

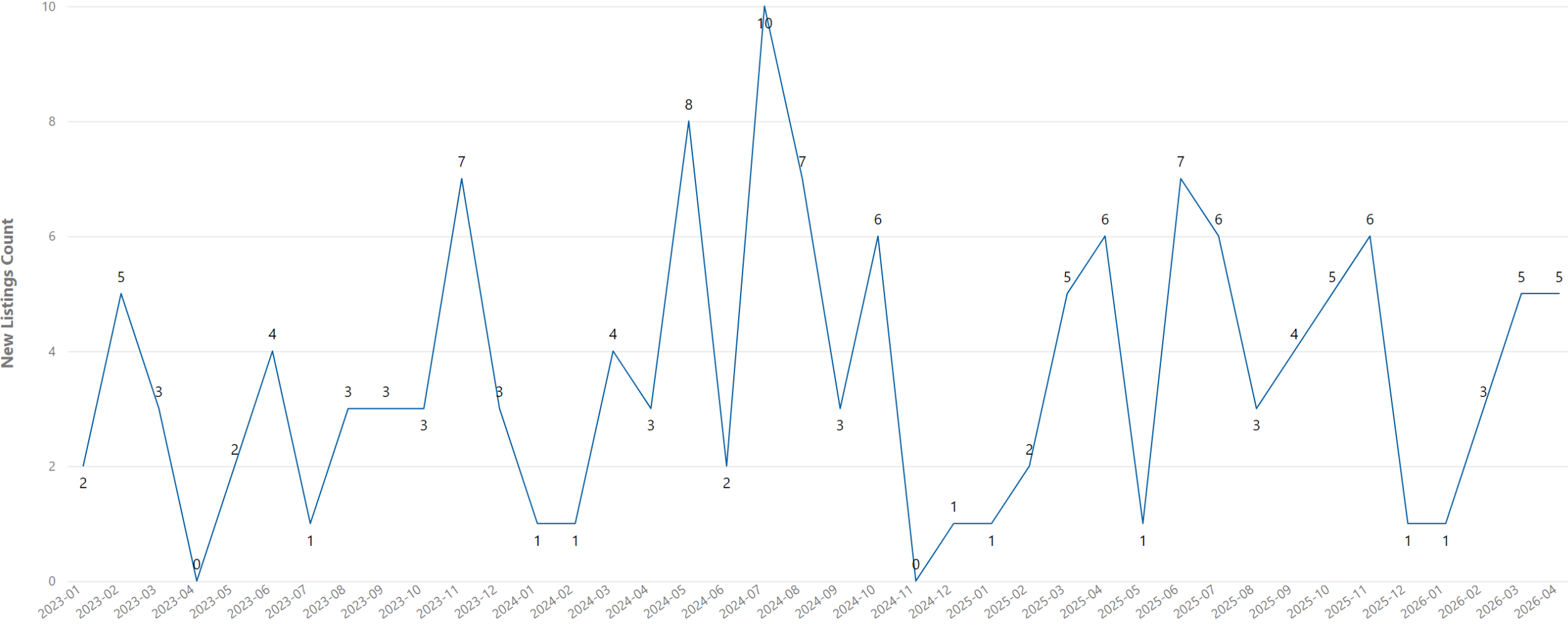


San Benito County - Increased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Hollister	56	51	10%
Aromas	1	1	0%
San Juan Bautista	6	6	0%

San Benito County - New Listings

CountyName ● San Benito



Data as of 5/6/2026

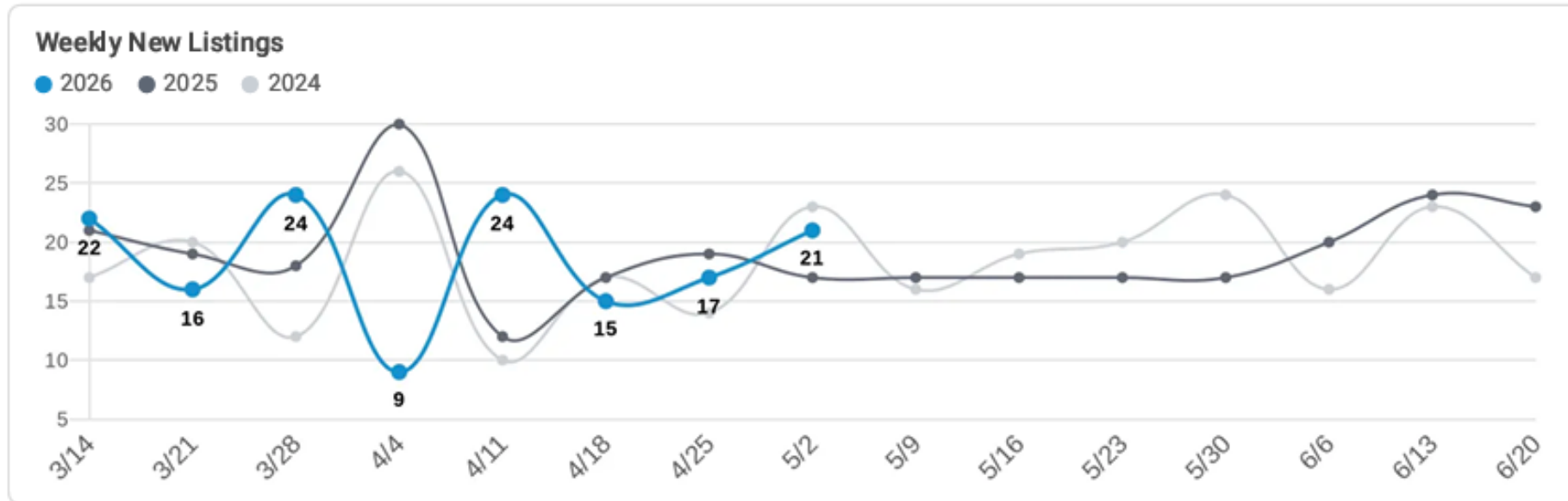
Aculist@2026

Residential Common Interest: 2023-2026

San Benito County - Decreased New Listings

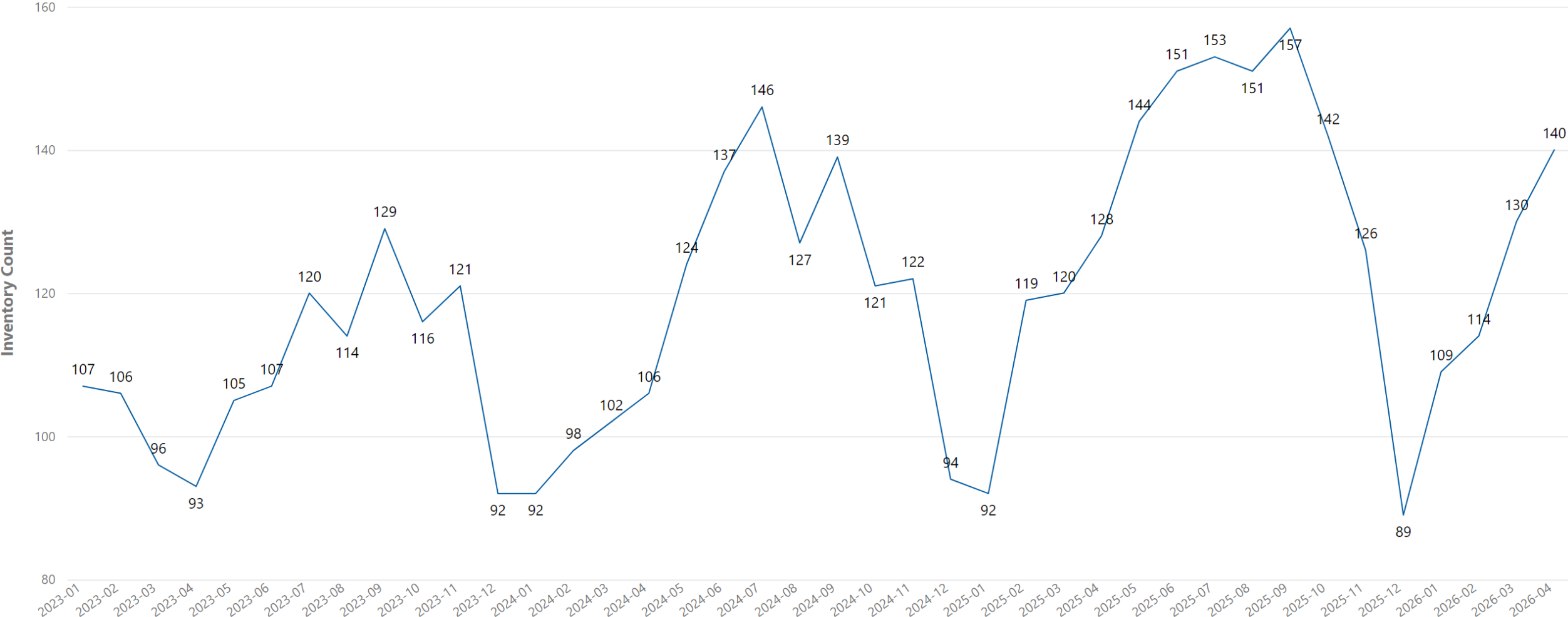
City	New Listings This Year	New Listings Last Year	% New Listings Change
Hollister	5	6	-17%

San Benito County – New Listings Week Ending 05/02/2026



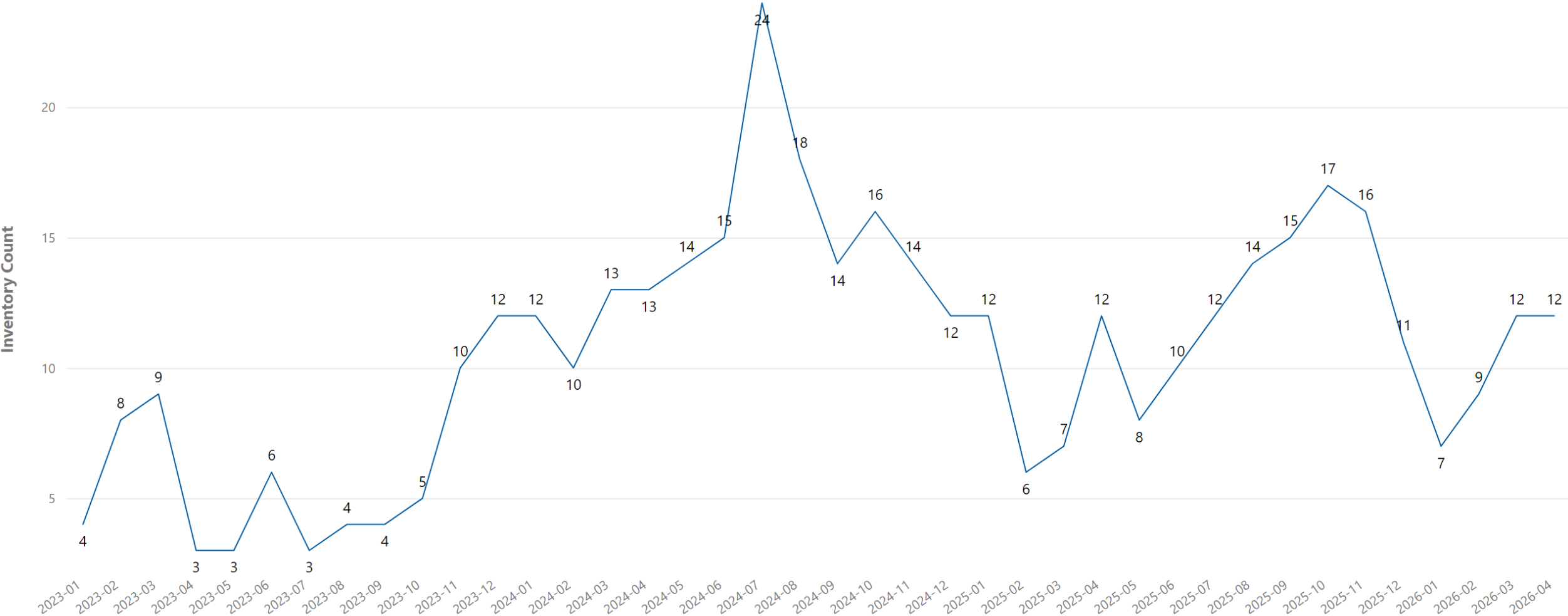
San Benito County - Inventory

CountyName ● San Benito



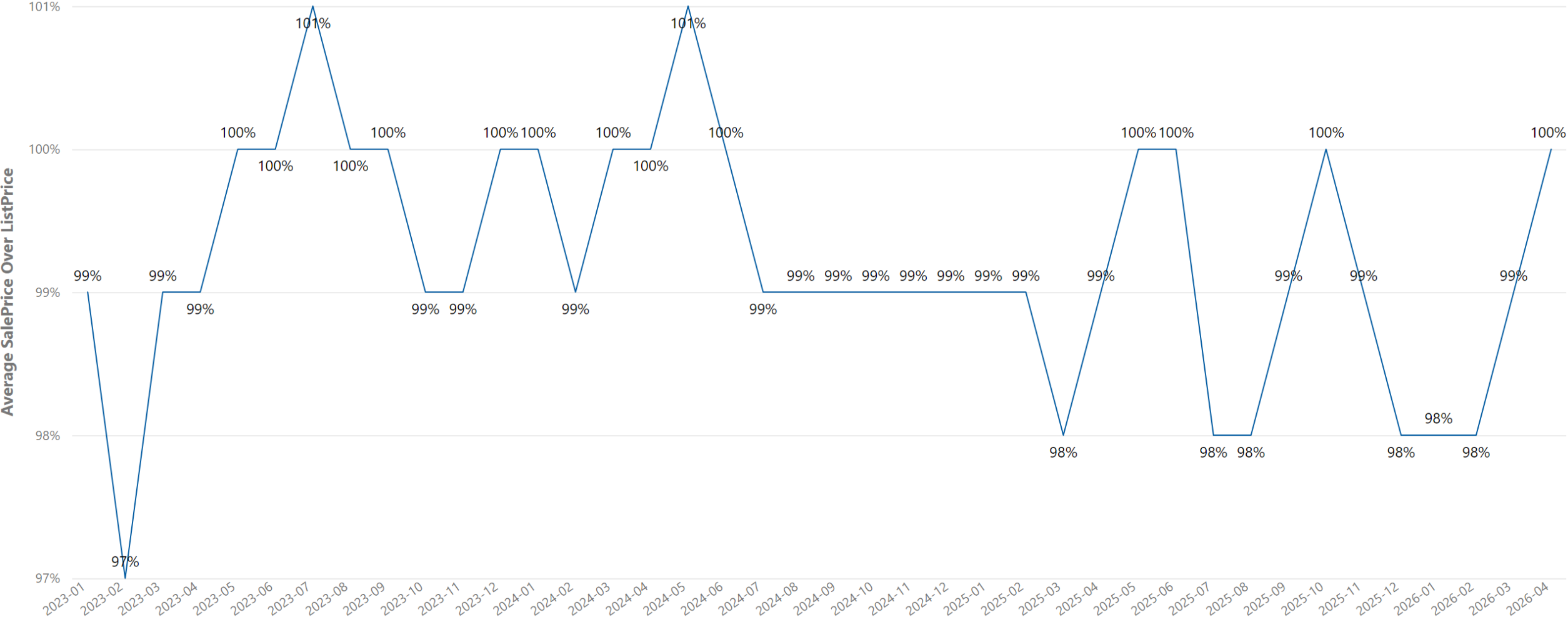
San Benito County - Inventory

CountyName ● San Benito



San Benito County - Average Sale Price Over List Price

CountyName ● San Benito



San Benito County - Increased Sale To List Price

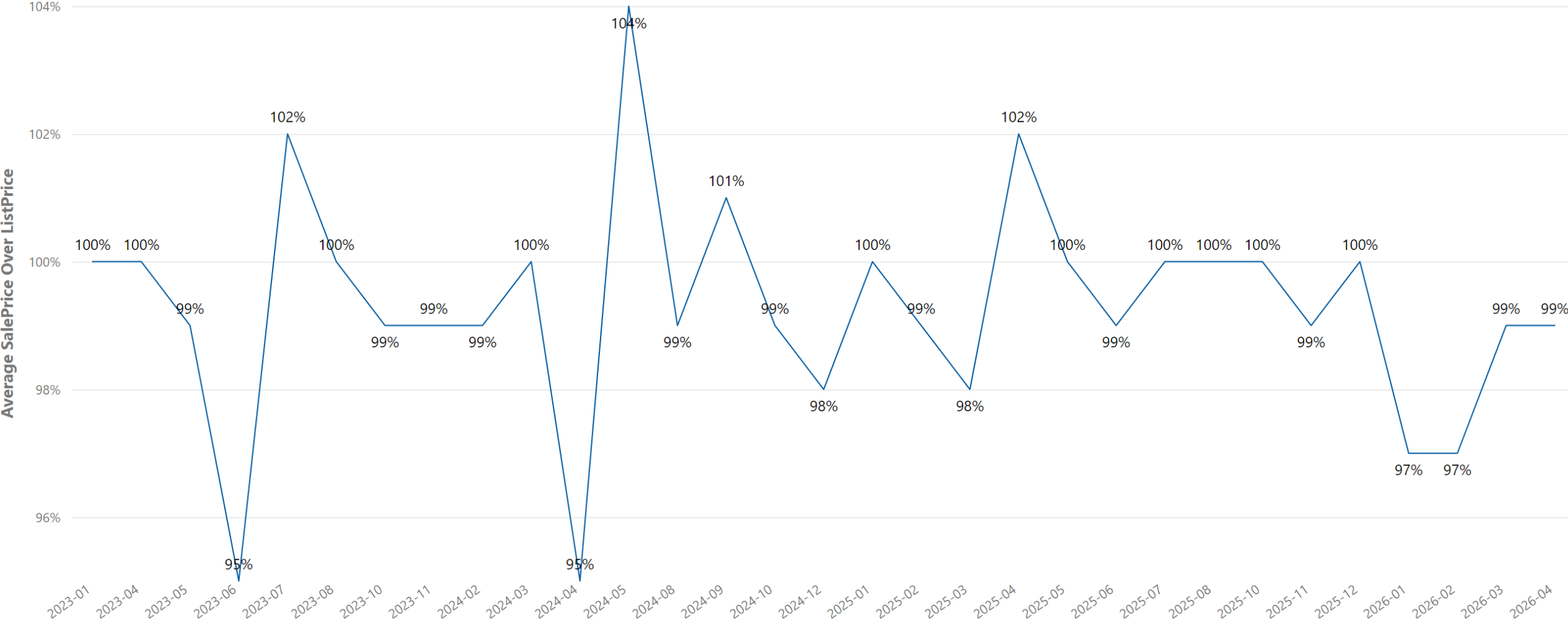
City	Sale Over List Price	Sale Over List Price Last Year	% Sale Over List Price Change
Hollister	100%	99%	1%
San Juan Bautista	101%	100%	1%

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
Hollister	100%	99%	1%
San Juan Bautista	101%	100%	1%

San Benito County - Average Sale Price Over List Price

CountyName ● San Benito



Data as of 5/6/2026

Aculist@2026

Residential Common Interest: 2023-2026



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%	102%	-3%

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%	99%	0%

Thank You

