

# San Benito County

## Real Estate Market Minute | November 2026

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

↓ 22

Median Days on Market
Compared to 29

↓ 29

Closed Sales
Compared to 35

↓

$743.0K

Median Price
Compared to $774.8K

↓ 47

New Listings
Compared to 52

=100%

Sale to List Price Ratio
Compared to 100%

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

↓ 15

Median Days on Market
Compared to 29

↓

$532.8K

Median Price
Compared to $535.0K

= 3

Closed Sales
Compared to 3

↓ 2

New Listings
Compared to 5

↓ 99%

Sale to List Price Ratio
Compared to 100%

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# October 2026 Market Trends

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# Market Trends – October 2026 in San Benito County

## Pricing Trends

Single family home median prices cooled for a second straight month, slipping 4.7% to $743,000, down 4.1% from last year and 10.5% below August's $830,500. Common interest activity was thin, with just three closed sales at a $532,750 median, nearly identical to last year's $535,000.

## Transactional Trends

Single family inventory climbed 7.5% to 157 homes, the highest level this year and 10.6% above last year. Even as buyers stepped back, with closed sales dropping 17.1% to 29, matching January's low, and new listings easing to 47. Common interest inventory at nine was half of last year.

## Market Competition

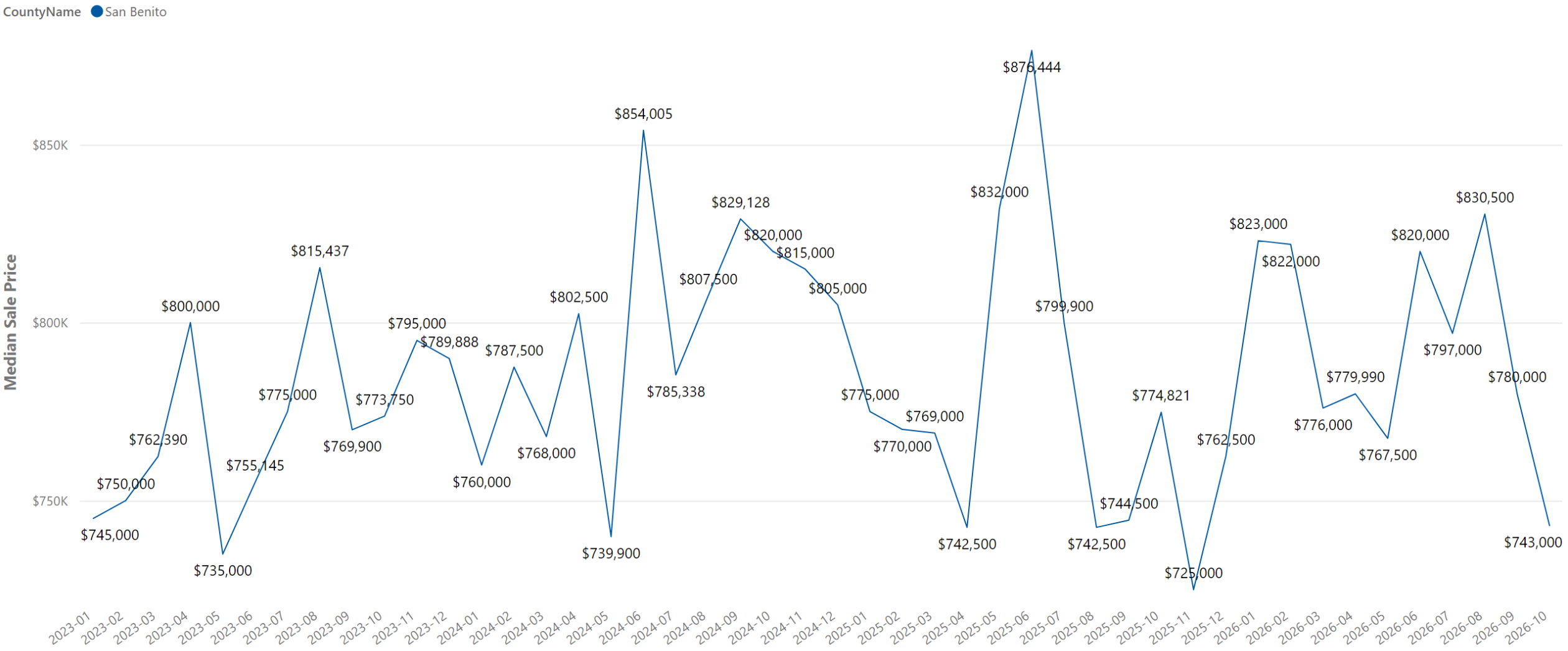
Single family sellers got full asking price, as the sale-to-list ratio hit 100% for the first time since May. Homes moved faster, with median days on market falling to 22 from 37 in September. The few common interest properties that sold closed at 99% in a quick 15 days.

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



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# San Benito County - Median Sale Price




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Data as of 11/6/2026



Residential Single Family: 2023-2026

# San Benito County - Increased Median Price

| City | Median Sale Price | Median Sale Price Last Year | % Median Sale Price Change |
|---|---|---|---|
| Aromas | $750,000 | $0 | N/A |

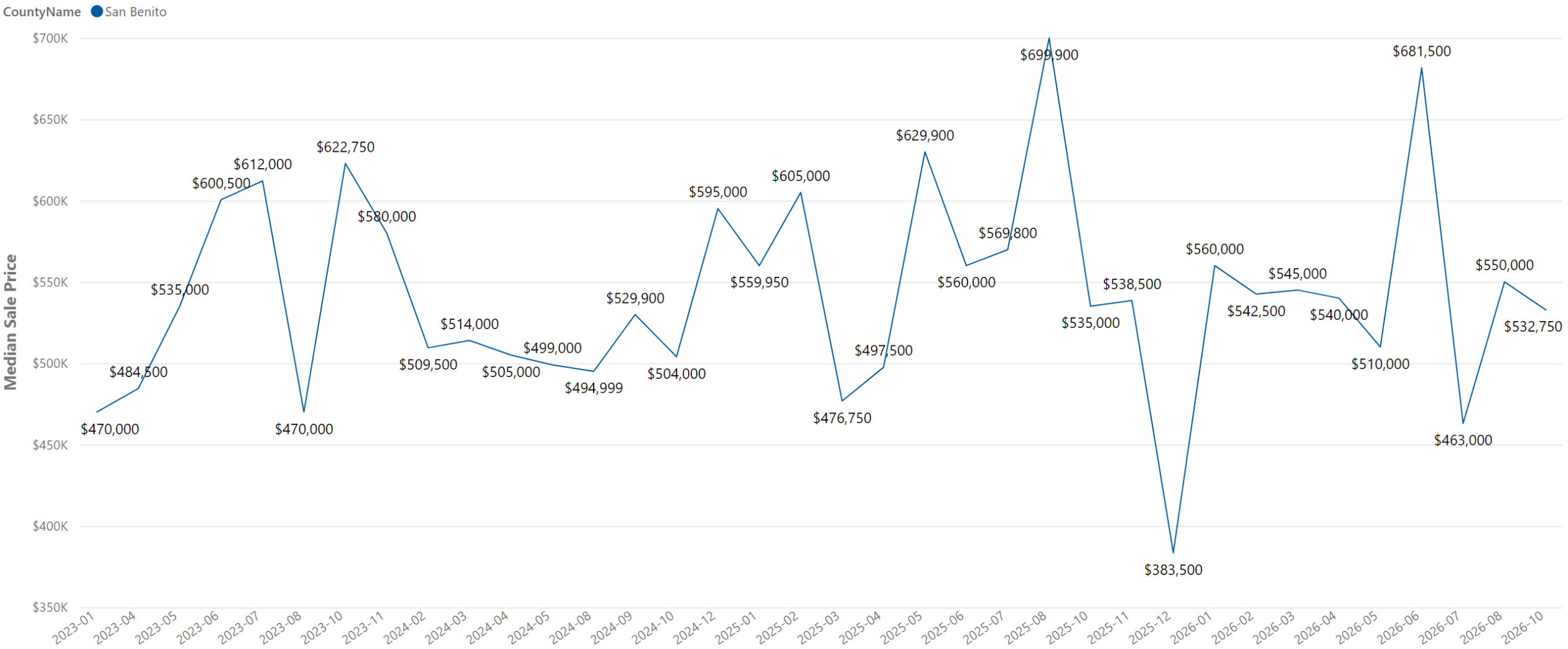
# San Benito County - Decreased Median Price

| City | Median Sale Price | Median Sale Price Last Year | % Median Sale Price Change |
|---|---|---|---|
| Tres Pinos | $0 | $1,450,000 | -100% |
| San Juan Bautista | $532,500 | $845,000 | -37% |
| Hollister | $744,000 | $770,000 | -3% |

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

| City | Median Sale Price | Median Sale Price Previous Month | % Median Sale Price Change |
|---|---|---|---|
| San Juan Bautista | $532,500 | $874,000 | -39% |
| Aromas | $750,000 | $854,500 | -12% |
| Hollister | $744,000 | $754,995 | -1% |

# San Benito County - Median Sale Price




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Data as of 11/6/2026

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Residential Common Interest: 2023-2026

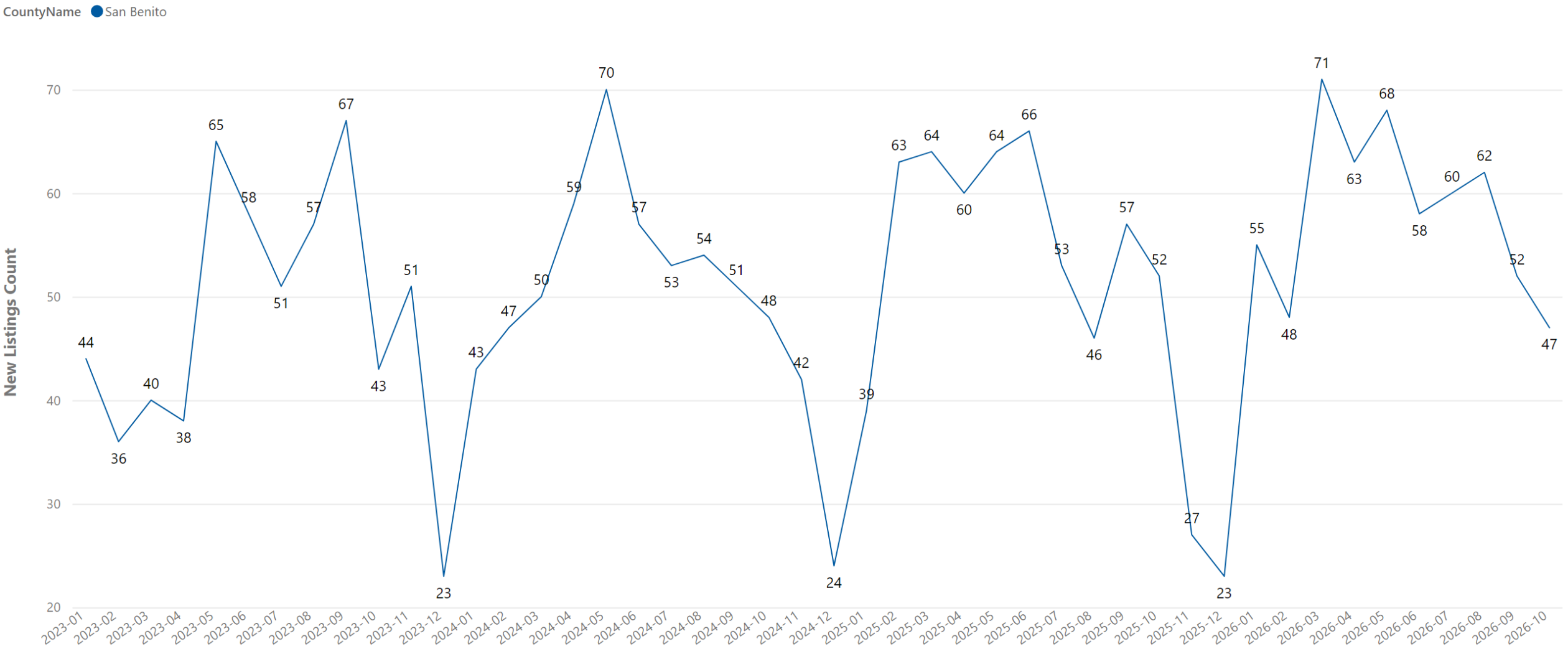
# San Benito County - Decreased Median Price

| City | Median Sale Price | Median Sale Price Last Year | % Median Sale Price Change |
|---|---|---|---|
| Hollister | $532,750 | $535,000 | 0% |

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

| City | Median Sale Price | Median Sale Price Previous Month | % Median Sale Price Change |
|---|---|---|---|
| Hollister | $532,750 | $0 | N/A |

# San Benito County - New Listings




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Data as of 11/6/2026

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Residential Single Family: 2023-2026

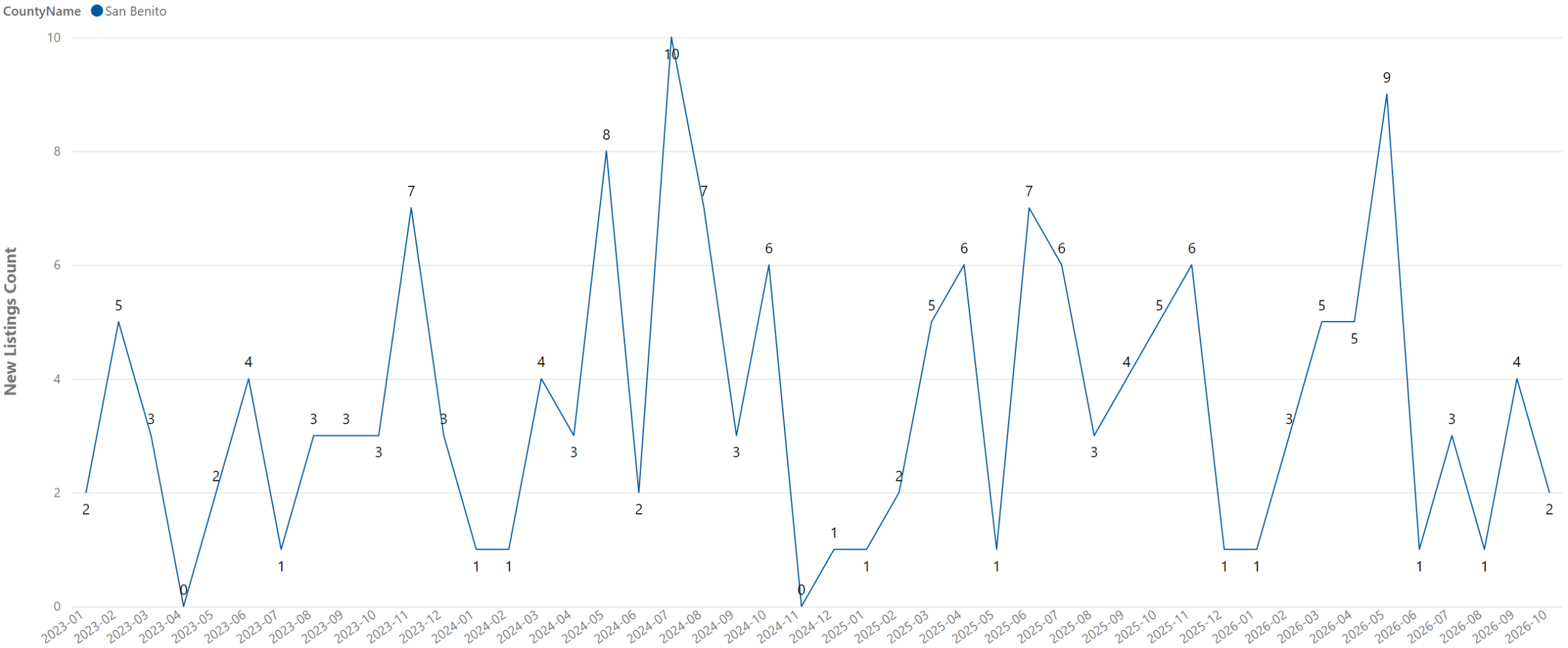
# San Benito County - Increased New Listings

| City | New Listings This Year | New Listings Last Year | % New Listings Change |
|---|---|---|---|
| San Juan Bautista | 3 | 2 | 50% |
| Paicines | 1 | 1 | 0% |

# San Benito County - Decreased New Listings

| City | New Listings This Year | New Listings Last Year | % New Listings Change |
|---|---|---|---|
| Hollister | 43 | 48 | -10% |

# San Benito County - New Listings




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Data as of 11/6/2026

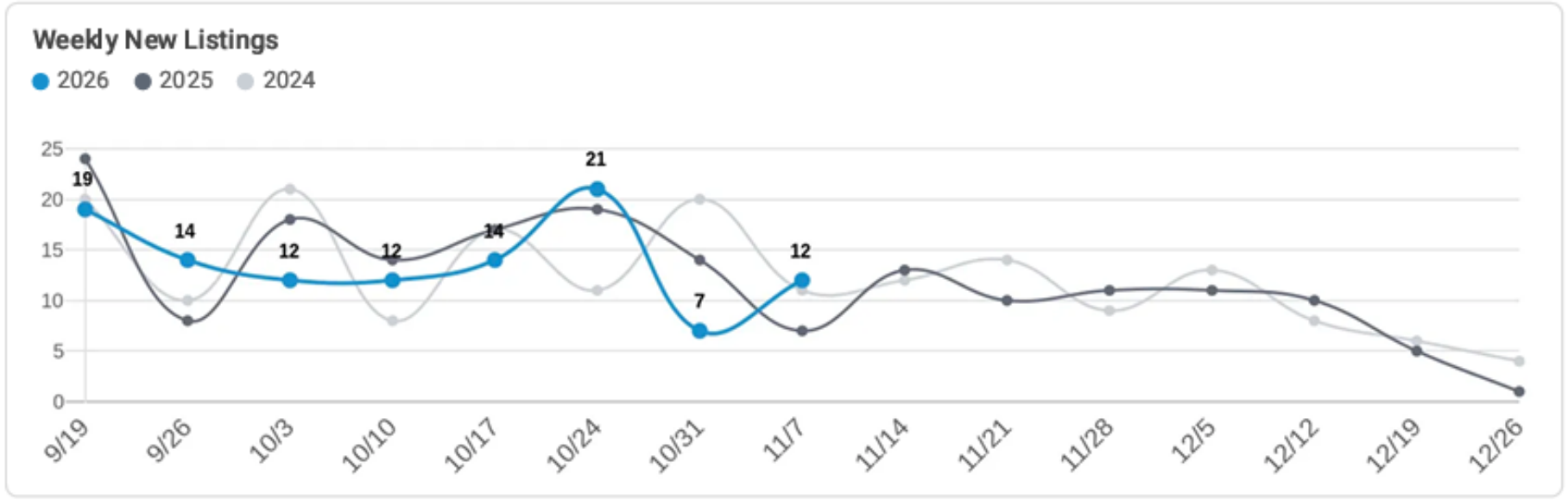


Residential Common Interest: 2023-2026

# San Benito County - Decreased New Listings

| City | New Listings This Year | New Listings Last Year | % New Listings Change |
|---|---|---|---|
| Hollister | 2 | 5 | -60% |

# San Benito County – New Listings Week Ending 11/07/2026



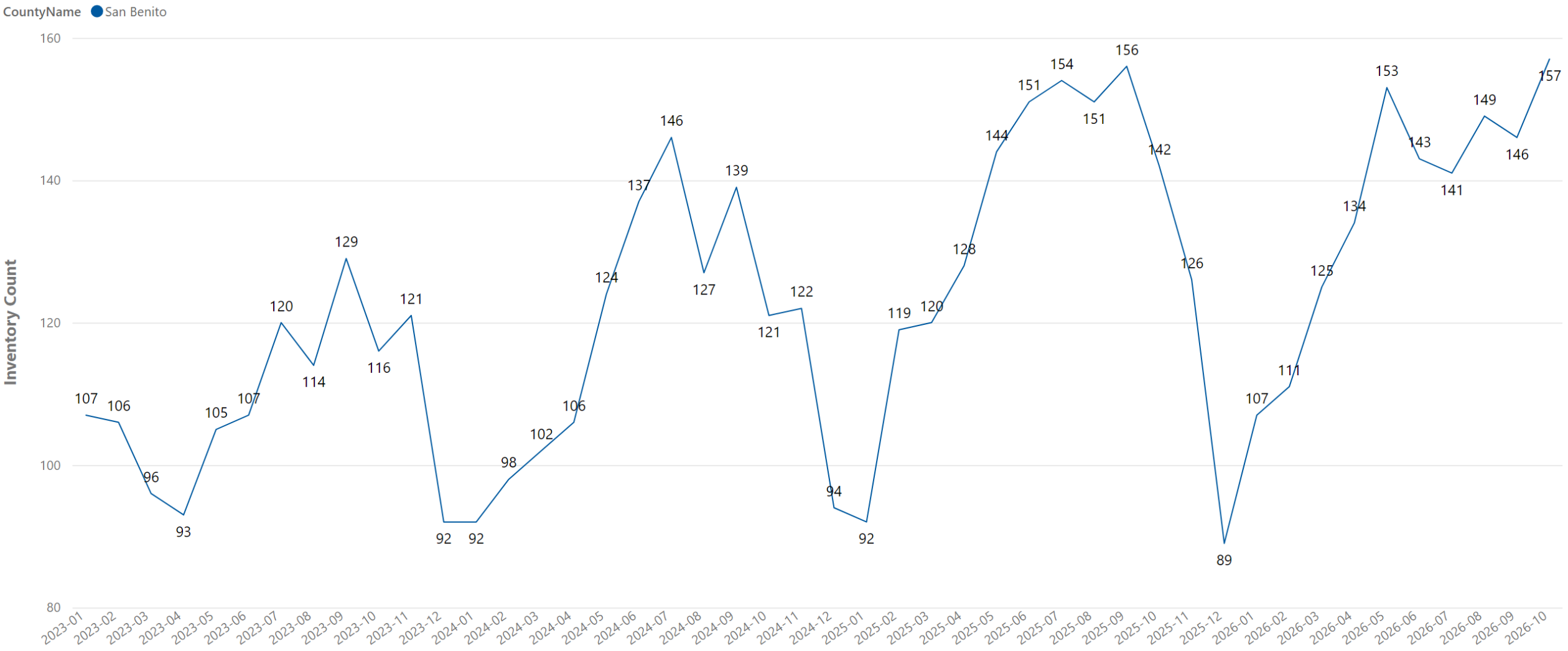

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Data as of 11/09/2026

**Data for All Classes 2023-2025*

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# San Benito County - Inventory



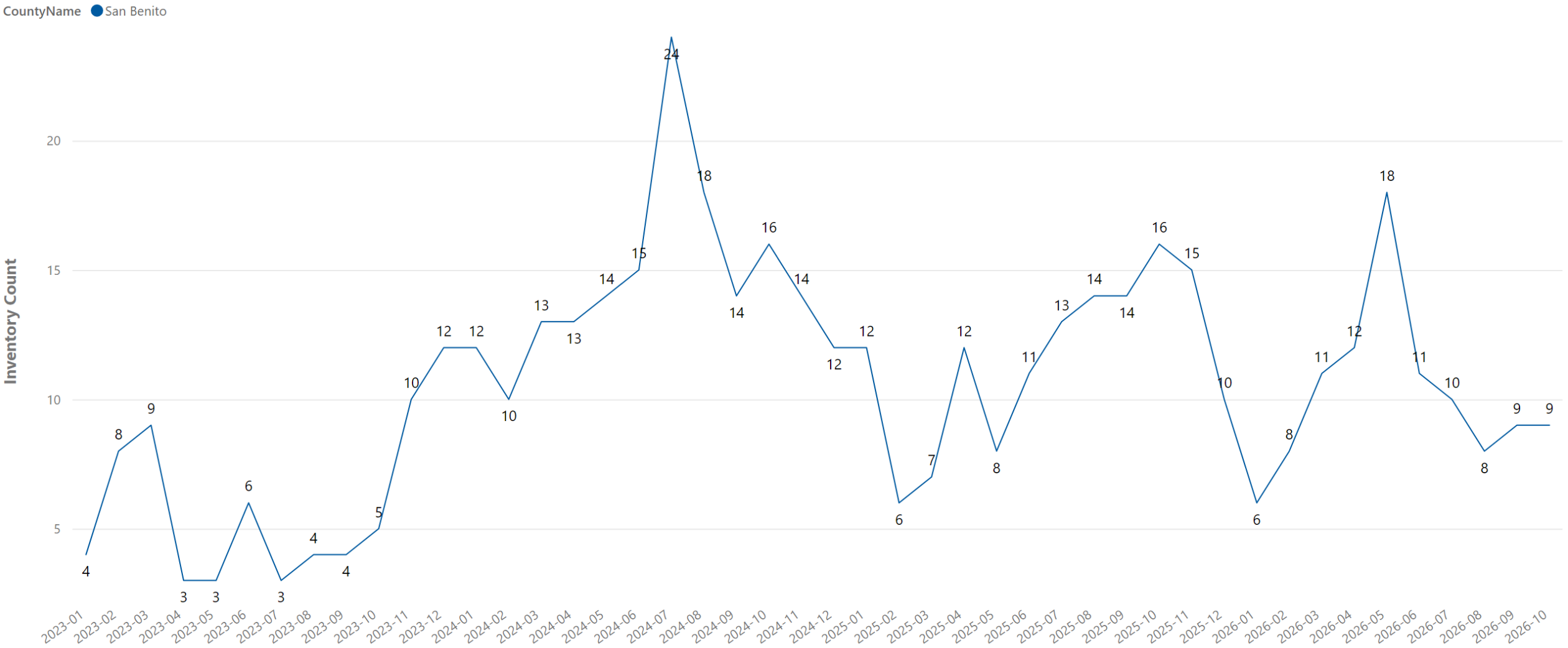

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Data as of 11/6/2026

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Residential Single Family: 2023-2026

# San Benito County - Inventory



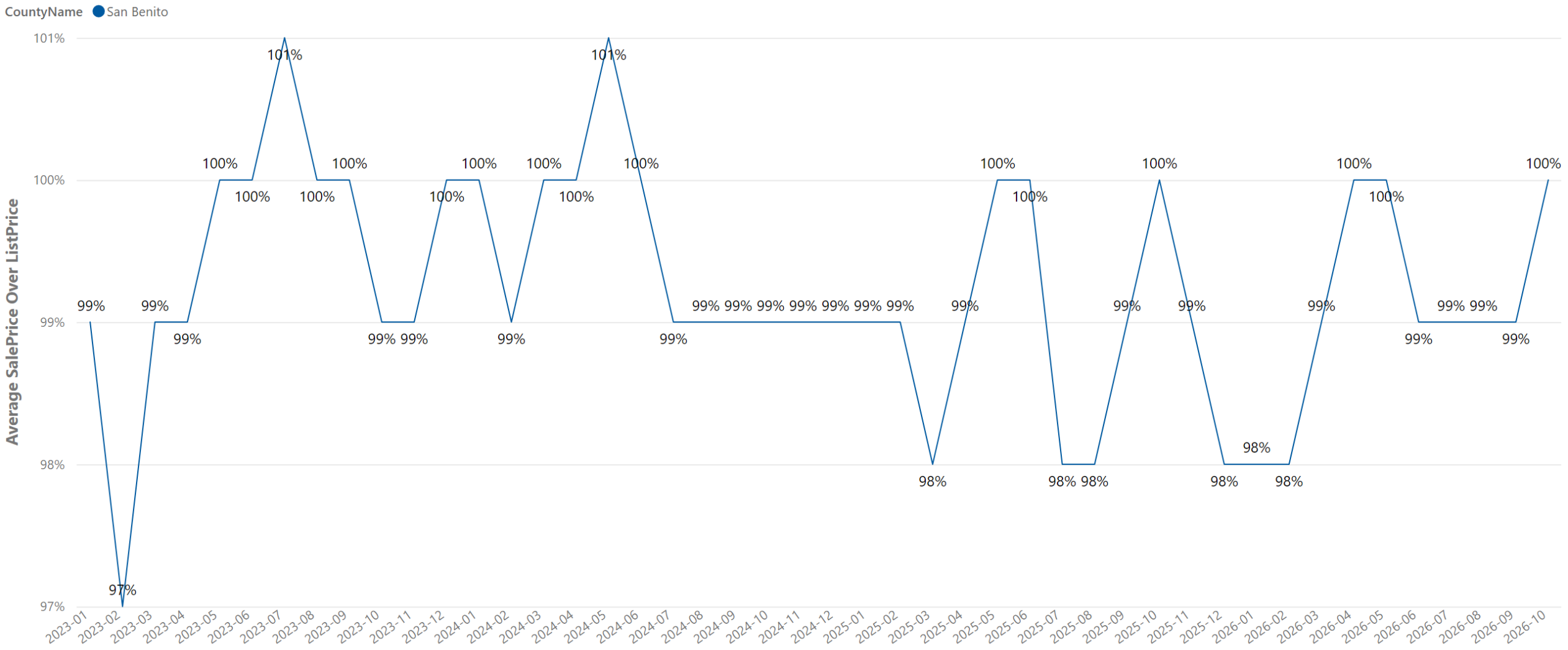

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Data as of 11/6/2026

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Residential Common Interest: 2023-2026

# San Benito County - Average Sale Price Over List Price




Data as of 11/6/2026

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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 |
|---|---|---|---|
| Aromas | 115% | 0% | N/A |
| Hollister | 100% | 100% | 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 |
|---|---|---|---|
| San Juan Bautista | 94% | 102% | -8% |

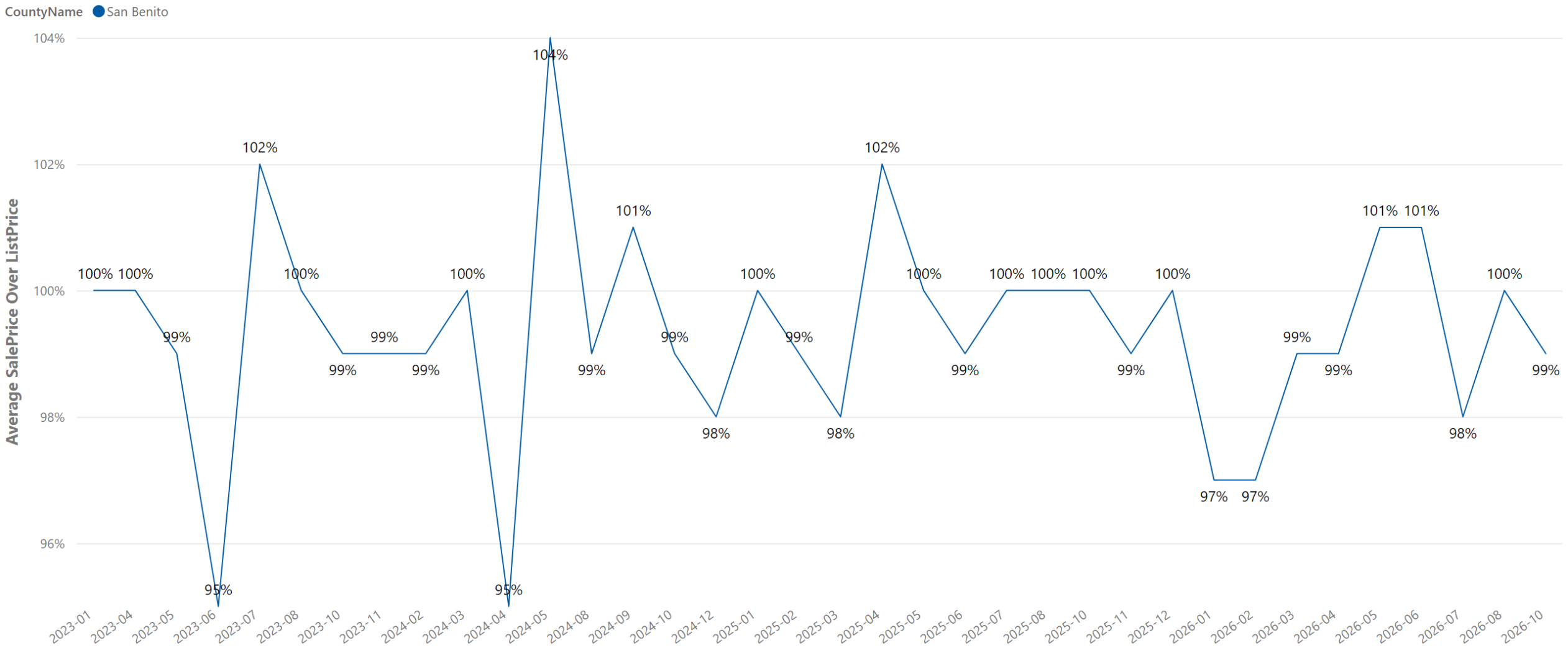
# San Benito County - Increased Sale Over List Price (MoM)

| City | Sale Over List Price | Sale Over List Price Previous Month | % Sale Over List Price Change |
|---|---|---|---|
| Aromas | 115% | 100% | 15% |
| Hollister | 100% | 99% | 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 |
|---|---|---|---|
| San Juan Bautista | 94% | 97% | -3% |

# San Benito County - Average Sale Price Over List Price




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Data as of 11/6/2026



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% | 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 | 99% | 0% | N/A |

# Thank You

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