



# San Benito County

Real Estate Market Minute | January 2026

## San Benito County – Residential – Single Family 2025 vs 2024

↓ 37

Median Days on Market  
Compared to 42

↓ 23

New Listings  
Compared to 24



\$762.5K

Median Price  
Compared to \$805.0K

↑ 40

Closed Sales  
Compared to 39

↓ 98%

Sale to List Price Ratio  
Compared to 99%

# San Benito County – Residential – Common Interest 2025 vs 2024

↑ 99

Median Days on Market  
Compared to 59

== 1

New Listings  
Compared to 1

↓

\$383.5K

Median Price  
Compared to \$595.0K

↓ 2

Closed Sales  
Compared to 3

↑ 100%

Sale to List Price Ratio  
Compared to 98%

# December 2025 Market Trends

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

# Market Trends – December 2025 in San Benito County

## Pricing Trends

While the median price for single family homes was lower than the same time last year, it was up from November by 5%. The common interest market saw significant month over month and year over year declines.

## Transactional Trends

There was an increase in the number of closed sales in the single family market compared to November, which has happened in three of the last four years, but new listings decreased. In common interest new listings were the same, and closed sales decreased.

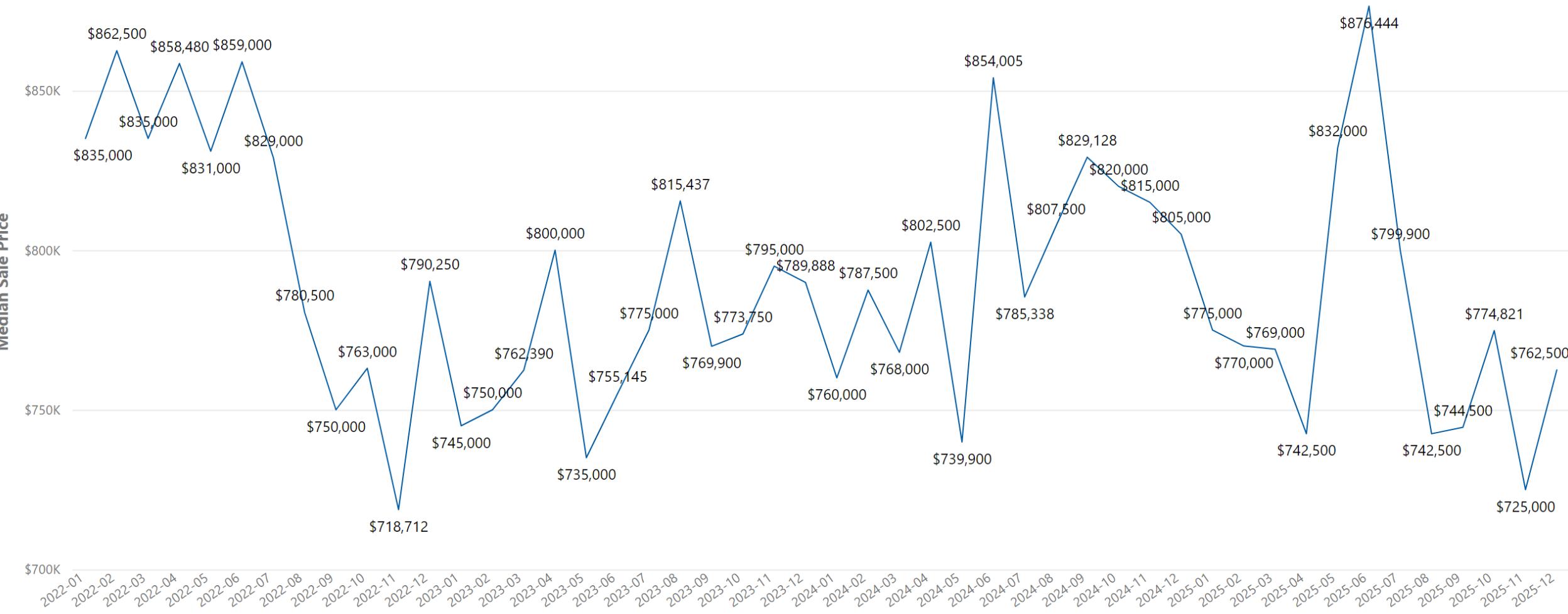
## Competitive Analysis

The single family market saw an increase in the number of days homes were on the market, coupled with a decline in the sale to list price ratio compared to last year. In the common interest market, days on market hit a two-year high, but sale to list price ratio increased by 1%.

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 1/6/2026

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Residential Single Family: 2022-2025

## San Benito County - Increased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
San Juan Bautista	\$1,350,000	\$1,078,125	25%

Data as of 1/6/2026

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Residential Single Family: December 2024/2025

## San Benito County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Aromas	\$0	\$849,000	-100%
Hollister	\$750,000	\$775,444	-3%

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

City	Median Sale Price	Median Sale Price Previous Month	% Median Sale Price Change
San Juan Bautista	\$1,350,000	\$0	N/A
Hollister	\$750,000	\$720,000	4%

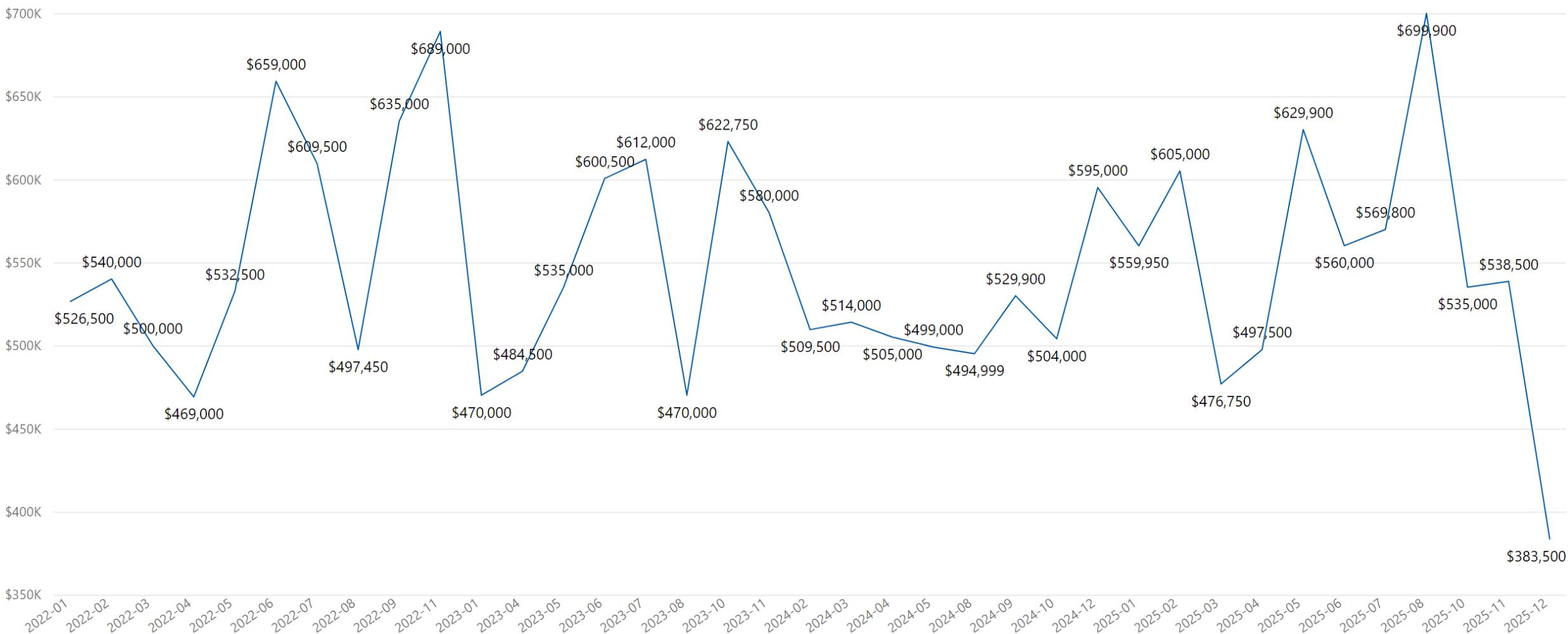
Data as of 1/6/2026

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Residential Single Family: 2025 November/December

# San Benito County - Median Sale Price

CountyName ● San Benito



Data as of 1/6/2026

Aculist@2026

Residential Common Interest: 2022-2025

## San Benito County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Hollister	\$383,500	\$595,000	-36%

Data as of 1/6/2026

Aculist@2026

Residential Common Interest: December 2024/2025

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

City	Median Sale Price	Median Sale Price Previous Month	% Median Sale Price Change
Hollister	\$383,500	\$572,000	-33%

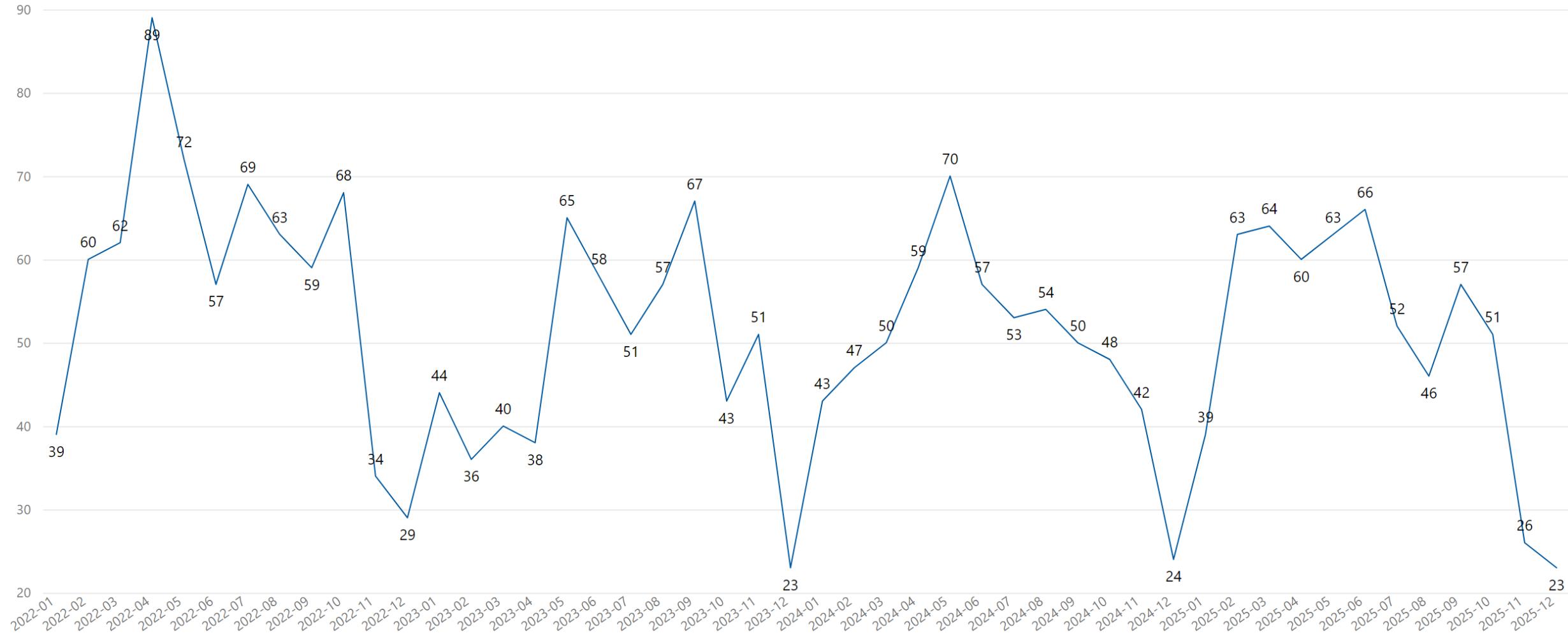
Data as of 1/6/2026

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Residential Common Interest: 2025 November/Decem...

# San Benito County - New Listings

CountyName ● San Benito



Data as of 1/6/2026

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Residential Single Family: 2022-2025

# San Benito County - Increased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
San Juan Bautista	4	2	100%

Data as of 1/6/2026

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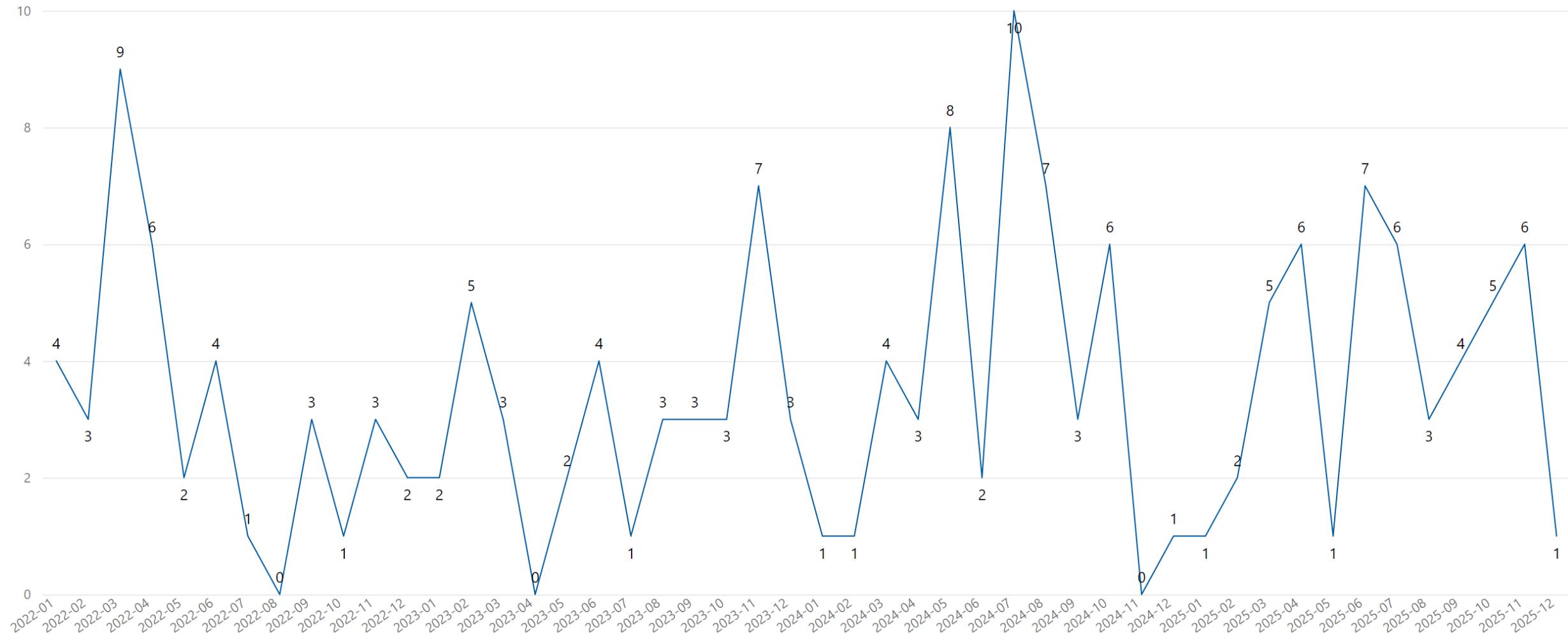
Residential Single Family: December 2024/2025

# San Benito County - Decreased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Hollister	19	20	-5%

# San Benito County - New Listings

CountyName ● San Benito



Data as of 1/6/2026

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Residential Common Interest: 2022-2025

# San Benito County - Increased New Listings

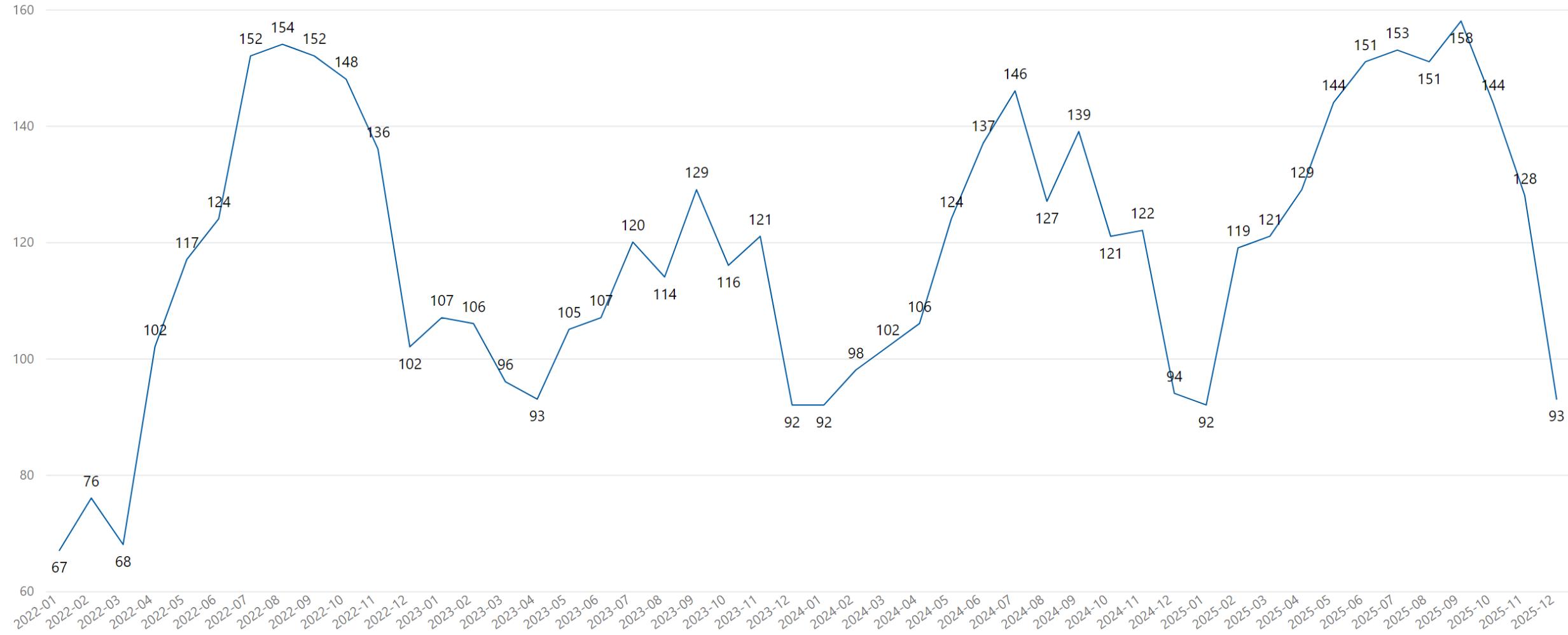
City	New Listings This Year	New Listings Last Year	% New Listings Change
Hollister	1	0	N/A

# San Benito County – New Listings Week Ending 01/03/2026



# San Benito County - Inventory

CountyName ● San Benito



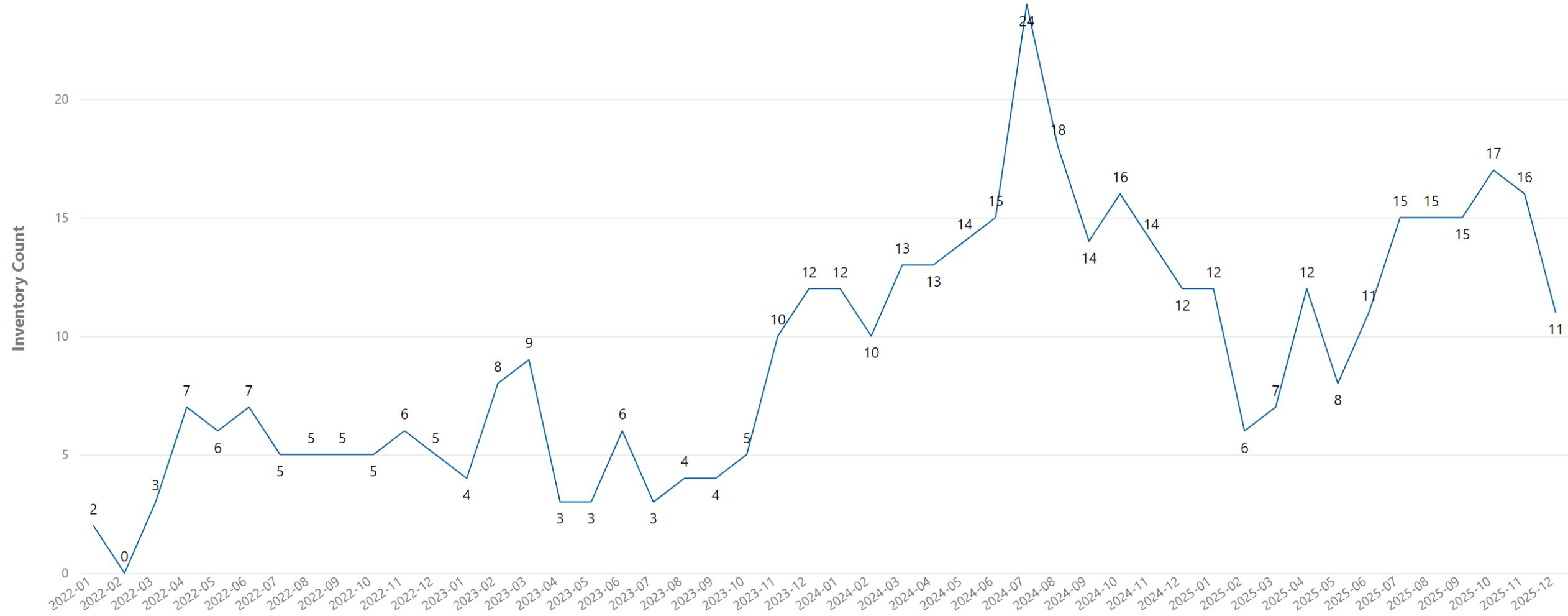
Data as of 1/6/2026

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Residential Single Family: 2022-2025

# San Benito County - Inventory

CountyName ● San Benito

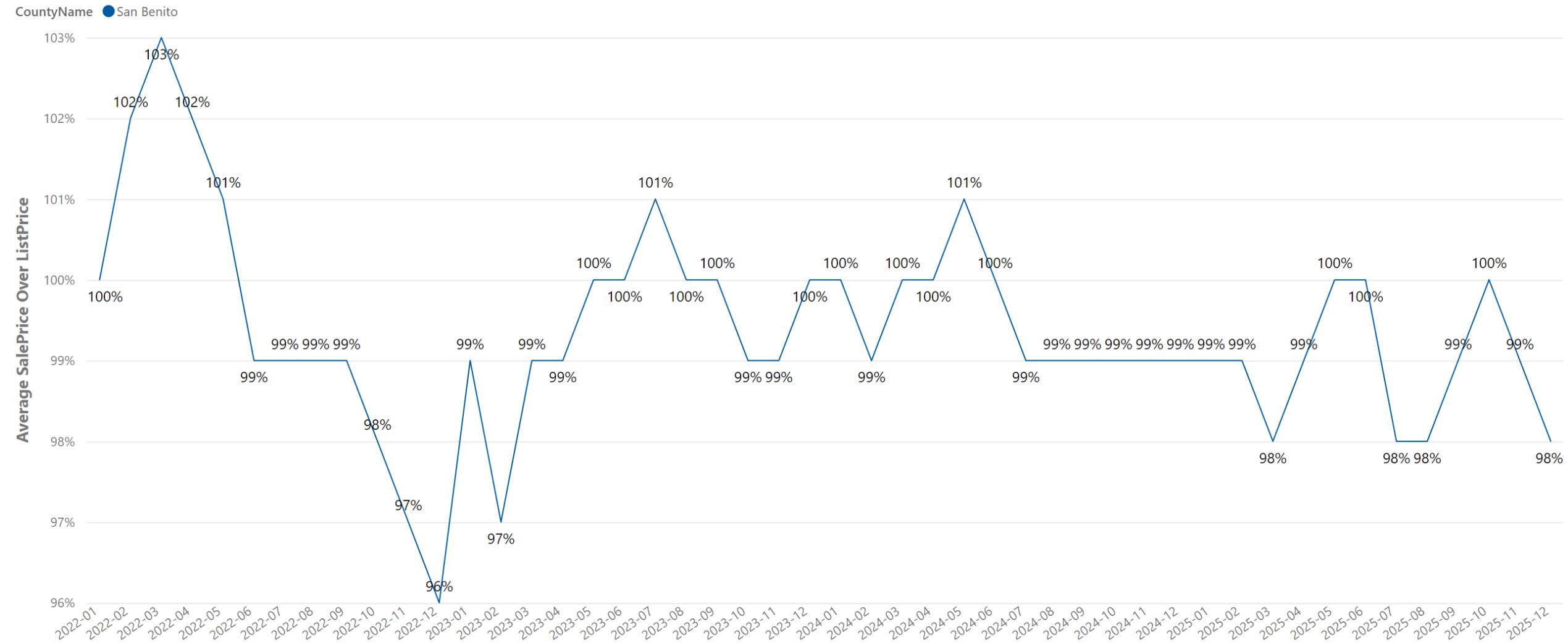


Data as of 1/6/2026

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Residential Common Interest: 2022-2025

# San Benito County - Average Sale Price Over List Price



Data as of 1/6/2026

Aculist@2026

Residential Single Family: 2022-2025

## 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	96%	96%	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	98%	100%	-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
San Juan Bautista	96%	0%	N/A

## San Benito County - Decreased Sale Over ListPrice (MoM)

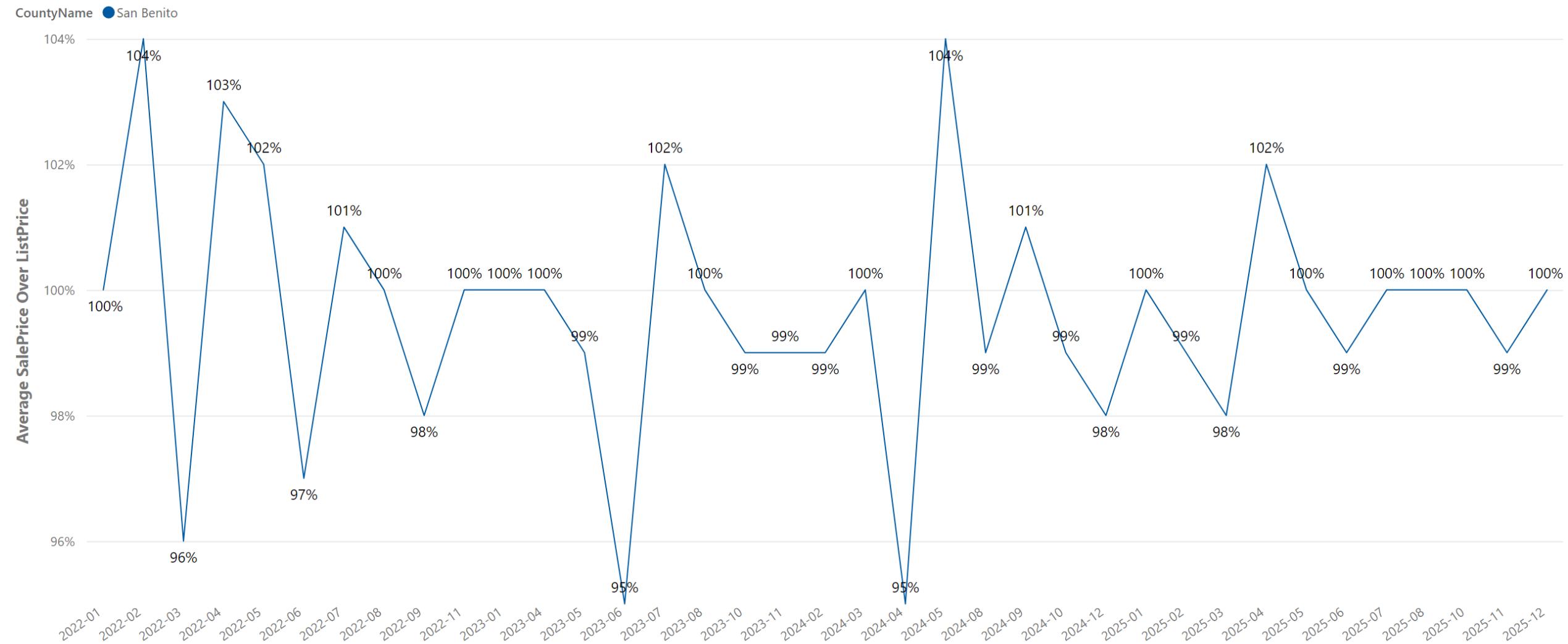
City	Sale Over List Price	Sale Over List Price Previous Month	% Sale Over List Price Change
Hollister	98%	99%	-1%

Data as of 1/6/2026

Aculist@2026

Residential Single Family: 2025 November/December

# San Benito County - Average Sale Price Over List Price



Data as of 1/6/2026

Aculist@2026

Residential Common Interest: 2022-2025

## 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%

Data as of 1/6/2026

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Residential Common Interest: December 2024/2025

# 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%

# Thank You