

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 | June 2026

San Benito County - Residential - Single Family 2025 vs 2026

↓ 17

Median Days on Market
Compared to 38

↑ 41

Closed Sales
Compared to 34

↓

\$775.0K

Median Price
Compared to \$832.0K

↑ 68

New Listings
Compared to 64

= 100%

Sale to List Price Ratio
Compared to 100%

San Benito County - Residential - Common Interest 2025 vs 2026

↑ 51

Median Days on Market
Compared to 13

↓ 2

Closed Sales
Compared to 3

↓

\$510.0K

Median Price
Compared to \$629.9K

↑ 9

New Listings
Compared to 1

↑ 101%

Sale to List Price Ratio
Compared to 100%

May 2026 Market Trends

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

Market Trends – May 2026 in San Benito County

Pricing Trends

The median price in the single family market was up slightly compared to April, but significantly lower than the same time last year. The Common Interest market continued a downward trend but is slightly over the median price in May of last year.

Transactional Trends

There were a few more new listings and just about the same number of closed sales as last month in the single family market. The Common Interest market had a nearly two-year high of new listings, yet a decrease in closed sales compared to April.

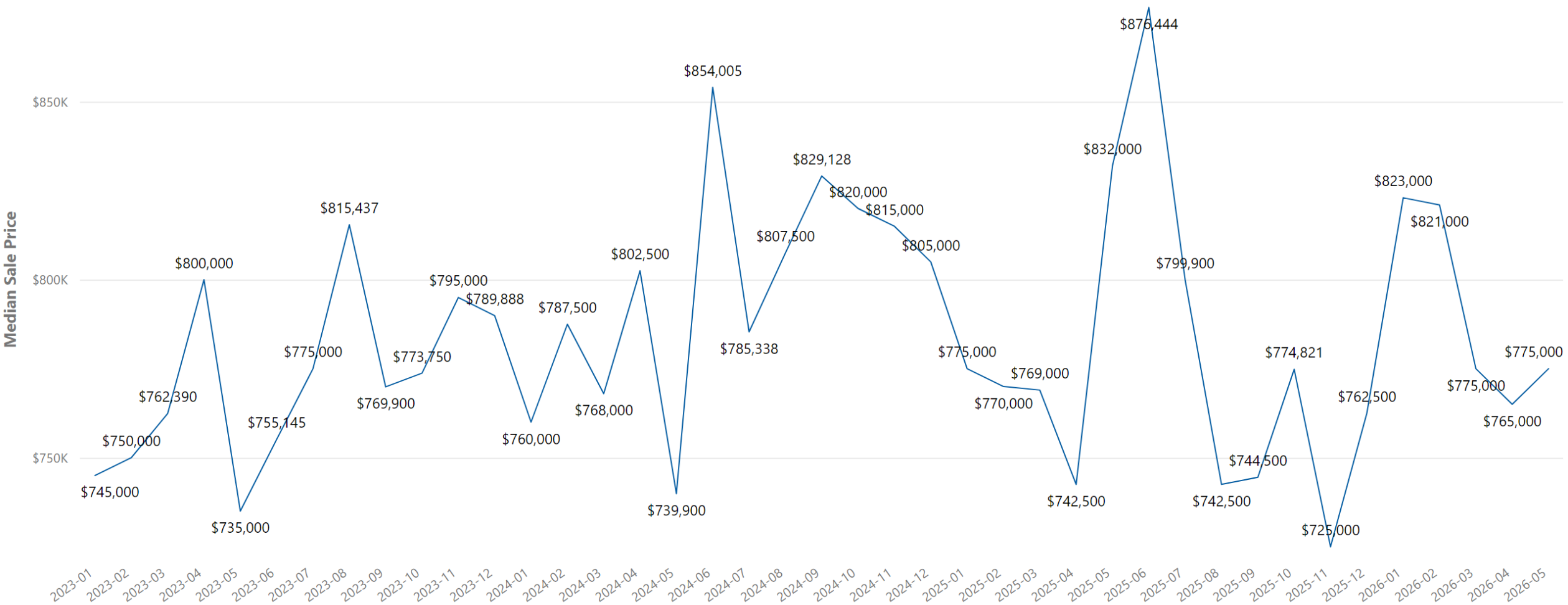
Market Competition

There were different competitive indicators where the single family market Days on Market (DOM) increased slightly but stayed consistent at 99% of list price, where the common interest market DOM slowed significantly but increased sale to list compared to April.

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 6/8/2026

Aculist@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
San Juan Bautista	\$1,400,000	\$620,000	126%

San Benito County - Decreased Median Price

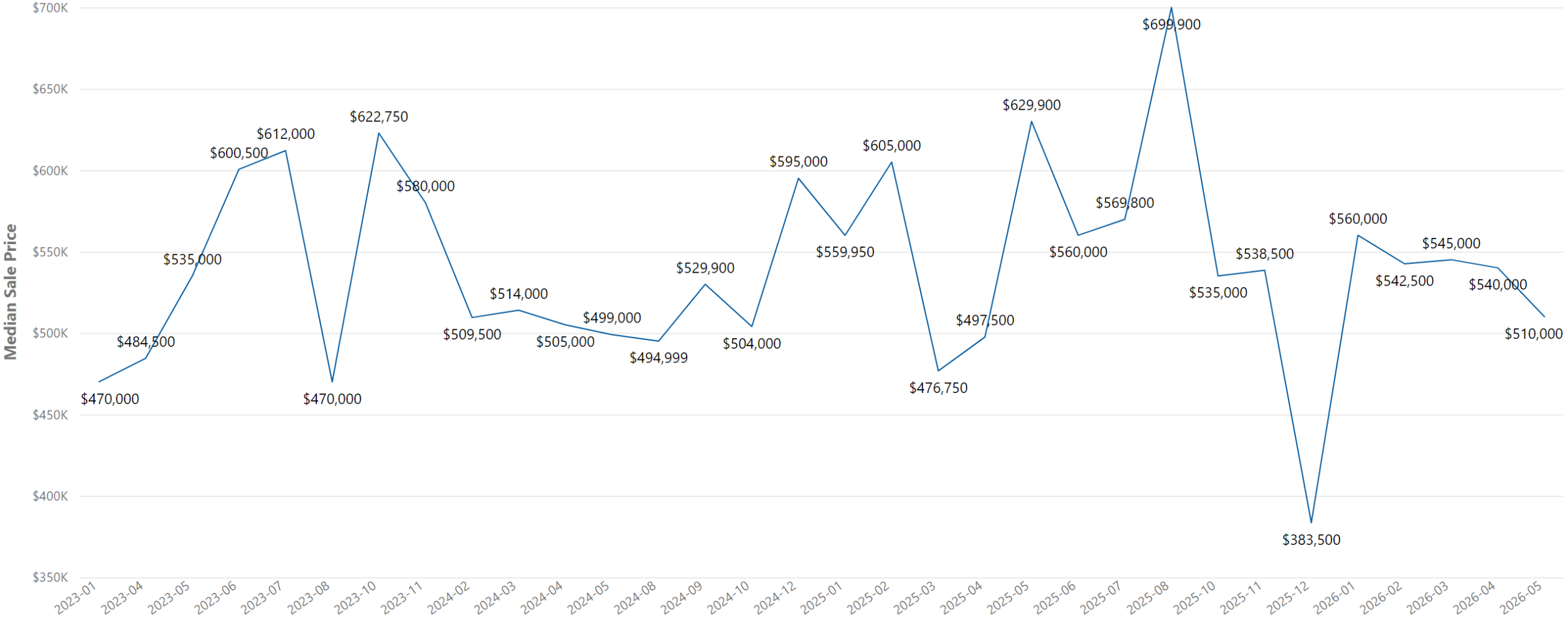
City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Hollister	\$767,500	\$854,000	-10%

San Benito County - Increased Median Sale Price (MoM)

City	Median Sale Price	Median Sale Price Previous Month	% Median Sale Price Change
San Juan Bautista	\$1,400,000	\$985,000	42%
Hollister	\$767,500	\$762,500	1%

San Benito County - Median Sale Price

CountyName ● San Benito



Data as of 6/8/2026

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Residential Common Interest: 2023-2026

San Benito County - Decreased Median Price

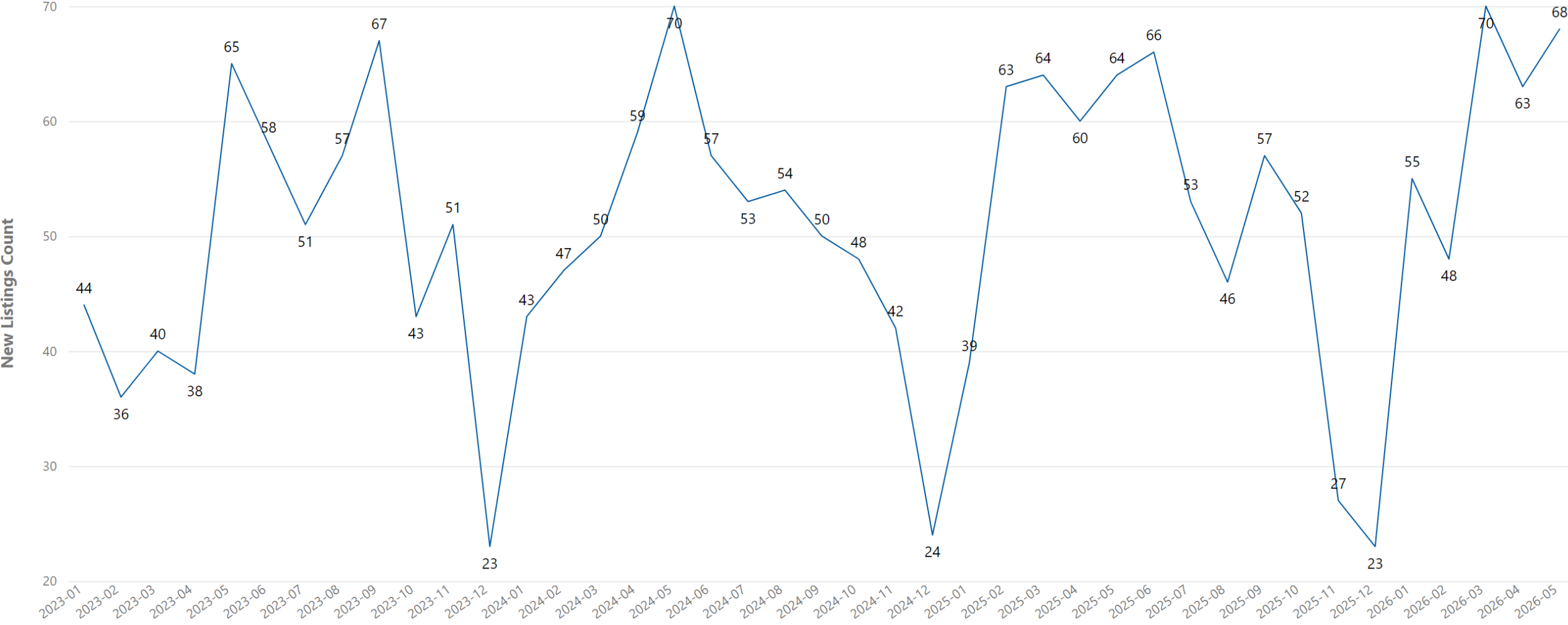
City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Hollister	\$510,000	\$589,950	-14%

San Benito County - Decreased Median Sale Price (MoM)

City	Median Sale Price	Median Sale Price Previous Month	% Median Sale Price Change
Hollister	\$510,000	\$540,000	-6%

San Benito County - New Listings

CountyName ● San Benito



San Benito County - Increased New Listings

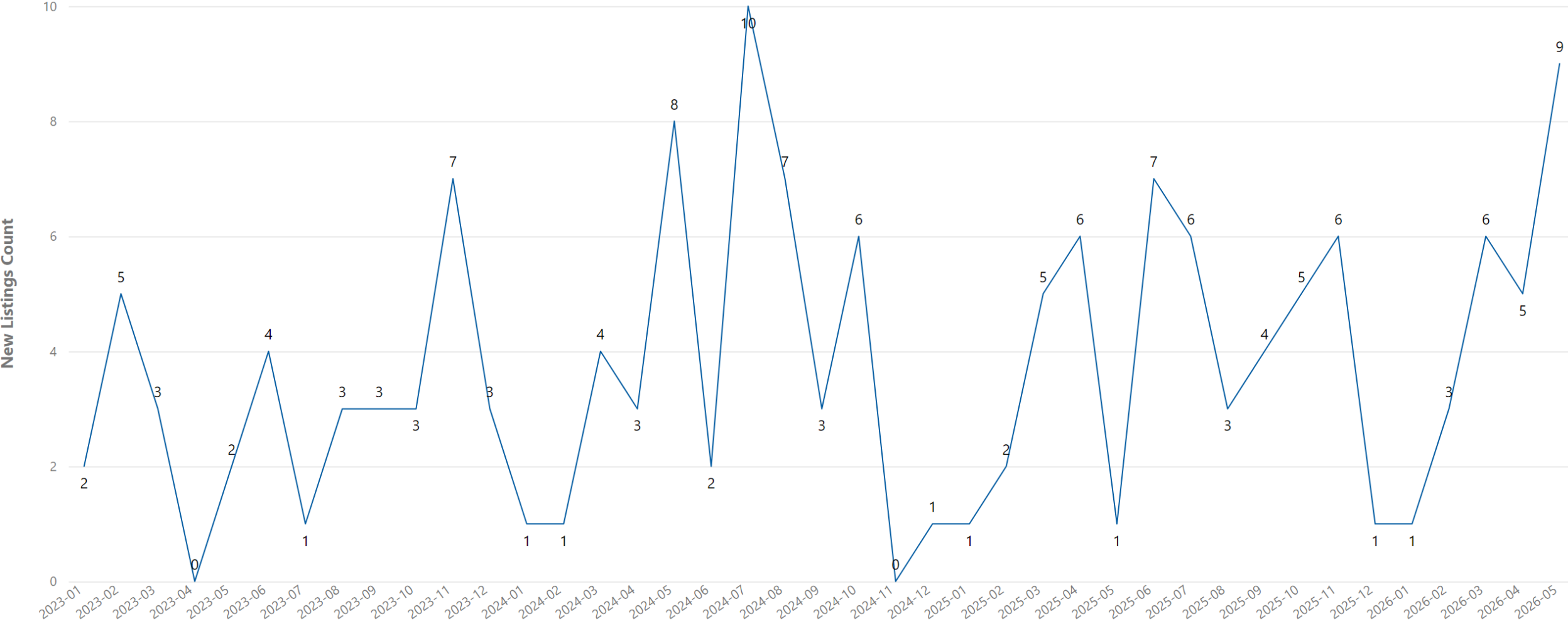
City	New Listings This Year	New Listings Last Year	% New Listings Change
Paicines	2	1	100%
Hollister	61	54	13%

San Benito County - Decreased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Aromas	2	4	-50%
San Juan Bautista	3	5	-40%

San Benito County - New Listings

CountyName ● San Benito



Data as of 6/8/2026

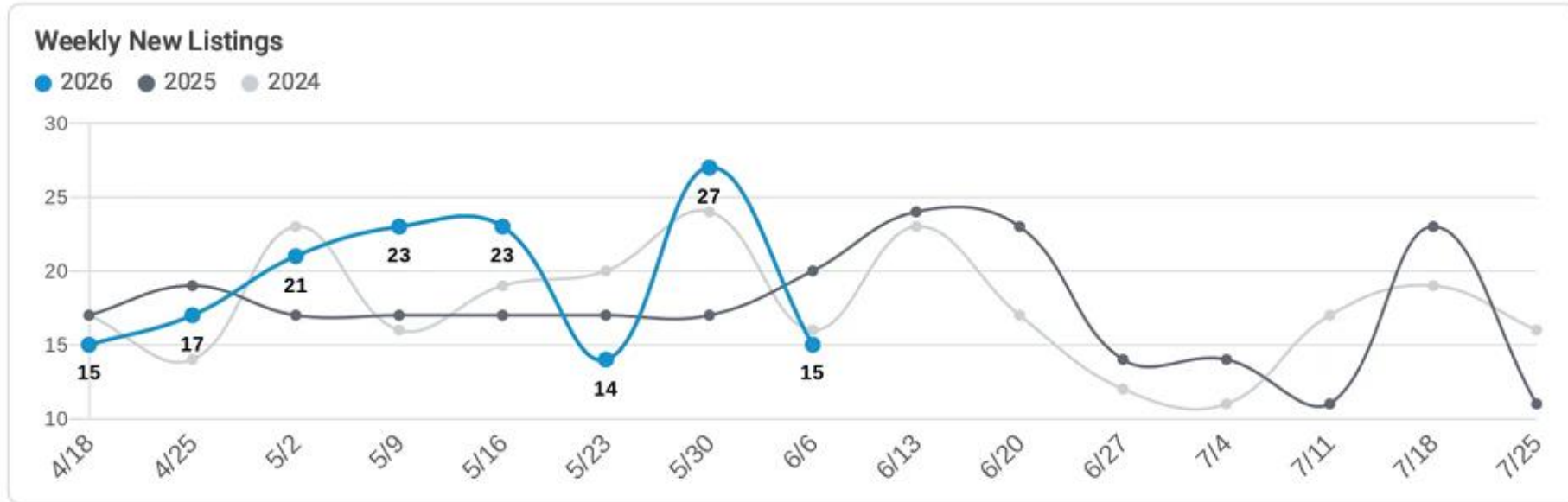
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Residential Common Interest: 2023-2026

San Benito County - Increased New Listings

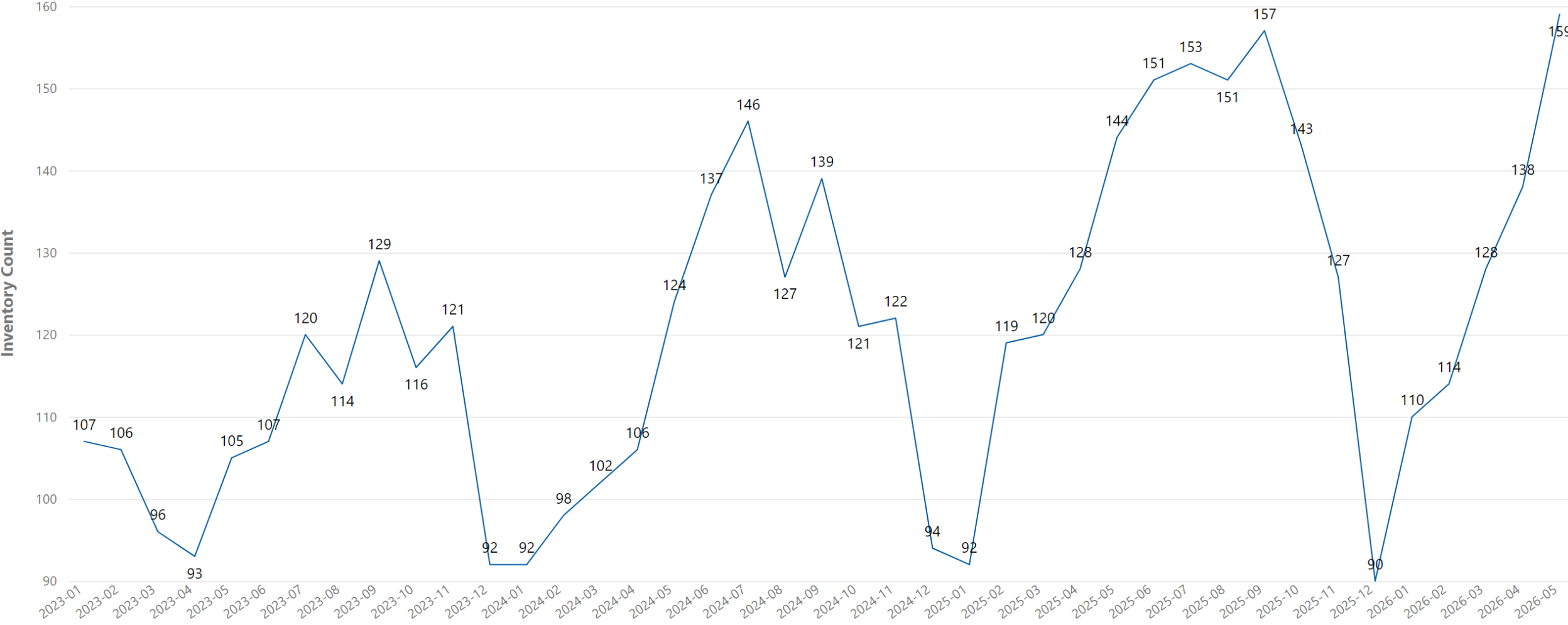
City	New Listings This Year	New Listings Last Year	% New Listings Change
Hollister	9	0	N/A

San Benito County – New Listings Week Ending 06/06/2026



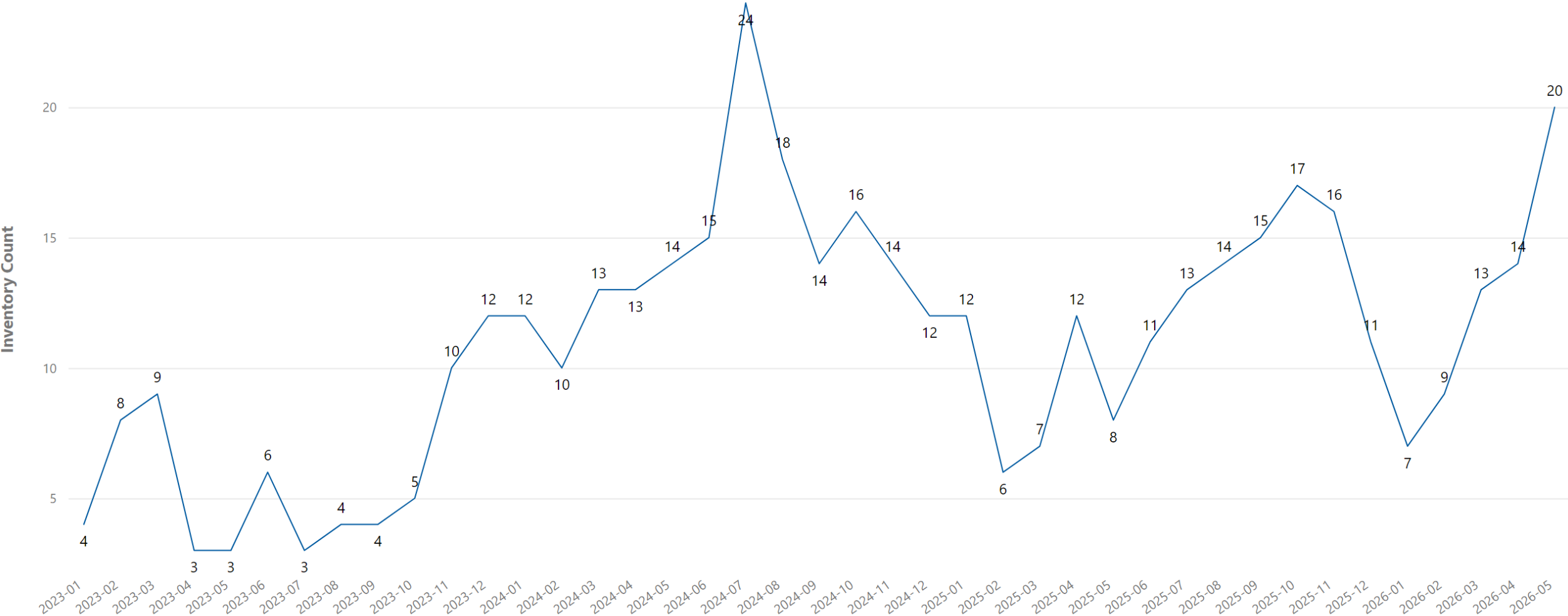
San Benito County - Inventory

CountyName ● San Benito



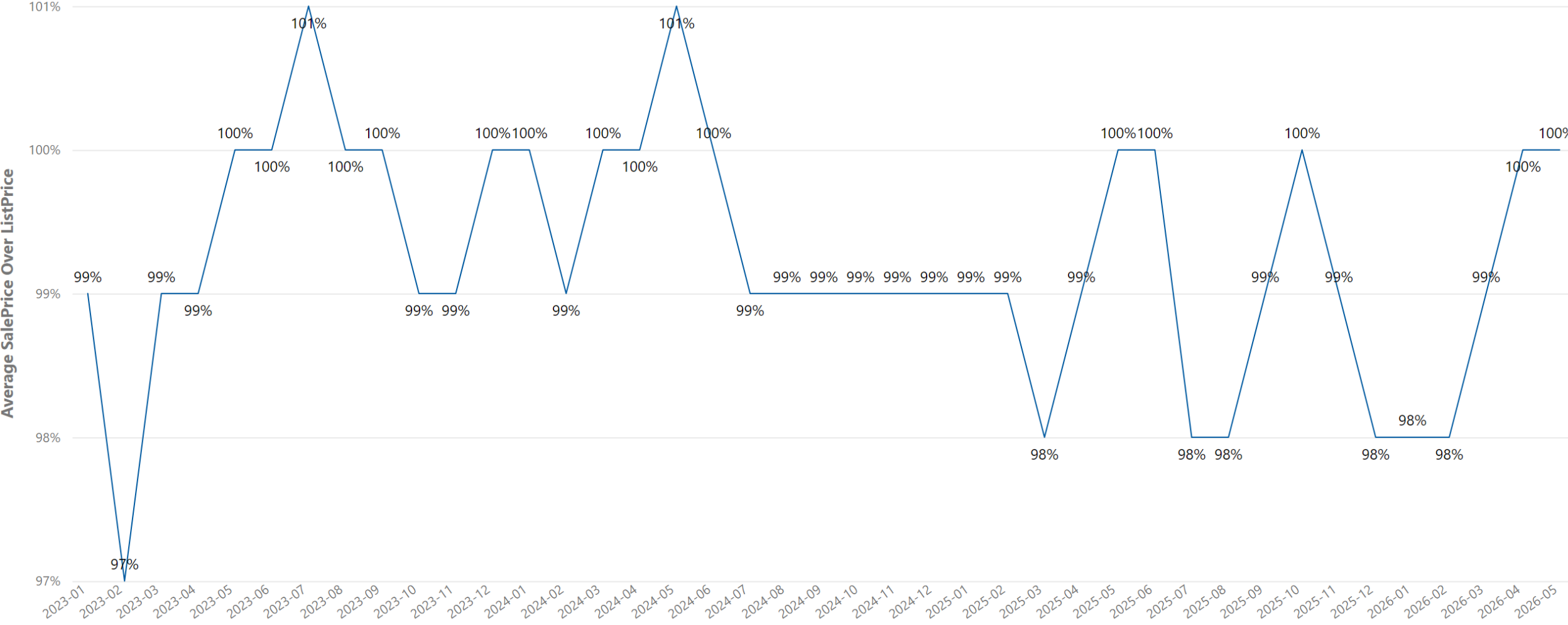
San Benito County - Inventory

CountyName ● San Benito



San Benito County - Average Sale Price Over List Price

CountyName ● San Benito



Data as of 6/8/2026

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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
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	96%	100%	-4%

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

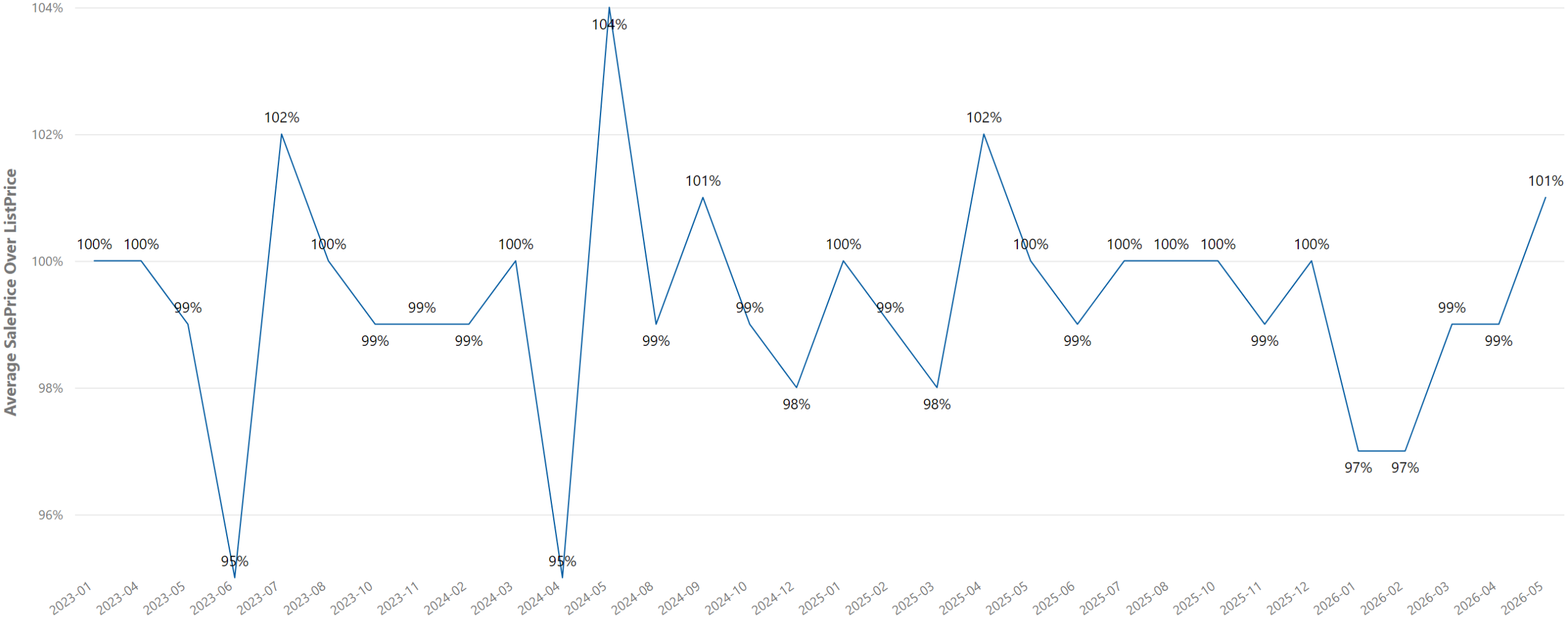
City	Sale Over List Price	Sale Over List Price Previous Month	% Sale Over List Price Change
Hollister	100%	100%	0%

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	96%	101%	-5%

San Benito County - Average Sale Price Over List Price

CountyName ● San Benito



Data as of 6/8/2026

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Residential Common Interest: 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
Hollister	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	101%	99%	2%

Thank You

