

San Benito County

Real Estate Market Minute | March 2026

San Benito County - Residential - Single Family 2025 vs 2026

↑ 29

Median Days on Market
Compared to 16

= 28

Closed Sales
Compared to 28



\$821.0K

Median Price
Compared to \$770.0K

↓ 48

New Listings
Compared to 63

↓ 98%

Sale to List Price Ratio
Compared to 99%

San Benito County - Residential - Common Interest 2025 vs 2026

↑ 69

Median Days on Market
Compared to 6



\$542.5K

Median Price
Compared to \$605.0K

↑ 4

Closed Sales
Compared to 1

↑ 3

New Listings
Compared to 2

↓ 97%

Sale to List Price Ratio
Compared to 99%



February 2026 Market Trends

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

Market Trends – February 2026 in San Benito County

Pricing Trends

After a strong start to the year for single family and common interest home sellers, both markets saw a month over month decrease in February. However, the single family market is year over year positive, where the common interest market is not.

Transactional Trends

While we might generally expect an increase in new listings and closed sales in February, both the single family and common interest markets saw month over month decreases in closed sales, but common interest had more new listings than January.

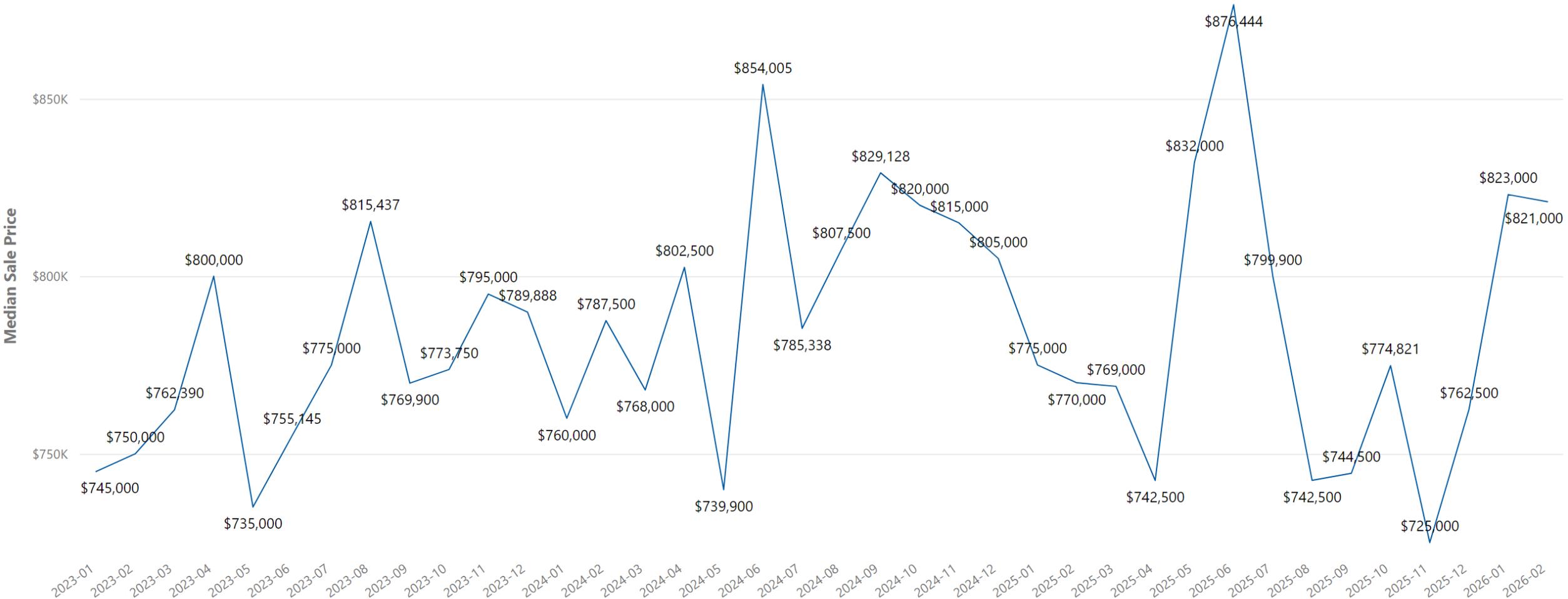
Market Competition

The single family and common interest markets deviated in February with the former signaling increased competition with a decreased days on market and an increased sale to list price. The common interest market appears to be slowing with a flat sale to list price ratio.

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
Aromas	\$644,000	\$0	N/A
Paicines	\$595,000	\$0	N/A
Tres Pinos	\$1,110,000	\$825,000	35%
San Juan Bautista	\$1,400,603	\$1,150,000	22%
Hollister	\$821,000	\$757,500	8%

San Benito County - Increased Median Sale Price (MoM)

City	Median Sale Price	Median Sale Price Previous Month	% Median Sale Price Change
Aromas	\$644,000	\$0	N/A
Paicines	\$595,000	\$0	N/A
Tres Pinos	\$1,110,000	\$0	N/A
San Juan Bautista	\$1,400,603	\$1,114,444	26%
Hollister	\$821,000	\$800,000	3%

San Benito County - Median Sale Price

CountyName ● San Benito



Data as of 3/6/2026

Aculist@2026

Residential Common Interest: 2023-2026

San Benito County - Decreased Median Price

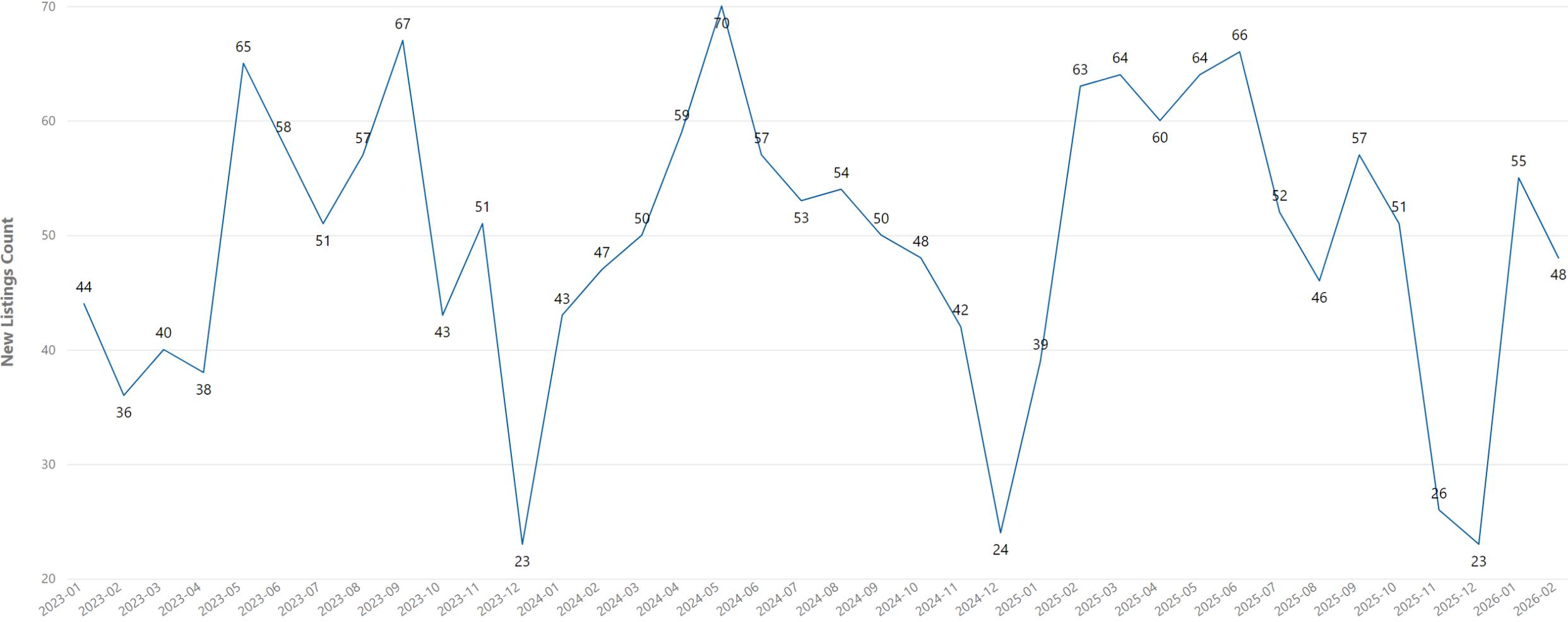
City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Hollister	\$542,500	\$605,000	-10%

San Benito County - Decreased Median Sale Price (MoM)

City	Median Sale Price	Median Sale Price Previous Month	% Median Sale Price Change
Hollister	\$542,500	\$560,000	-3%

San Benito County - New Listings

CountyName ● San Benito



Data as of 3/6/2026

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Residential Single Family: 2023-2026

San Benito County - Increased New Listings

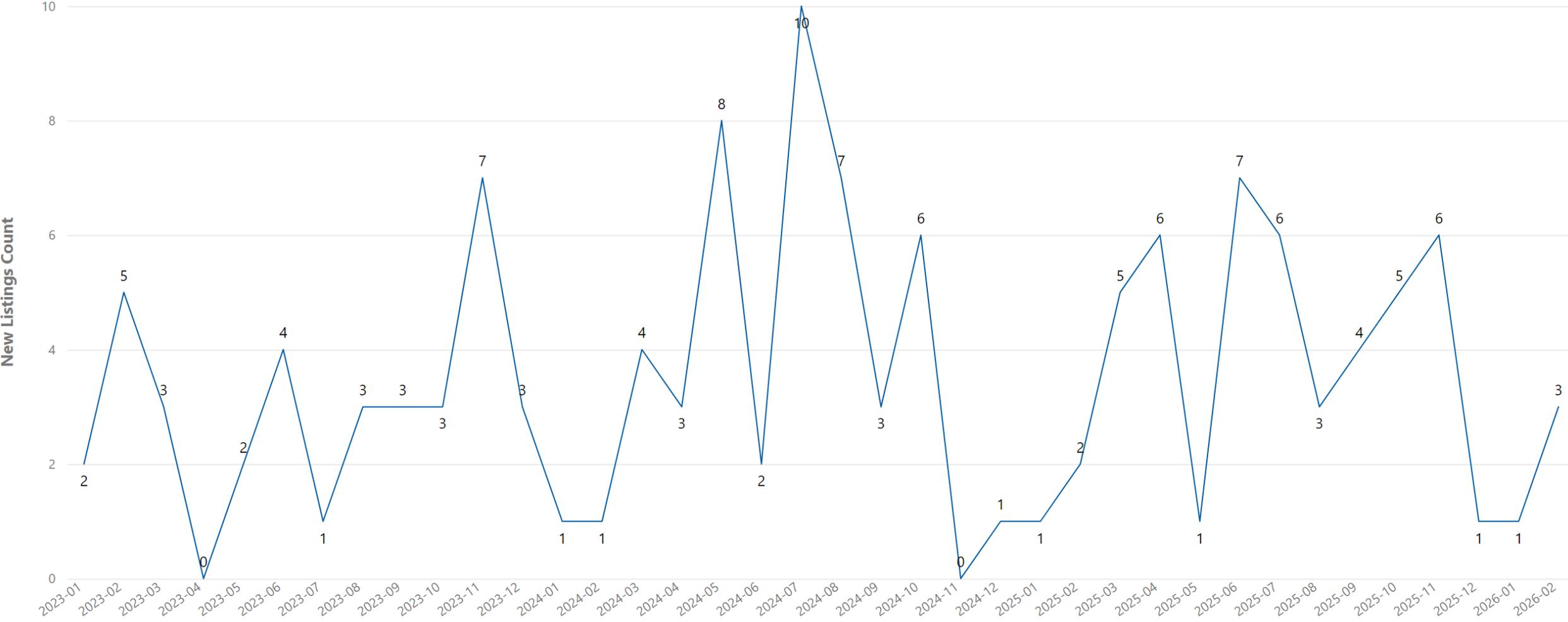
City	New Listings This Year	New Listings Last Year	% New Listings Change
Paicines	1	0	N/A

San Benito County - Decreased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
Hollister	47	59	-20%

San Benito County - New Listings

CountyName ● San Benito



Data as of 3/6/2026

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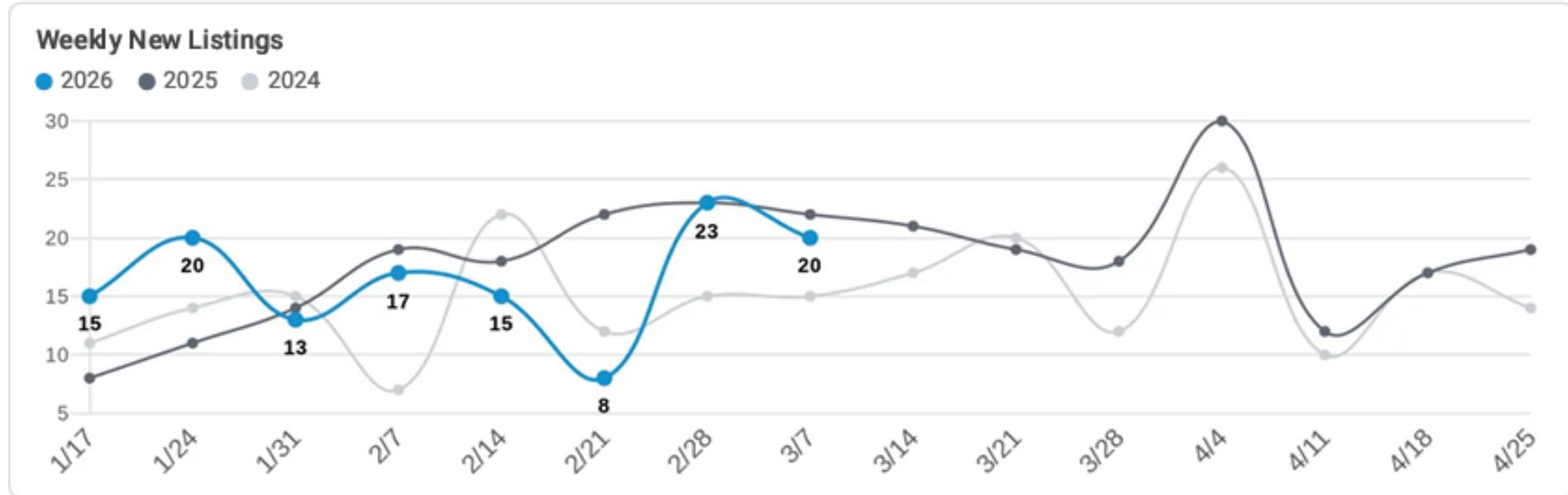
Residential Common Interest: 2023-2026



San Benito County - Increased New Listings

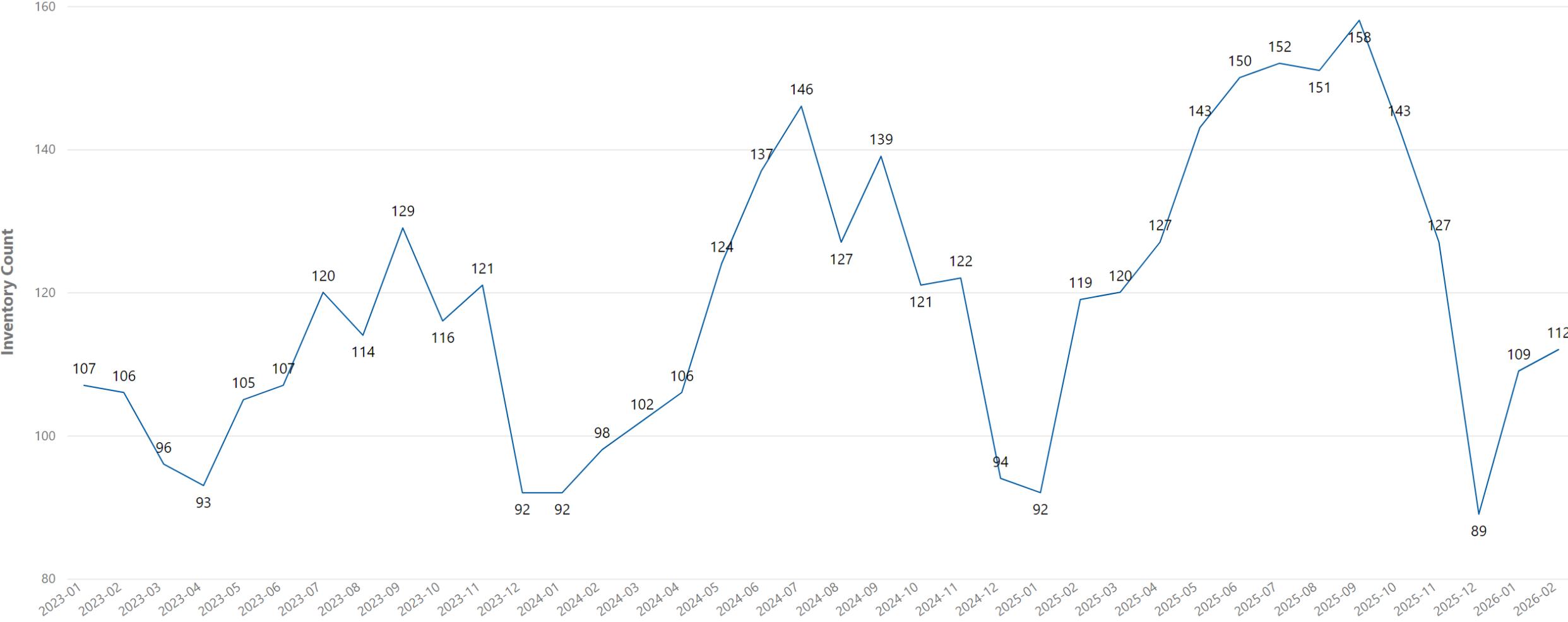
City	New Listings This Year	New Listings Last Year	% New Listings Change
Hollister	3	2	50%

San Benito County – New Listings Week Ending 03/07/2026



San Benito County - Inventory

CountyName ● San Benito



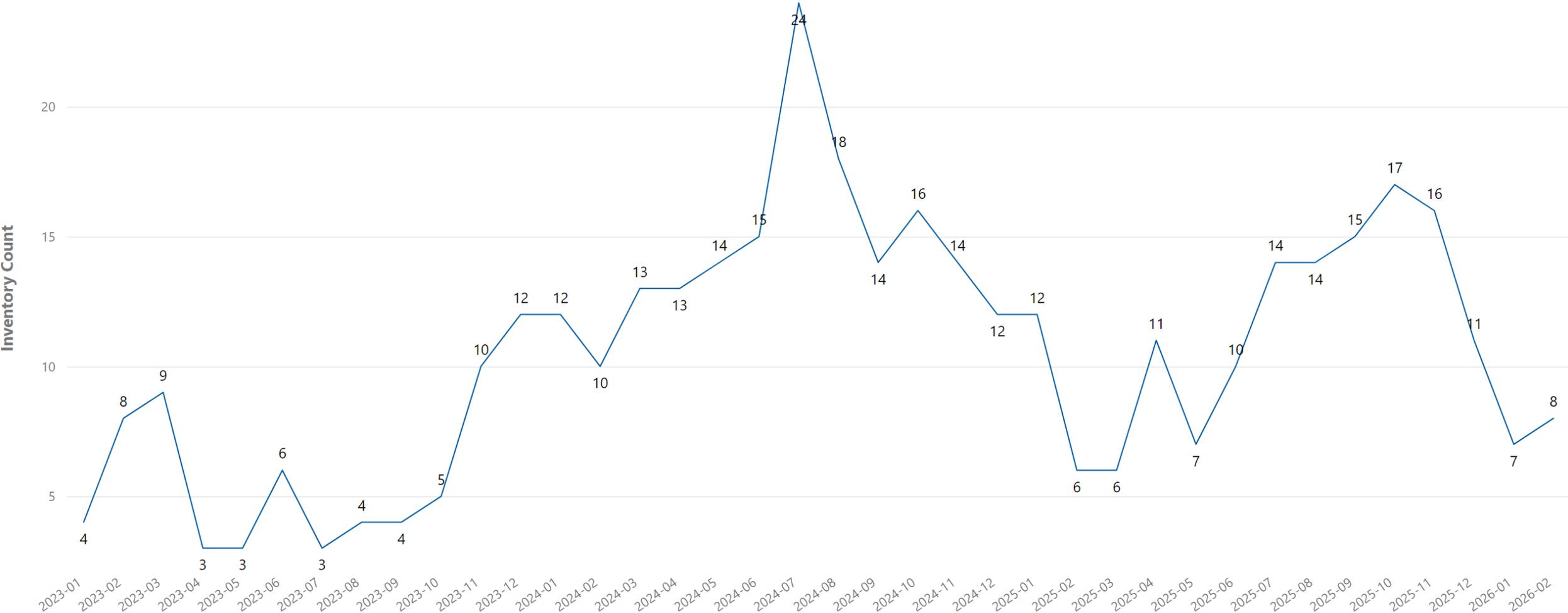
Data as of 3/6/2026

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Residential Single Family: 2023-2026

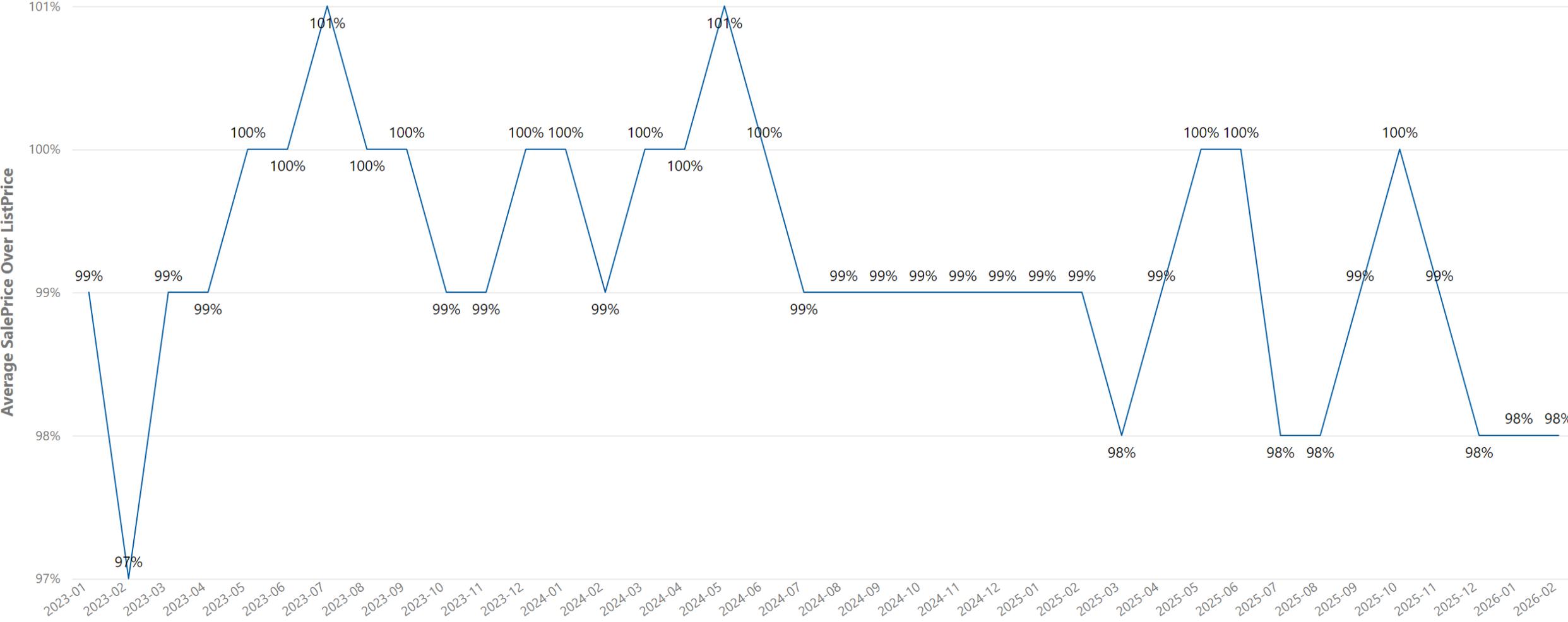
San Benito County - Inventory

CountyName ● San Benito



San Benito County - Average Sale Price Over List Price

CountyName ● San Benito



Data as of 3/6/2026

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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	92%	0%	N/A
Paicines	96%	0%	N/A
Hollister	99%	99%	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	93%	105%	-11%
Tres Pinos	88%	97%	-9%

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

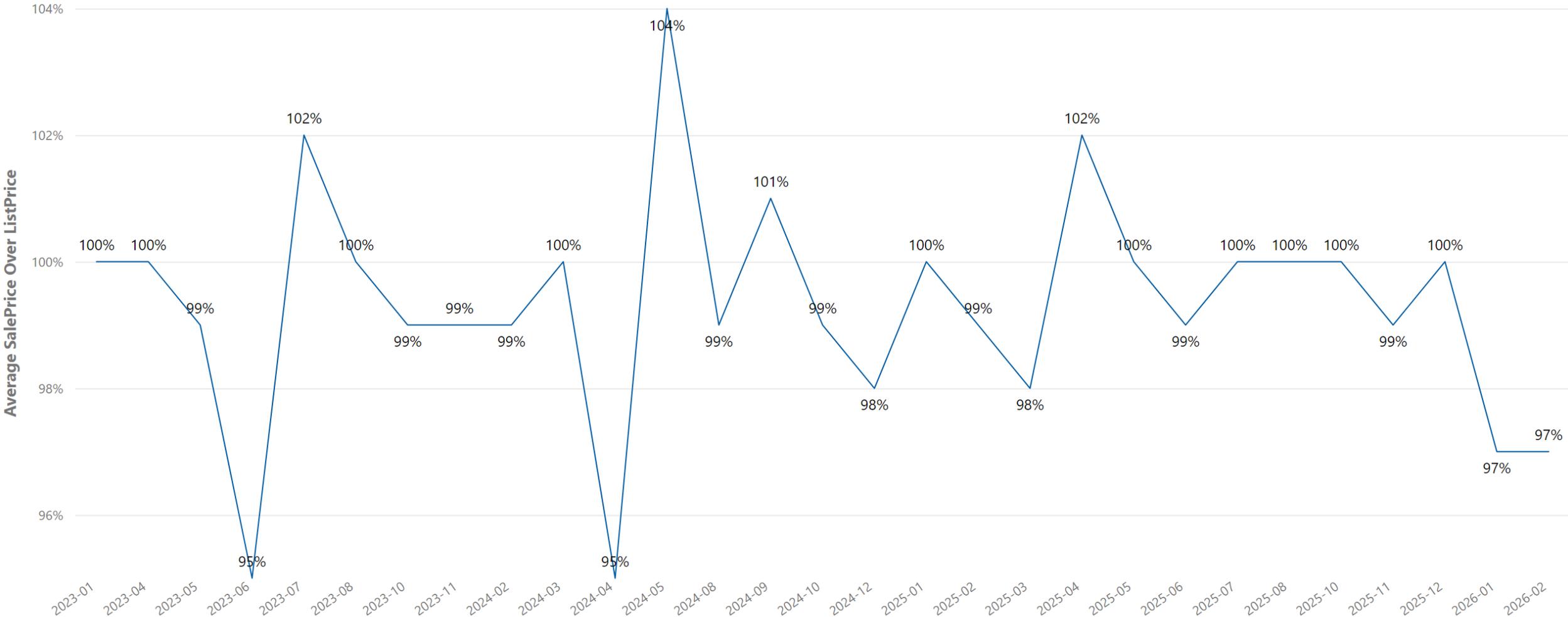
City	Sale Over List Price	Sale Over List Price Previous Month	% Sale Over List Price Change
Aromas	92%	0%	N/A
Paicines	96%	0%	N/A
Tres Pinos	88%	0%	N/A
Hollister	99%	98%	1%

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	93%	97%	-4%

San Benito County - Average Sale Price Over List Price

CountyName ● San Benito



Data as of 3/6/2026

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	97%	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	97%	97%	0%

Thank You

