



San Benito County

Real Estate Market Minute | September 2026

San Benito County - Residential - Single Family 2025 vs 2026

↓ 38

Median Days on Market
Compared to 43

↓ 41

Closed Sales
Compared to 42



\$835.0K

Median Price
Compared to \$742.5K

↑ 62

New Listings
Compared to 46

↑ 99%

Sale to List Price Ratio
Compared to 98%

San Benito County - Residential - Common Interest 2025 vs 2026

↑ 116

Median Days on Market
Compared to 13



\$550.0K

Median Price
Compared to \$699.9K

↑ 3

Closed Sales
Compared to 1

↓ 1

New Listings
Compared to 3

= 100%

Sale to List Price Ratio
Compared to 100%

August 2026 Market Trends

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

Market Trends – August 2026 in San Benito County

Pricing Trends

Median prices reached \$835K for single family homes, the highest price point since June 2025, and \$550K for common interest properties, an increase from July as well as a signal of continued volatility in this market.

Transactional Trends

August activity diverged across the county as single family new listings increased 3% while closed sales declined 17%. Common interest new listings dropped 67%, while closed sales remained unchanged at just three transactions for the month.

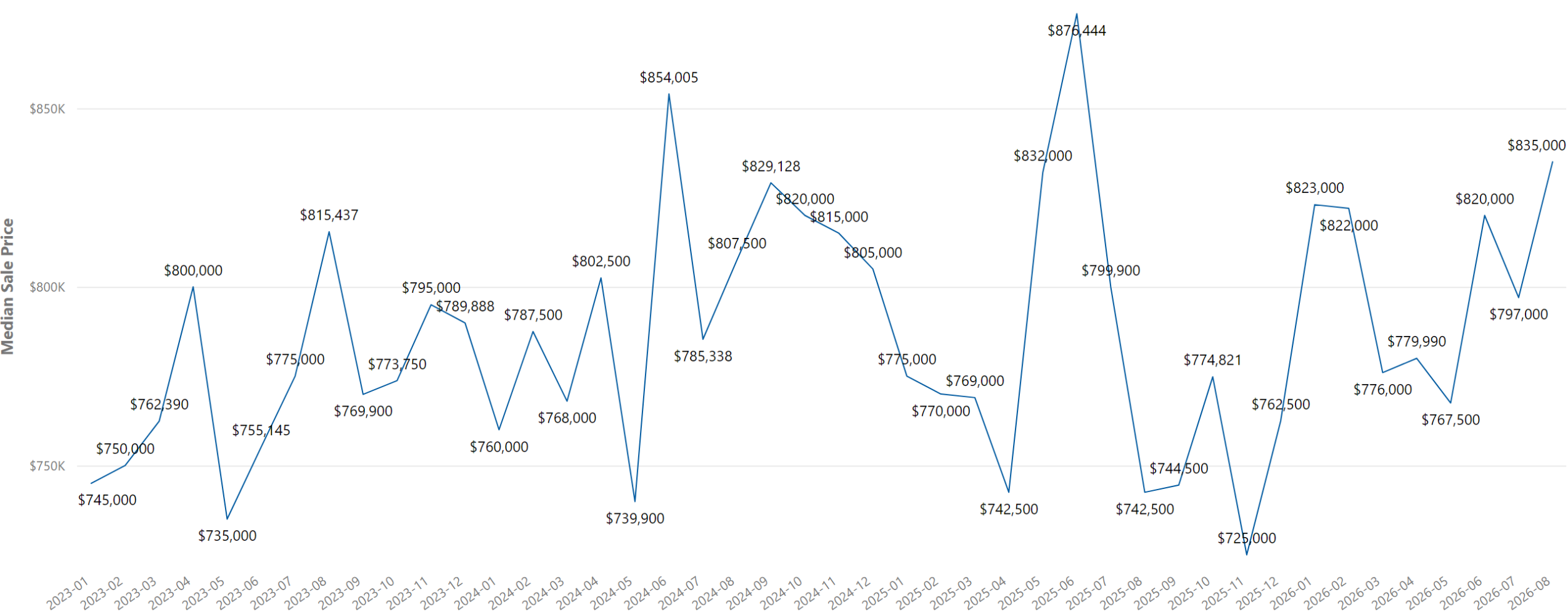
Market Competition

Single-family homes sold for 99% of list price for the third straight month, while common interest properties reached 100%. Median days on market increased sharply, rising 18 days for single family homes and reached 116 days for common interest properties.

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
Hollister	\$830,500	\$738,000	13%

San Benito County - Decreased Median Price

City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Aromas	\$0	\$875,000	-100%
San Juan Bautista	\$999,999	\$1,037,450	-4%

San Benito County - Increased Median Sale Price (MoM)

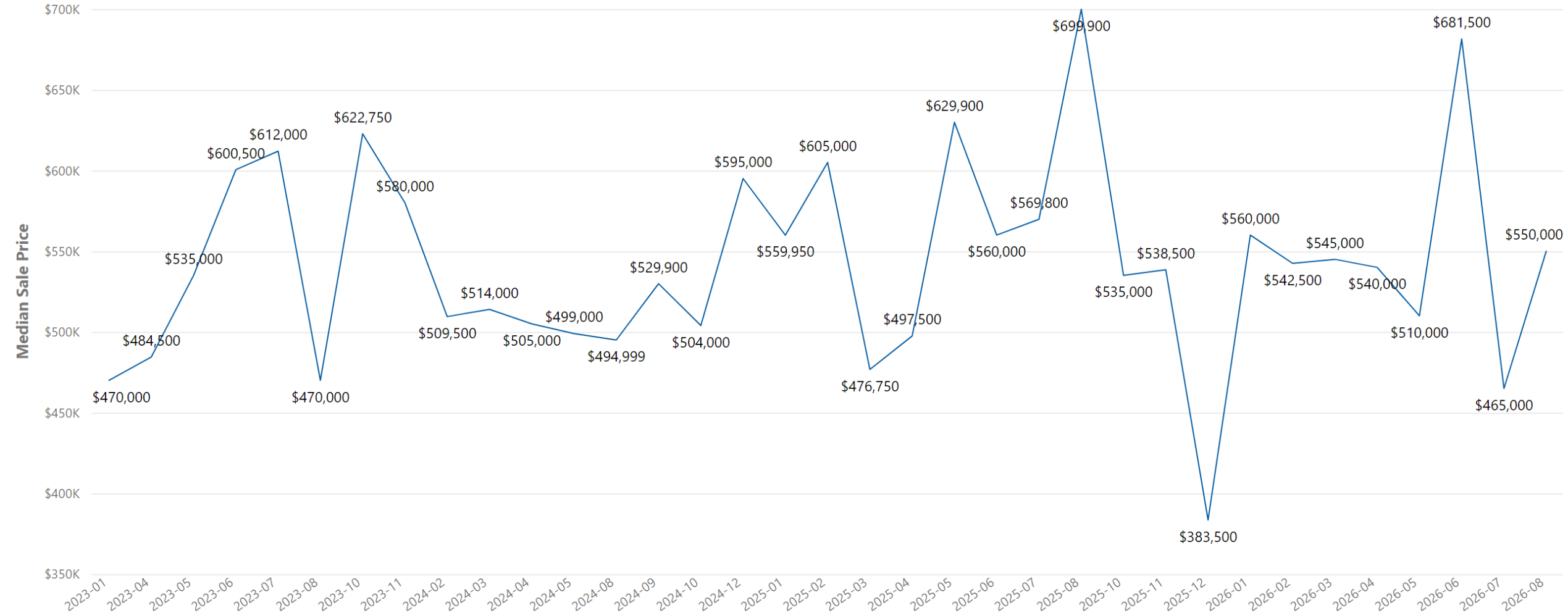
City	Median Sale Price	Median Sale Price Previous Month	% Median Sale Price Change
Hollister	\$830,500	\$789,000	5%

San Benito County - Decreased Median Sale Price (MoM)

City	Median Sale Price	Median Sale Price Previous Month	% Median Sale Price Change
San Juan Bautista	\$999,999	\$1,118,000	-11%

San Benito County - Median Sale Price

CountyName ● San Benito



San Benito County - Decreased Median Price

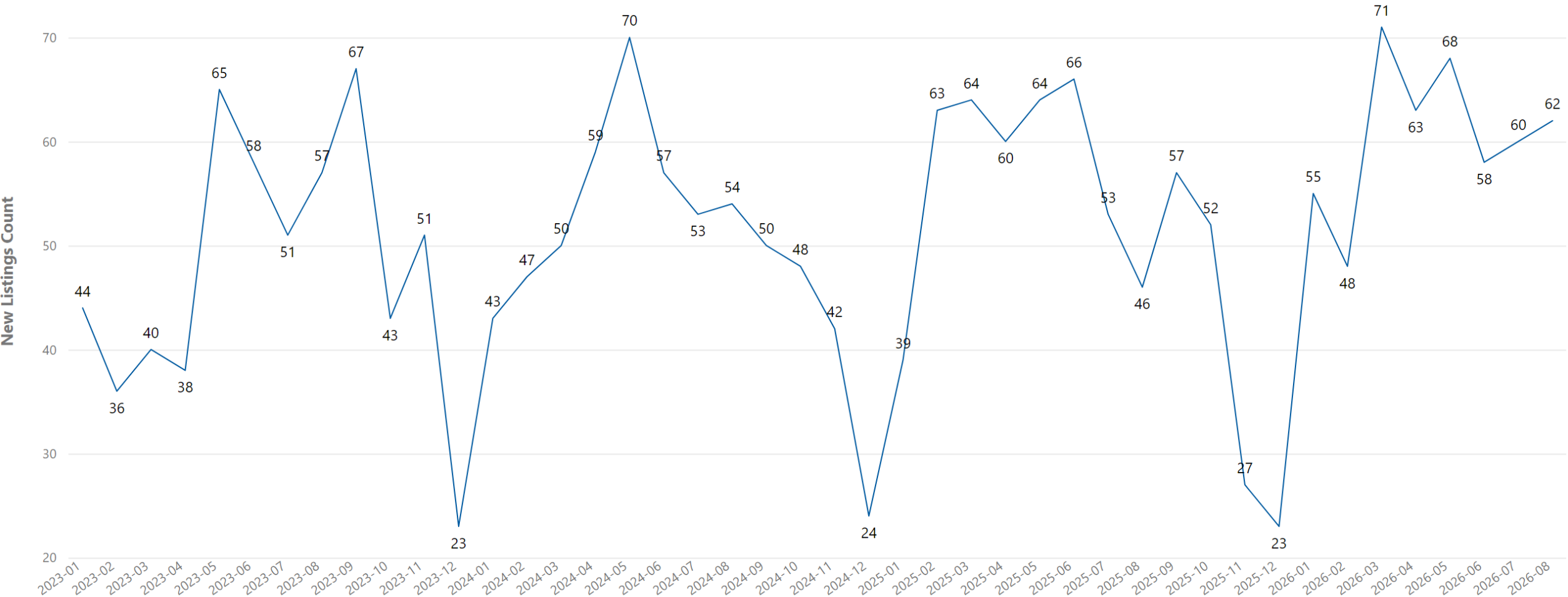
City	Median Sale Price	Median Sale Price Last Year	% Median Sale Price Change
Hollister	\$550,000	\$699,900	-21%

San Benito County - Increased Median Sale Price (MoM)

City	Median Sale Price	Median Sale Price Previous Month	% Median Sale Price Change
Hollister	\$550,000	\$465,000	18%

San Benito County - New Listings

CountyName ● San Benito

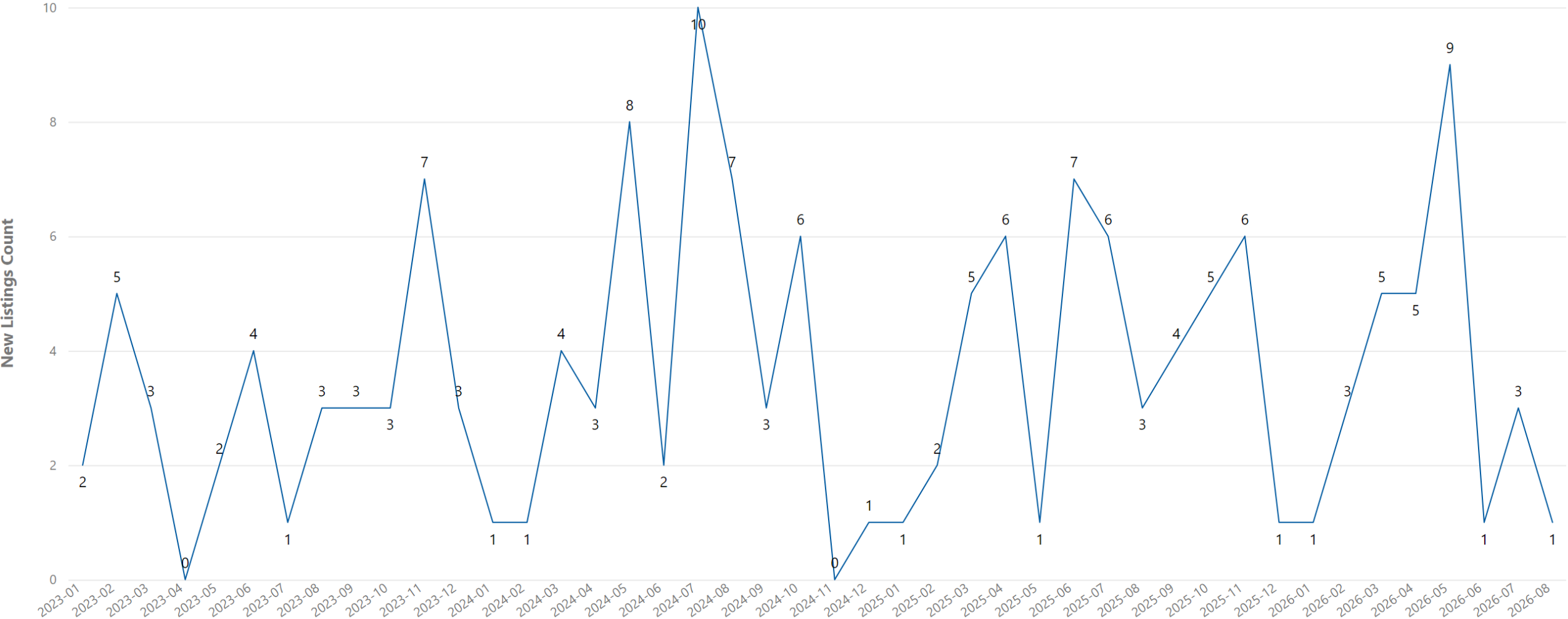


San Benito County - Increased New Listings

City	New Listings This Year	New Listings Last Year	% New Listings Change
San Juan Bautista	4	1	300%
Aromas	2	1	100%
Hollister	55	42	31%
Paicines	1	1	0%

San Benito County - New Listings

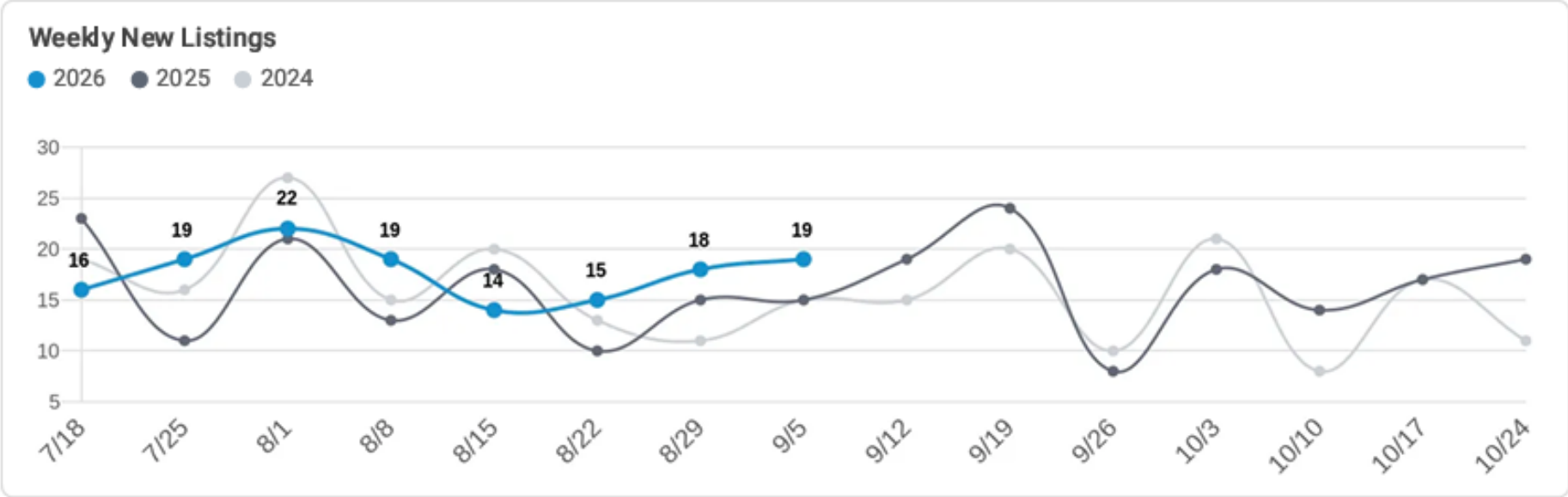
CountyName ● San Benito



San Benito County - Decreased New Listings

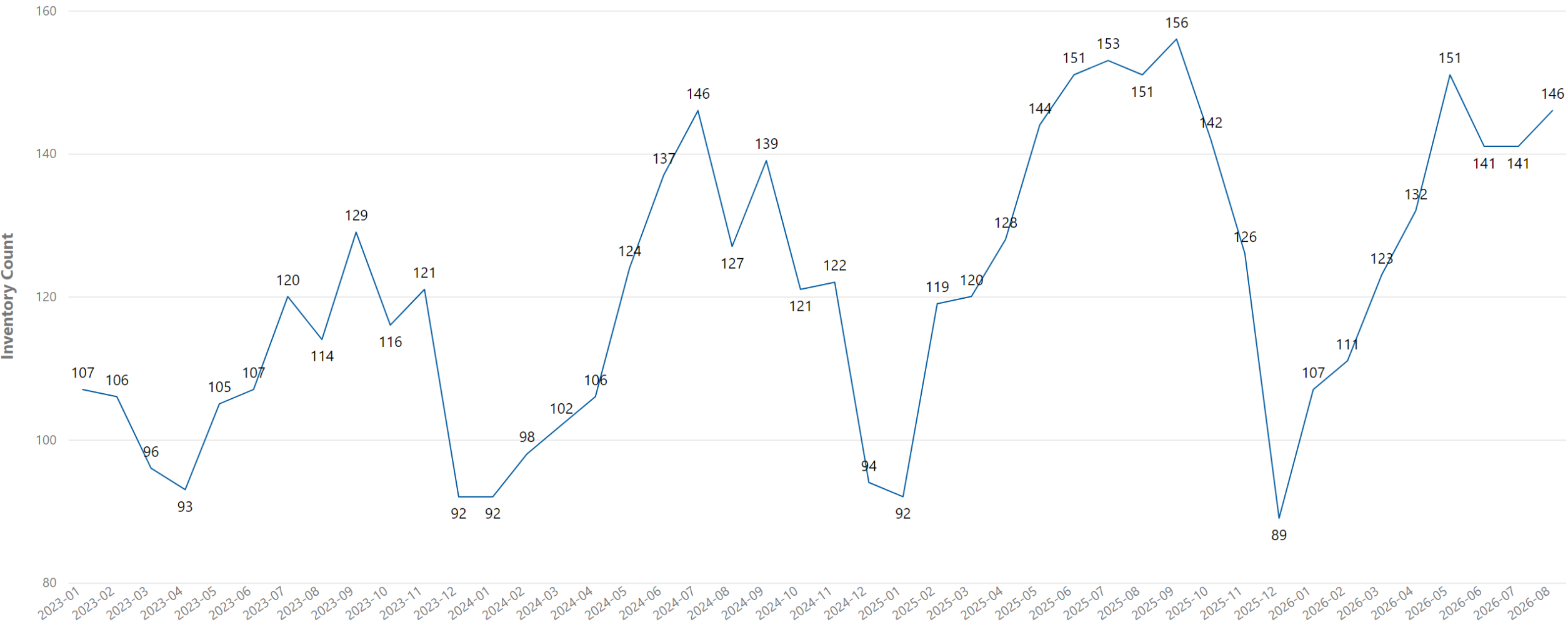
City	New Listings This Year	New Listings Last Year	% New Listings Change
Hollister	1	3	-67%

San Benito County – New Listings Week Ending 09/05/2026



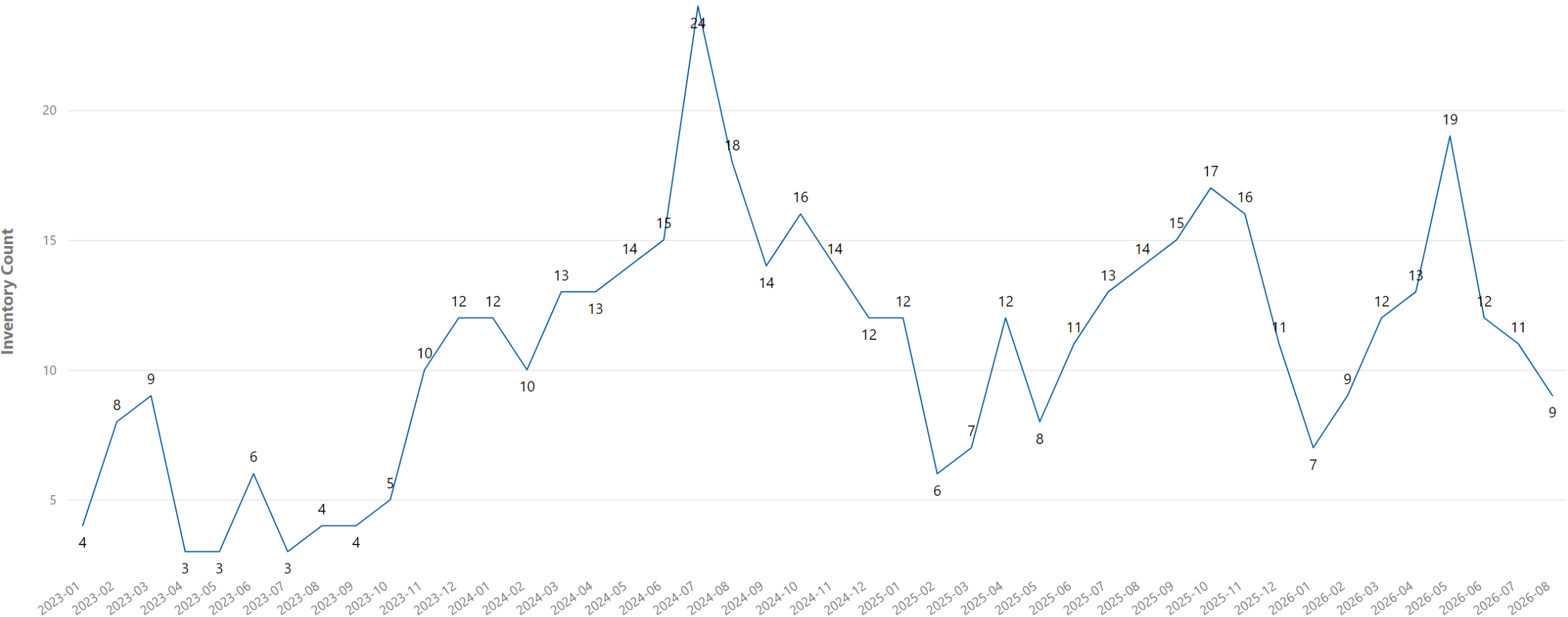
San Benito County - Inventory

CountyName ● San Benito

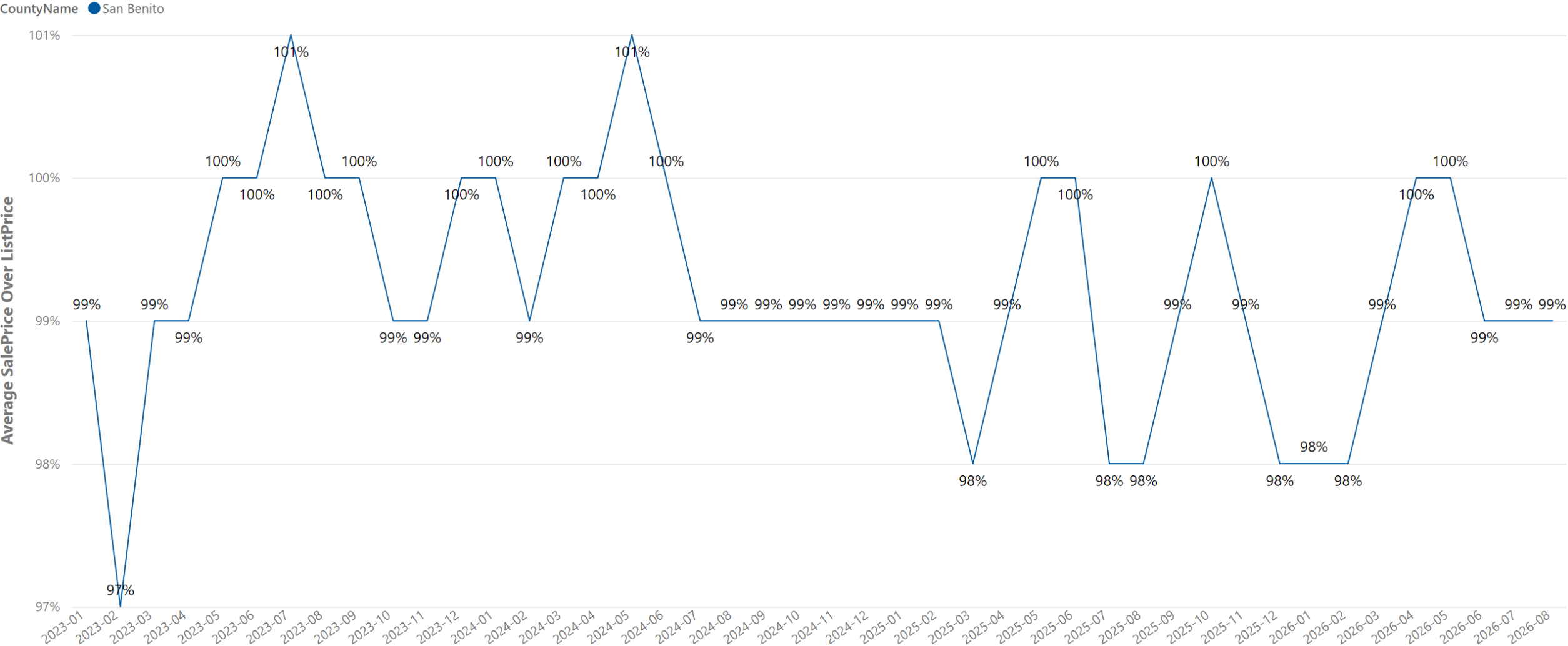


San Benito County - Inventory

CountyName ● San Benito



San Benito County - Average Sale Price Over List Price



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	100%	90%	11%
Hollister	99%	99%	0%

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

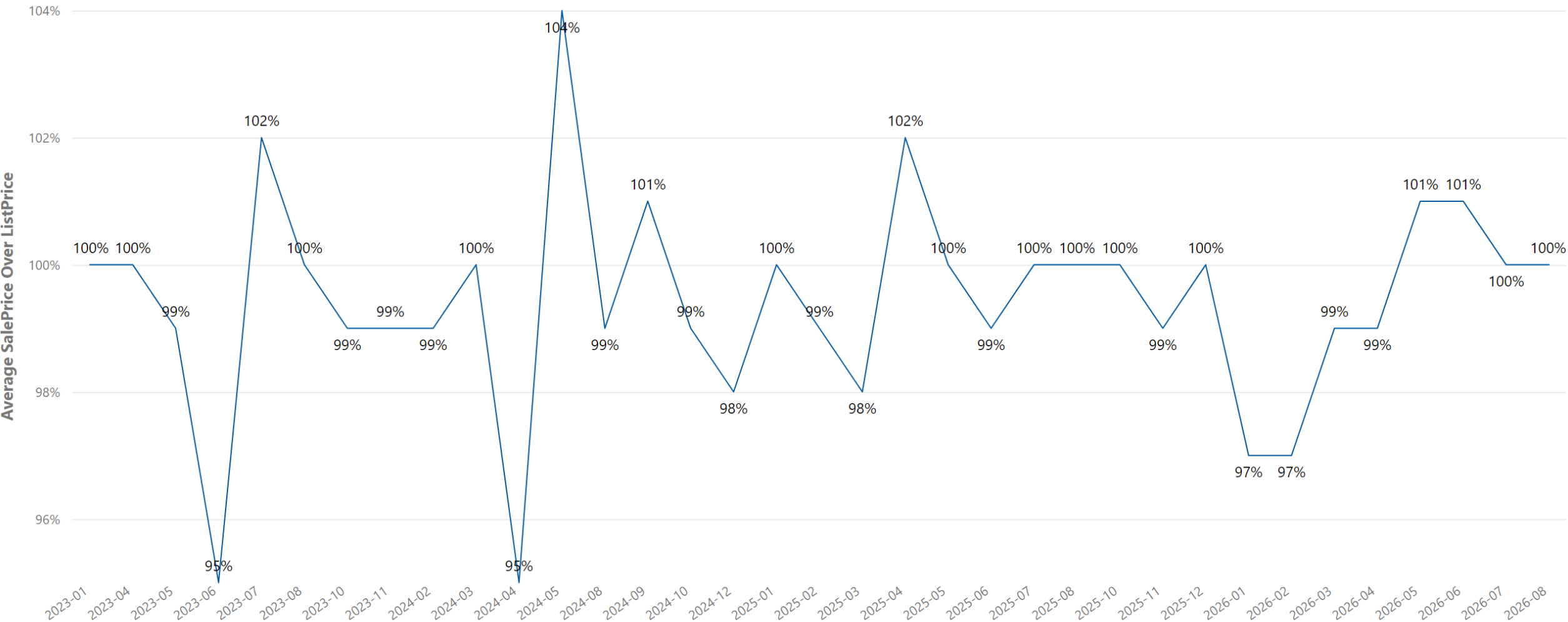
City	Sale Over List Price	Sale Over List Price Previous Month	% Sale Over List Price Change
San Juan Bautista	100%	99%	1%

San Benito County - Decreased Sale Over ListPrice (MoM)

City	Sale Over List Price	Sale Over List Price Previous Month	% Sale Over List Price Change
Hollister	99%	100%	-1%

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%	100%	0%

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%

Thank You

