

# Local Market Update for October 2018

A Research Tool Provided by the Greater San Diego Association of REALTORS®

## 92154

Nestor, Otay Mesa

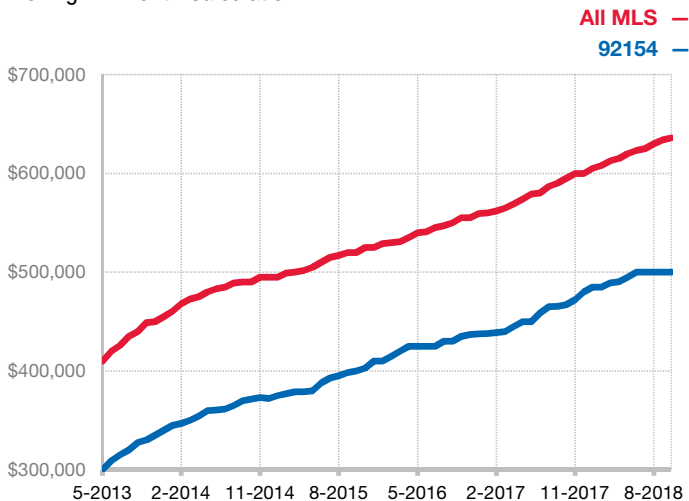
Single Family	October			Year to Date		
	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
<b>Key Metrics</b>						
New Listings	26	30	+ 15.4%	383	383	0.0%
Pending Sales	31	31	0.0%	315	251	- 20.3%
Closed Sales	31	23	- 25.8%	302	237	- 21.5%
Median Sales Price*	\$510,000	\$520,000	+ 2.0%	\$475,000	\$502,000	+ 5.7%
Percent of Original List Price Received*	97.5%	98.2%	+ 0.7%	98.4%	98.7%	+ 0.3%
Days on Market Until Sale	25	34	+ 36.0%	27	25	- 7.4%
Inventory of Homes for Sale	39	49	+ 25.6%	--	--	--
Months Supply of Inventory	1.3	2.0	+ 53.8%	--	--	--

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo	October			Year to Date		
	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
<b>Key Metrics</b>						
New Listings	16	21	+ 31.3%	172	180	+ 4.7%
Pending Sales	18	8	- 55.6%	140	135	- 3.6%
Closed Sales	16	11	- 31.3%	131	120	- 8.4%
Median Sales Price*	\$330,000	\$350,000	+ 6.1%	\$326,000	\$360,000	+ 10.4%
Percent of Original List Price Received*	99.0%	100.3%	+ 1.3%	99.1%	99.3%	+ 0.2%
Days on Market Until Sale	27	21	- 22.2%	27	20	- 25.9%
Inventory of Homes for Sale	17	22	+ 29.4%	--	--	--
Months Supply of Inventory	1.3	1.7	+ 30.8%	--	--	--

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation

