

Local Market Update for October 2021

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

92154

Nestor, Otay Mesa

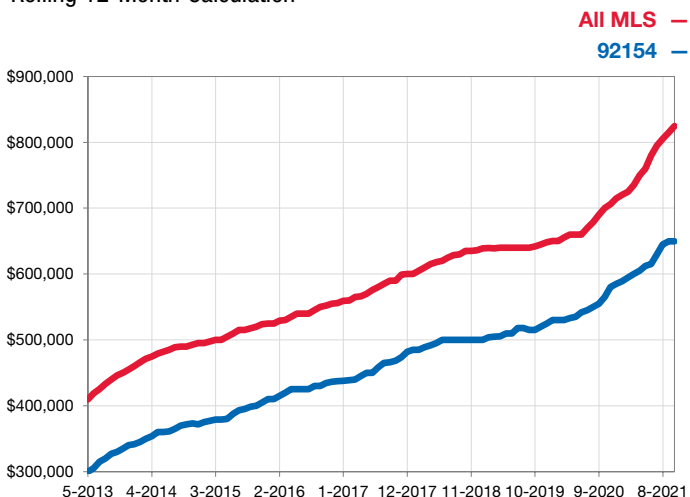
Single Family	October			Year to Date		
	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
Key Metrics						
New Listings	29	39	+ 34.5%	295	377	+ 27.8%
Pending Sales	28	32	+ 14.3%	262	309	+ 17.9%
Closed Sales	29	29	0.0%	250	302	+ 20.8%
Median Sales Price*	\$590,000	\$671,500	+ 13.8%	\$575,000	\$655,000	+ 13.9%
Percent of Original List Price Received*	101.8%	102.7%	+ 0.9%	100.4%	103.0%	+ 2.6%
Days on Market Until Sale	14	18	+ 28.6%	28	17	- 39.3%
Inventory of Homes for Sale	21	28	+ 33.3%	--	--	--
Months Supply of Inventory	0.8	0.9	+ 12.5%	--	--	--

* 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		
	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
Key Metrics						
New Listings	23	27	+ 17.4%	192	235	+ 22.4%
Pending Sales	23	20	- 13.0%	162	203	+ 25.3%
Closed Sales	18	18	0.0%	159	196	+ 23.3%
Median Sales Price*	\$432,500	\$547,500	+ 26.6%	\$410,000	\$485,000	+ 18.3%
Percent of Original List Price Received*	100.9%	103.1%	+ 2.2%	100.8%	102.9%	+ 2.1%
Days on Market Until Sale	11	10	- 9.1%	19	14	- 26.3%
Inventory of Homes for Sale	15	17	+ 13.3%	--	--	--
Months Supply of Inventory	0.9	0.9	0.0%	--	--	--

* 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

