

# Local Market Update for March 2026

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

## 92154

Nestor, Otay Mesa

Detached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	19	20	+ 5.3%	79	65	- 17.7%
Pending Sales	24	15	- 37.5%	59	48	- 18.6%
Closed Sales	14	17	+ 21.4%	48	39	- 18.8%
Median Sales Price*	\$765,000	<b>\$820,000</b>	+ 7.2%	\$800,000	<b>\$807,000</b>	+ 0.9%
Percent of Original List Price Received*	100.5%	<b>102.4%</b>	+ 1.9%	100.3%	<b>101.4%</b>	+ 1.1%
Days on Market Until Sale	27	26	- 3.7%	34	25	- 26.5%
Inventory of Homes for Sale	30	25	- 16.7%	—	—	—
Months Supply of Inventory	1.6	1.3	- 18.8%	—	—	—

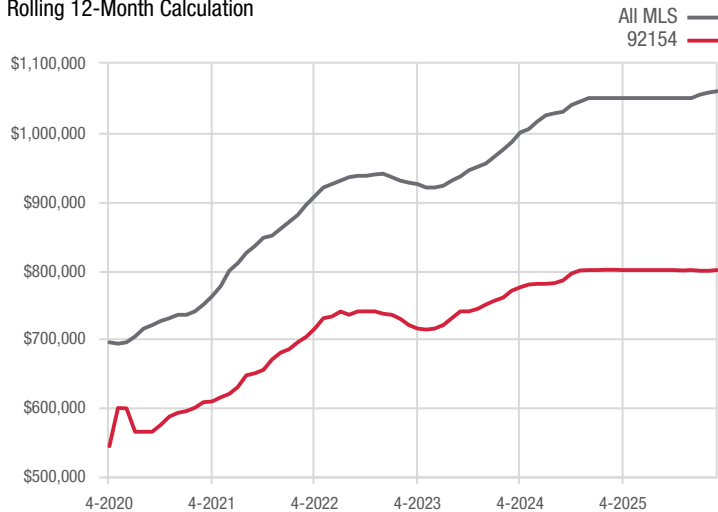
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	22	27	+ 22.7%	56	67	+ 19.6%
Pending Sales	15	20	+ 33.3%	33	42	+ 27.3%
Closed Sales	11	9	- 18.2%	37	38	+ 2.7%
Median Sales Price*	\$600,000	<b>\$647,500</b>	+ 7.9%	\$600,000	<b>\$649,000</b>	+ 8.2%
Percent of Original List Price Received*	99.5%	<b>100.9%</b>	+ 1.4%	100.0%	<b>100.0%</b>	0.0%
Days on Market Until Sale	17	67	+ 294.1%	32	62	+ 93.8%
Inventory of Homes for Sale	26	46	+ 76.9%	—	—	—
Months Supply of Inventory	2.0	3.4	+ 70.0%	—	—	—

\* 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

