

# Local Market Update for March 2024

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

## 92154

Nestor, Otay Mesa

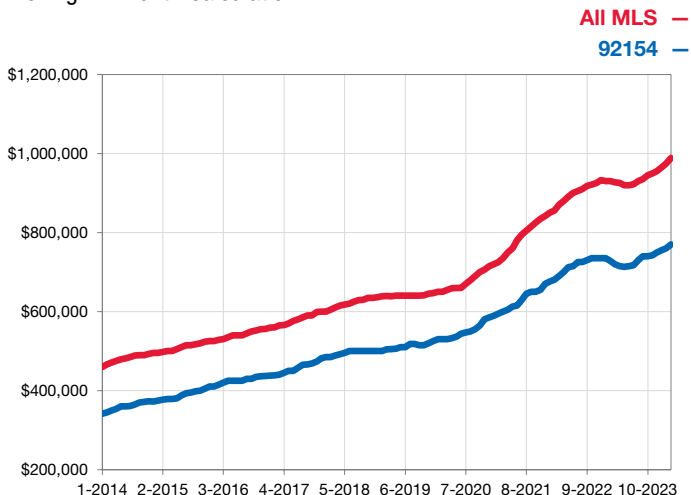
Single Family	March			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	23	26	+ 13.0%	56	68	+ 21.4%
Pending Sales	19	25	+ 31.6%	53	58	+ 9.4%
Closed Sales	16	19	+ 18.8%	47	48	+ 2.1%
Median Sales Price*	\$702,500	\$780,000	+ 11.0%	\$699,900	\$777,500	+ 11.1%
Percent of Original List Price Received*	102.2%	102.9%	+ 0.7%	99.3%	100.7%	+ 1.4%
Days on Market Until Sale	26	23	- 11.5%	37	23	- 37.8%
Inventory of Homes for Sale	15	17	+ 13.3%	--	--	--
Months Supply of Inventory	0.7	1.0	+ 42.9%	--	--	--

\* 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	March			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	17	24	+ 41.2%	37	54	+ 45.9%
Pending Sales	13	16	+ 23.1%	38	46	+ 21.1%
Closed Sales	12	12	0.0%	37	40	+ 8.1%
Median Sales Price*	\$610,000	\$590,000	- 3.3%	\$565,000	\$593,250	+ 5.0%
Percent of Original List Price Received*	100.0%	100.0%	0.0%	99.9%	100.8%	+ 0.9%
Days on Market Until Sale	31	38	+ 22.6%	32	35	+ 9.4%
Inventory of Homes for Sale	14	26	+ 85.7%	--	--	--
Months Supply of Inventory	1.1	2.2	+ 100.0%	--	--	--

\* 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

