

Local Market Update for November 2024

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

92154

Nestor, Otay Mesa

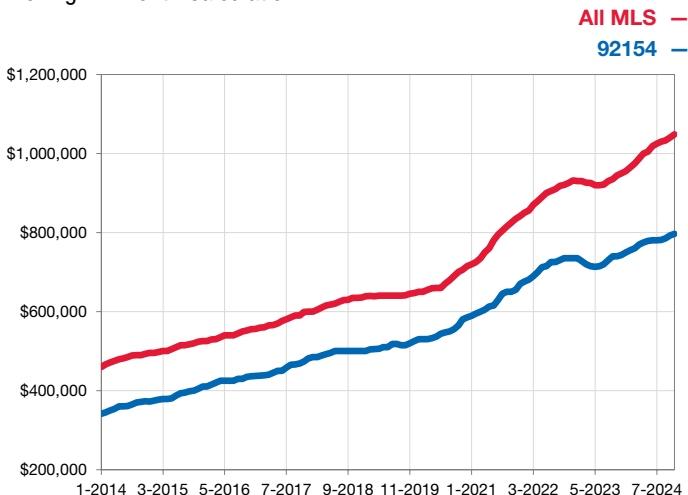
Single Family	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
Key Metrics						
New Listings	16	20	+ 25.0%	225	295	+ 31.1%
Pending Sales	10	21	+ 110.0%	185	212	+ 14.6%
Closed Sales	18	12	- 33.3%	191	206	+ 7.9%
Median Sales Price*	\$746,000	\$780,444	+ 4.6%	\$750,000	\$797,000	+ 6.3%
Percent of Original List Price Received*	97.3%	95.9%	- 1.4%	101.2%	100.1%	- 1.1%
Days on Market Until Sale	26	51	+ 96.2%	23	24	+ 4.3%
Inventory of Homes for Sale	21	31	+ 47.6%	--	--	--
Months Supply of Inventory	1.2	1.7	+ 41.7%	--	--	--

* 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	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
Key Metrics						
New Listings	18	15	- 16.7%	149	196	+ 31.5%
Pending Sales	11	17	+ 54.5%	123	151	+ 22.8%
Closed Sales	11	11	0.0%	127	144	+ 13.4%
Median Sales Price*	\$561,000	\$670,000	+ 19.4%	\$575,000	\$625,000	+ 8.7%
Percent of Original List Price Received*	98.7%	100.8%	+ 2.1%	100.5%	100.2%	- 0.3%
Days on Market Until Sale	25	41	+ 64.0%	28	39	+ 39.3%
Inventory of Homes for Sale	28	27	- 3.6%	--	--	--
Months Supply of Inventory	2.5	2.0	- 20.0%	--	--	--

* 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

