

Local Market Update for August 2025

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

92154

Nestor, Otay Mesa

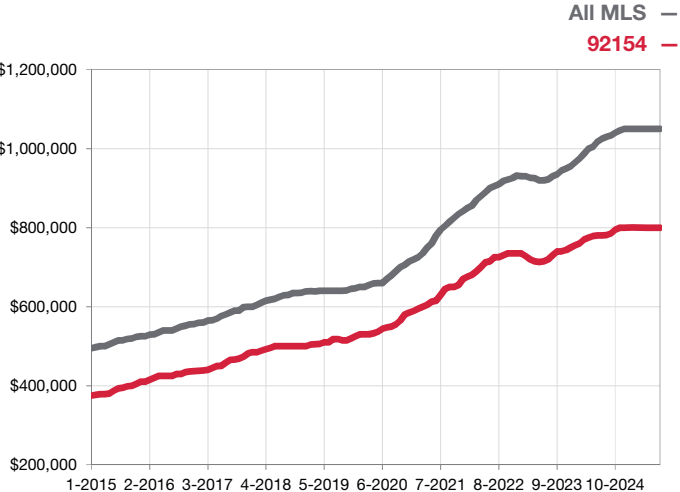
Detached	August			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	24	24	0.0%	221	222	+ 0.5%
Pending Sales	21	20	- 4.8%	154	161	+ 4.5%
Closed Sales	15	17	+ 13.3%	146	147	+ 0.7%
Median Sales Price*	\$815,000	\$810,000	- 0.6%	\$792,500	\$799,000	+ 0.8%
Percent of Original List Price Received*	101.1%	100.4%	- 0.7%	100.5%	100.1%	- 0.4%
Days on Market Until Sale	19	28	+ 47.4%	24	29	+ 20.8%
Inventory of Homes for Sale	41	39	- 4.9%	--	--	--
Months Supply of Inventory	2.4	2.0	- 16.7%	--	--	--

* 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.

Attached	August			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	16	18	+ 12.5%	146	168	+ 15.1%
Pending Sales	11	15	+ 36.4%	118	99	- 16.1%
Closed Sales	12	15	+ 25.0%	113	104	- 8.0%
Median Sales Price*	\$670,000	\$602,000	- 10.1%	\$625,000	\$615,610	- 1.5%
Percent of Original List Price Received*	98.8%	99.8%	+ 1.0%	100.2%	99.9%	- 0.3%
Days on Market Until Sale	55	34	- 38.2%	40	30	- 25.0%
Inventory of Homes for Sale	26	33	+ 26.9%	--	--	--
Months Supply of Inventory	2.0	2.6	+ 30.0%	--	--	--

* 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

