Local Market Update for April 2026

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

92154

Nestor, Otay Mesa

Detached	April			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 4-2025**	**Thru 4-2026**	**% Change**
New Listings	24	**20**	- 16.7%	103	**86**	- 16.5%
Pending Sales	19	**16**	- 15.8%	78	**66**	- 15.4%
Closed Sales	23	**21**	- 8.7%	71	**60**	- 15.5%
Median Sales Price*	$785,000	**$817,500**	+ 4.1%	$790,000	**$810,000**	+ 2.5%
Percent of Original List Price Received*	100.8%	**101.3%**	+ 0.5%	100.4%	**101.3%**	+ 0.9%
Days on Market Until Sale	32	**29**	- 9.4%	33	**26**	- 21.2%
Inventory of Homes for Sale	30	**25**	- 16.7%	—	**—**	—
Months Supply of Inventory	1.6	**1.4**	- 12.5%	—	**—**	—

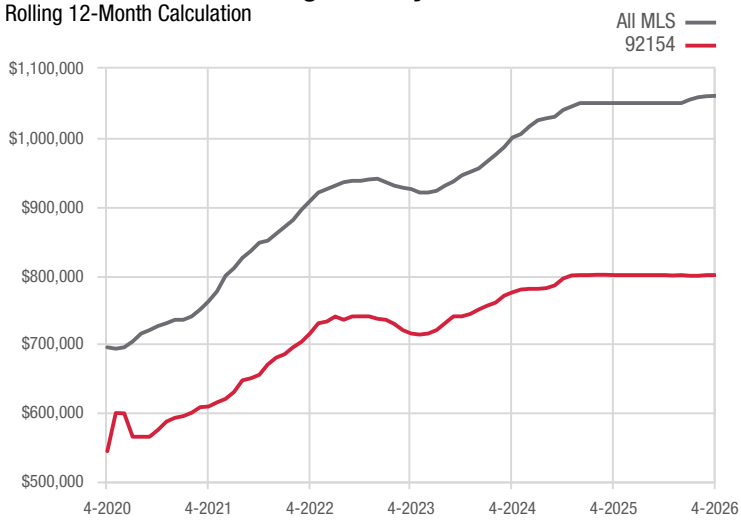
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	April			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 4-2025**	**Thru 4-2026**	**% Change**
New Listings	22	**28**	+ 27.3%	78	**98**	+ 25.6%
Pending Sales	12	**17**	+ 41.7%	45	**61**	+ 35.6%
Closed Sales	17	**18**	+ 5.9%	54	**56**	+ 3.7%
Median Sales Price*	$635,232	**$650,000**	+ 2.3%	$615,610	**$649,500**	+ 5.5%
Percent of Original List Price Received*	101.0%	**100.6%**	- 0.4%	100.3%	**100.2%**	- 0.1%
Days on Market Until Sale	18	**51**	+ 183.3%	27	**59**	+ 118.5%
Inventory of Homes for Sale	31	**50**	+ 61.3%	—	**—**	—
Months Supply of Inventory	2.5	**3.5**	+ 40.0%	—	**—**	—

* 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.

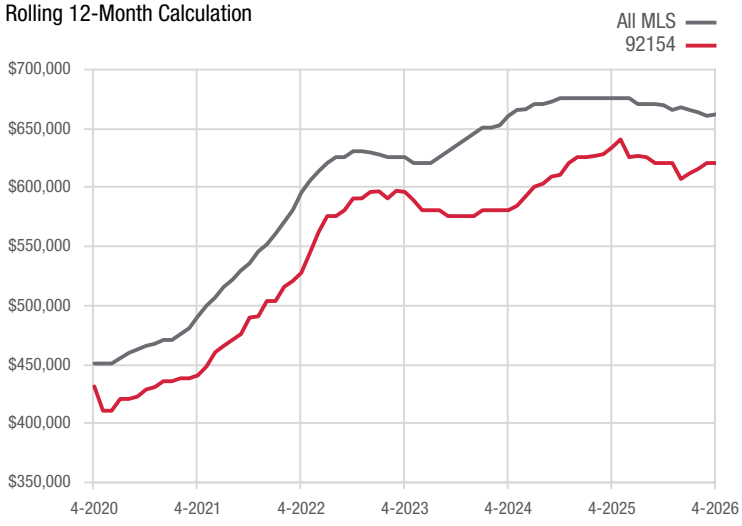
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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Current as of May 6, 2026. All data from the San Diego MLS. Report © 2026 ShowingTime Plus, LLC. Percent changes are calculated using rounded figures.