

92154

Nestor, Otay Mesa

Detached	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	23	24	+ 4.3%	219	184	- 16.0%
Pending Sales	23	18	- 21.7%	161	139	- 13.7%
Closed Sales	19	15	- 21.1%	149	125	- 16.1%
Median Sales Price*	\$840,000	\$803,000	- 4.4%	\$800,000	\$820,000	+ 2.5%
Percent of Original List Price Received*	99.5%	100.7%	+ 1.2%	100.0%	101.2%	+ 1.2%
Days on Market Until Sale	29	38	+ 31.0%	30	28	- 6.7%
Inventory of Homes for Sale	36	29	- 19.4%	—	—	—
Months Supply of Inventory	1.9	1.6	- 15.8%	—	—	—

* 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	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	28	32	+ 14.3%	175	219	+ 25.1%
Pending Sales	15	12	- 20.0%	101	122	+ 20.8%
Closed Sales	16	13	- 18.8%	106	118	+ 11.3%
Median Sales Price*	\$602,000	\$635,000	+ 5.5%	\$620,000	\$640,000	+ 3.2%
Percent of Original List Price Received*	99.8%	101.5%	+ 1.7%	99.9%	100.4%	+ 0.5%
Days on Market Until Sale	33	52	+ 57.6%	30	53	+ 76.7%
Inventory of Homes for Sale	37	55	+ 48.6%	—	—	—
Months Supply of Inventory	2.9	3.8	+ 31.0%	—	—	—

* 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.

