

Local Market Update for September 2026

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

92154

Nestor, Otay Mesa

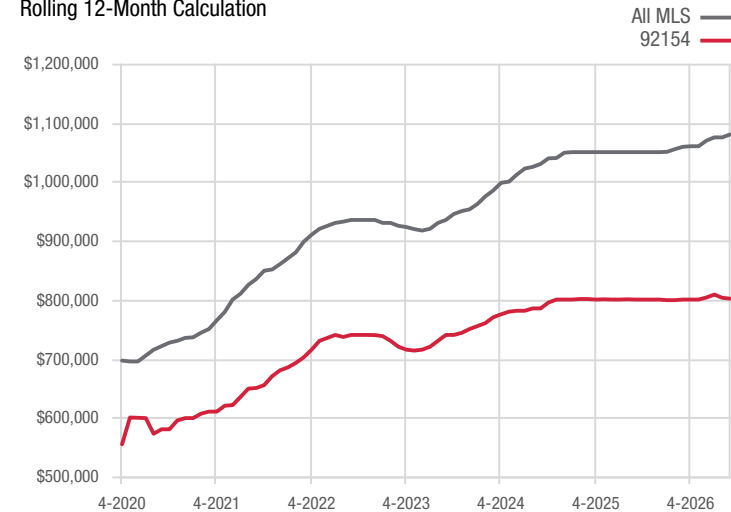
Detached	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	18	24	+ 33.3%	237	206	- 13.1%
Pending Sales	22	20	- 9.1%	183	159	- 13.1%
Closed Sales	29	20	- 31.0%	178	148	- 16.9%
Median Sales Price*	\$800,000	\$800,000	0.0%	\$800,000	\$817,500	+ 2.2%
Percent of Original List Price Received*	100.3%	98.5%	- 1.8%	100.1%	100.6%	+ 0.5%
Days on Market Until Sale	37	28	- 24.3%	31	28	- 9.7%
Inventory of Homes for Sale	30	28	- 6.7%	—	—	—
Months Supply of Inventory	1.6	1.6	0.0%	—	—	—

* 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.

Attached	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	23	29	+ 26.1%	199	243	+ 22.1%
Pending Sales	11	13	+ 18.2%	112	135	+ 20.5%
Closed Sales	15	12	- 20.0%	121	132	+ 9.1%
Median Sales Price*	\$600,000	\$595,000	- 0.8%	\$610,610	\$640,000	+ 4.8%
Percent of Original List Price Received*	101.3%	103.4%	+ 2.1%	100.1%	100.7%	+ 0.6%
Days on Market Until Sale	28	45	+ 60.7%	30	52	+ 73.3%
Inventory of Homes for Sale	43	61	+ 41.9%	—	—	—
Months Supply of Inventory	3.3	4.2	+ 27.3%	—	—	—

* 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

