Local Market Update for October 2026

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

92154

Nestor, Otay Mesa

Detached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	24	**28**	+ 16.7%	261	**234**	- 10.3%
Pending Sales	17	**14**	- 17.6%	200	**175**	- 12.5%
Closed Sales	17	**15**	- 11.8%	195	**163**	- 16.4%
Median Sales Price*	$784,000	**$765,000**	- 2.4%	$800,000	**$810,000**	+ 1.3%
Percent of Original List Price Received*	98.4%	**99.7%**	+ 1.3%	99.9%	**100.5%**	+ 0.6%
Days on Market Until Sale	32	**26**	- 18.8%	31	**28**	- 9.7%
Inventory of Homes for Sale	28	**38**	+ 35.7%	—	—	—
Months Supply of Inventory	1.4	**2.2**	+ 57.1%	—	—	—

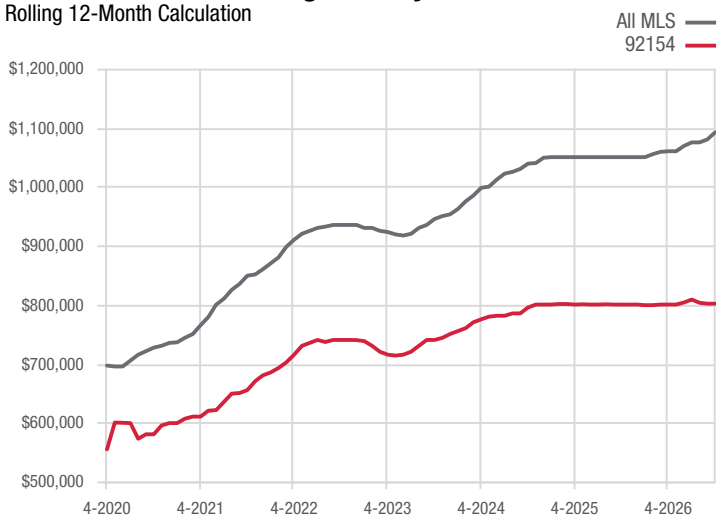
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	31	**23**	- 25.8%	230	**266**	+ 15.7%
Pending Sales	15	**11**	- 26.7%	127	**143**	+ 12.6%
Closed Sales	12	**11**	- 8.3%	133	**144**	+ 8.3%
Median Sales Price*	$617,500	**$656,000**	+ 6.2%	$613,110	**$640,000**	+ 4.4%
Percent of Original List Price Received*	99.7%	**101.4%**	+ 1.7%	100.1%	**100.7%**	+ 0.6%
Days on Market Until Sale	48	**36**	- 25.0%	31	**50**	+ 61.3%
Inventory of Homes for Sale	51	**65**	+ 27.5%	—	—	—
Months Supply of Inventory	3.8	**4.6**	+ 21.1%	—	—	—

* 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.

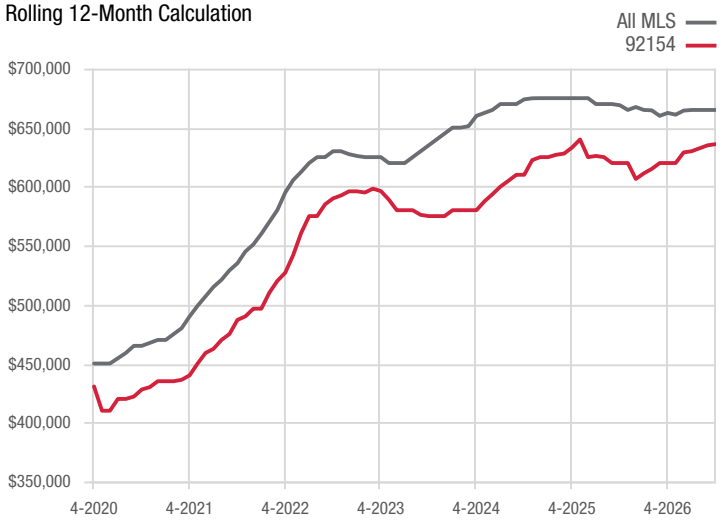
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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Current as of November 5, 2026. All data from the San Diego MLS. Report © 2026 ShowingTime Plus, LLC. Percent changes are calculated using rounded figures.