

Local Market Update for May 2026

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

92154

Nestor, Otay Mesa

Detached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	33	27	- 18.2%	136	113	- 16.9%
Pending Sales	22	20	- 9.1%	100	84	- 16.0%
Closed Sales	20	11	- 45.0%	91	73	- 19.8%
Median Sales Price*	\$822,500	\$855,000	+ 4.0%	\$799,999	\$810,000	+ 1.3%
Percent of Original List Price Received*	99.4%	98.1%	- 1.3%	100.2%	100.7%	+ 0.5%
Days on Market Until Sale	26	23	- 11.5%	32	26	- 18.8%
Inventory of Homes for Sale	32	30	- 6.3%	—	—	—
Months Supply of Inventory	1.7	1.7	0.0%	—	—	—

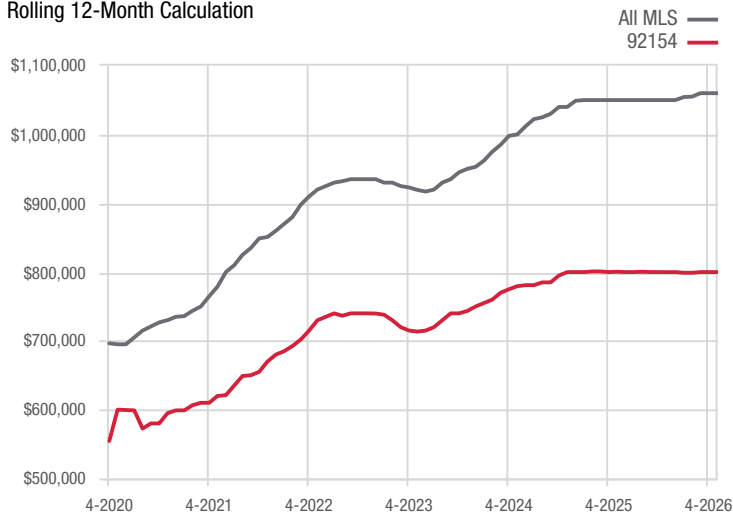
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	21	20	- 4.8%	99	127	+ 28.3%
Pending Sales	14	14	0.0%	59	74	+ 25.4%
Closed Sales	10	17	+ 70.0%	64	74	+ 15.6%
Median Sales Price*	\$682,000	\$640,000	- 6.2%	\$626,000	\$642,500	+ 2.6%
Percent of Original List Price Received*	100.0%	101.0%	+ 1.0%	100.2%	100.4%	+ 0.2%
Days on Market Until Sale	19	34	+ 78.9%	26	52	+ 100.0%
Inventory of Homes for Sale	33	60	+ 81.8%	—	—	—
Months Supply of Inventory	2.6	4.3	+ 65.4%	—	—	—

* 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

