

# Local Market Update for August 2024

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

## 92154

Nestor, Otay Mesa

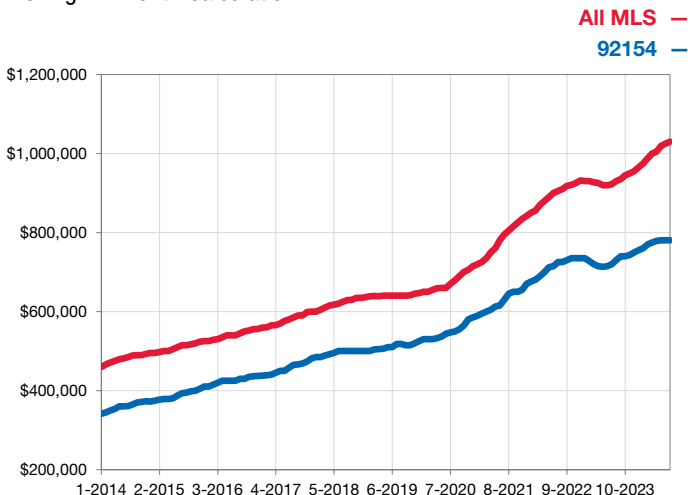
Single Family	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
<b>Key Metrics</b>						
New Listings	21	35	+ 66.7%	168	216	+ 28.6%
Pending Sales	18	24	+ 33.3%	141	159	+ 12.8%
Closed Sales	15	14	- 6.7%	138	145	+ 5.1%
Median Sales Price*	\$800,000	\$808,000	+ 1.0%	\$742,500	\$790,000	+ 6.4%
Percent of Original List Price Received*	104.1%	101.0%	- 3.0%	101.7%	100.5%	- 1.2%
Days on Market Until Sale	12	20	+ 66.7%	23	25	+ 8.7%
Inventory of Homes for Sale	26	30	+ 15.4%	--	--	--
Months Supply of Inventory	1.5	1.7	+ 13.3%	--	--	--

\* 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.

Townhouse-Condo	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
<b>Key Metrics</b>						
New Listings	13	13	0.0%	103	141	+ 36.9%
Pending Sales	12	13	+ 8.3%	95	120	+ 26.3%
Closed Sales	11	12	+ 9.1%	93	111	+ 19.4%
Median Sales Price*	\$571,450	\$670,000	+ 17.2%	\$575,000	\$625,000	+ 8.7%
Percent of Original List Price Received*	100.5%	98.8%	- 1.7%	100.5%	100.2%	- 0.3%
Days on Market Until Sale	14	55	+ 292.9%	27	40	+ 48.1%
Inventory of Homes for Sale	16	17	+ 6.3%	--	--	--
Months Supply of Inventory	1.4	1.3	- 7.1%	--	--	--

\* 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

