

Local Market Update for May 2025

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

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Nestor, Otay Mesa

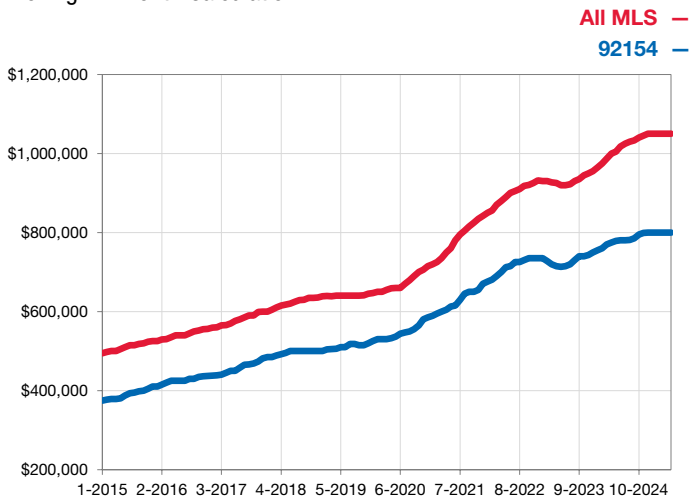
Detached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	27	31	+ 14.8%	129	133	+ 3.1%
Pending Sales	16	23	+ 43.8%	97	102	+ 5.2%
Closed Sales	19	20	+ 5.3%	93	91	- 2.2%
Median Sales Price*	\$768,000	\$822,500	+ 7.1%	\$790,000	\$799,999	+ 1.3%
Percent of Original List Price Received*	103.2%	99.4%	- 3.7%	101.2%	100.2%	- 1.0%
Days on Market Until Sale	22	26	+ 18.2%	24	31	+ 29.2%
Inventory of Homes for Sale	31	28	- 9.7%	--	--	--
Months Supply of Inventory	1.9	1.5	- 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.

Attached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	25	18	- 28.0%	99	96	- 3.0%
Pending Sales	11	14	+ 27.3%	74	59	- 20.3%
Closed Sales	21	10	- 52.4%	75	64	- 14.7%
Median Sales Price*	\$625,000	\$682,000	+ 9.1%	\$595,000	\$626,000	+ 5.2%
Percent of Original List Price Received*	100.4%	100.0%	- 0.4%	100.7%	100.2%	- 0.5%
Days on Market Until Sale	37	19	- 48.6%	40	26	- 35.0%
Inventory of Homes for Sale	36	30	- 16.7%	--	--	--
Months Supply of Inventory	3.0	2.4	- 20.0%	--	--	--

* 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.

Median Sales Price – Single Family Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo Rolling 12-Month Calculation

