

Local Market Update for February 2025

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

92154

Nestor, Otay Mesa

Single Family

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	19	25	+ 31.6%	44	53	+ 20.5%
Pending Sales	18	17	- 5.6%	34	36	+ 5.9%
Closed Sales	15	14	- 6.7%	29	32	+ 10.3%
Median Sales Price*	\$775,000	\$775,000	0.0%	\$775,000	\$805,000	+ 3.9%
Percent of Original List Price Received*	100.1%	101.5%	+ 1.4%	99.2%	100.1%	+ 0.9%
Days on Market Until Sale	25	35	+ 40.0%	24	34	+ 41.7%
Inventory of Homes for Sale	23	32	+ 39.1%	--	--	--
Months Supply of Inventory	1.4	1.7	+ 21.4%	--	--	--

* 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.

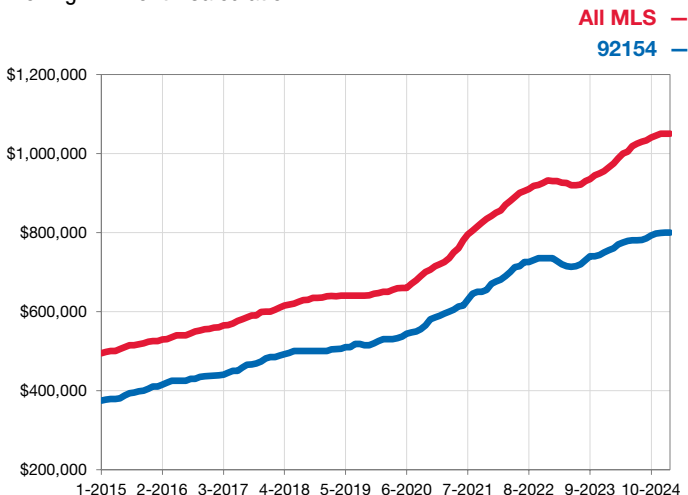
Townhouse-Condo

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	12	16	+ 33.3%	31	31	0.0%
Pending Sales	14	6	- 57.1%	29	18	- 37.9%
Closed Sales	19	8	- 57.9%	28	26	- 7.1%
Median Sales Price*	\$575,000	\$610,000	+ 6.1%	\$598,200	\$602,500	+ 0.7%
Percent of Original List Price Received*	101.1%	98.5%	- 2.6%	101.1%	100.2%	- 0.9%
Days on Market Until Sale	34	33	- 2.9%	34	38	+ 11.8%
Inventory of Homes for Sale	23	22	- 4.3%	--	--	--
Months Supply of Inventory	2.0	1.7	- 15.0%	--	--	--

* 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

