

# Local Market Update for February 2026

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

## 92154

Nestor, Otay Mesa

Detached	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
<b>Key Metrics</b>						
New Listings	31	21	- 32.3%	60	44	- 26.7%
Pending Sales	14	19	+ 35.7%	35	31	- 11.4%
Closed Sales	16	8	- 50.0%	34	22	- 35.3%
Median Sales Price*	\$795,000	<b>\$787,500</b>	- 0.9%	\$812,500	<b>\$794,500</b>	- 2.2%
Percent of Original List Price Received*	101.6%	<b>99.2%</b>	- 2.4%	100.2%	<b>100.6%</b>	+ 0.4%
Days on Market Until Sale	42	21	- 50.0%	37	25	- 32.4%
Inventory of Homes for Sale	39	26	- 33.3%	—	—	—
Months Supply of Inventory	2.1	1.4	- 33.3%	—	—	—

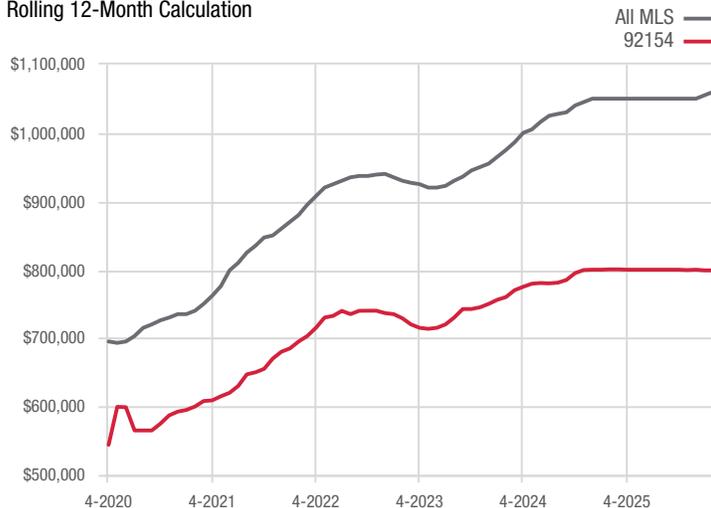
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
<b>Key Metrics</b>						
New Listings	19	11	- 42.1%	34	33	- 2.9%
Pending Sales	6	9	+ 50.0%	18	23	+ 27.8%
Closed Sales	8	16	+ 100.0%	26	29	+ 11.5%
Median Sales Price*	\$610,000	<b>\$639,500</b>	+ 4.8%	\$602,500	<b>\$649,000</b>	+ 7.7%
Percent of Original List Price Received*	98.5%	<b>98.9%</b>	+ 0.4%	100.2%	<b>99.7%</b>	- 0.5%
Days on Market Until Sale	33	60	+ 81.8%	38	61	+ 60.5%
Inventory of Homes for Sale	25	37	+ 48.0%	—	—	—
Months Supply of Inventory	1.9	2.9	+ 52.6%	—	—	—

\* 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

