

# Local Market Update for November 2025

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

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Nestor, Otay Mesa

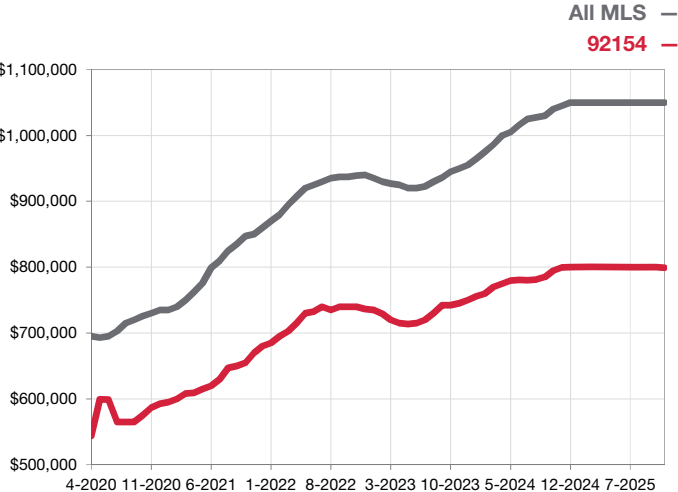
| Detached                                 | November  |           |                | Year to Date |              |                |
|--|-----------|-----------|----------------|--------------|--------------|----------------|
| Key Metrics                              | 2024      | 2025      | Percent Change | Thru 11-2024 | Thru 11-2025 | Percent Change |
| New Listings                             | 15        | 15        | 0.0%           | 280          | 278          | - 0.7%         |
| Pending Sales                            | 21        | 18        | - 14.3%        | 212          | 219          | + 3.3%         |
| Closed Sales                             | 12        | 14        | + 16.7%        | 208          | 210          | + 1.0%         |
| Median Sales Price*                      | \$780,444 | \$760,000 | - 2.6%         | \$799,500    | \$799,000    | - 0.1%         |
| Percent of Original List Price Received* | 95.9%     | 101.5%    | + 5.8%         | 100.0%       | 100.1%       | + 0.1%         |
| Days on Market Until Sale                | 51        | 34        | - 33.3%        | 25           | 31           | + 24.0%        |
| Inventory of Homes for Sale              | 33        | 21        | - 36.4%        | --           | --           | --             |
| Months Supply of Inventory               | 1.8       | 1.1       | - 38.9%        | --           | --           | --             |

\* 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                                 | November  |           |                | Year to Date |              |                |
|--|-----------|-----------|----------------|--------------|--------------|----------------|
| Key Metrics                              | 2024      | 2025      | Percent Change | Thru 11-2024 | Thru 11-2025 | Percent Change |
| New Listings                             | 16        | 13        | - 18.8%        | 180          | 238          | + 32.2%        |
| Pending Sales                            | 17        | 7         | - 58.8%        | 150          | 132          | - 12.0%        |
| Closed Sales                             | 11        | 7         | - 36.4%        | 145          | 138          | - 4.8%         |
| Median Sales Price*                      | \$670,000 | \$590,000 | - 11.9%        | \$625,000    | \$610,000    | - 2.4%         |
| Percent of Original List Price Received* | 100.8%    | 101.8%    | + 1.0%         | 100.2%       | 99.9%        | - 0.3%         |
| Days on Market Until Sale                | 41        | 23        | - 43.9%        | 39           | 31           | - 20.5%        |
| Inventory of Homes for Sale              | 29        | 43        | + 48.3%        | --           | --           | --             |
| Months Supply of Inventory               | 2.2       | 3.4       | + 54.5%        | --           | --           | --             |

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Median Sales Price – Single Family  
Rolling 12-Month Calculation



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

