

# Local Market Update for October 2024

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

## 92154

Nestor, Otay Mesa

### Single Family

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	20	19	- 5.0%	209	273	+ 30.6%
Pending Sales	15	14	- 6.7%	175	193	+ 10.3%
Closed Sales	17	26	+ 52.9%	173	193	+ 11.6%
Median Sales Price*	\$745,000	\$800,000	+ 7.4%	\$750,000	\$795,000	+ 6.0%
Percent of Original List Price Received*	99.9%	99.0%	- 0.9%	101.7%	100.3%	- 1.4%
Days on Market Until Sale	23	18	- 21.7%	23	22	- 4.3%
Inventory of Homes for Sale	21	34	+ 61.9%	--	--	--
Months Supply of Inventory	1.2	1.9	+ 58.3%	--	--	--

\* 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.

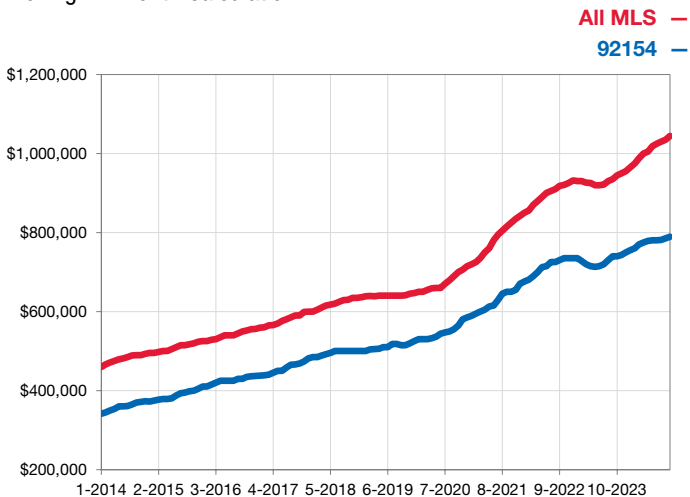
### Townhouse-Condo

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	14	16	+ 14.3%	131	175	+ 33.6%
Pending Sales	10	13	+ 30.0%	112	137	+ 22.3%
Closed Sales	7	8	+ 14.3%	116	133	+ 14.7%
Median Sales Price*	\$599,900	\$612,500	+ 2.1%	\$575,000	\$625,000	+ 8.7%
Percent of Original List Price Received*	99.2%	100.7%	+ 1.5%	100.7%	100.2%	- 0.5%
Days on Market Until Sale	21	37	+ 76.2%	28	39	+ 39.3%
Inventory of Homes for Sale	23	25	+ 8.7%	--	--	--
Months Supply of Inventory	2.1	1.9	- 9.5%	--	--	--

\* 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

