

Local Market Update for September 2025

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

92154

Nestor, Otay Mesa

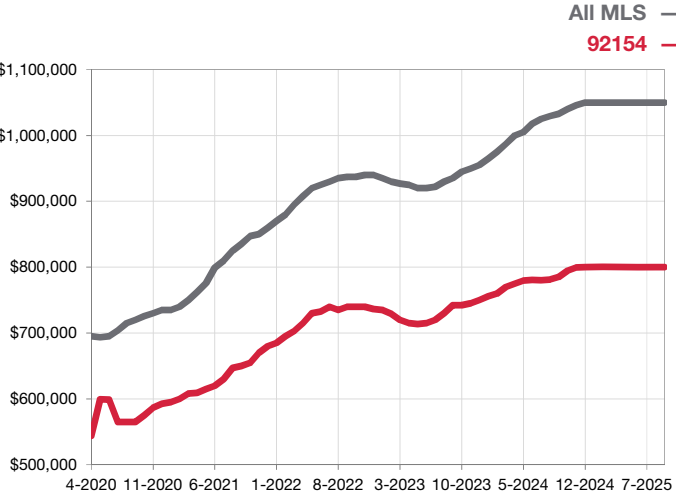
Detached	September			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	18	18	0.0%	198	238	+ 20.2%
Pending Sales	24	21	- 12.5%	178	184	+ 3.4%
Closed Sales	23	27	+ 17.4%	169	177	+ 4.7%
Median Sales Price*	\$825,000	\$794,500	- 3.7%	\$795,000	\$800,000	+ 0.6%
Percent of Original List Price Received*	100.0%	99.8%	- 0.2%	100.4%	100.1%	- 0.3%
Days on Market Until Sale	19	39	+ 105.3%	24	31	+ 29.2%
Inventory of Homes for Sale	29	31	+ 6.9%	--	--	--
Months Supply of Inventory	1.6	1.6	0.0%	--	--	--

* 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.

Attached	September			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	14	18	+ 28.6%	129	194	+ 50.4%
Pending Sales	6	11	+ 83.3%	123	114	- 7.3%
Closed Sales	14	14	0.0%	126	120	- 4.8%
Median Sales Price*	\$622,500	\$592,500	- 4.8%	\$625,000	\$611,220	- 2.2%
Percent of Original List Price Received*	99.4%	97.8%	- 1.6%	100.1%	99.7%	- 0.4%
Days on Market Until Sale	30	35	+ 16.7%	39	30	- 23.1%
Inventory of Homes for Sale	26	37	+ 42.3%	--	--	--
Months Supply of Inventory	2.0	2.8	+ 40.0%	--	--	--

* 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

