

Local Market Update for March 2025

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

92154

Nestor, Otay Mesa

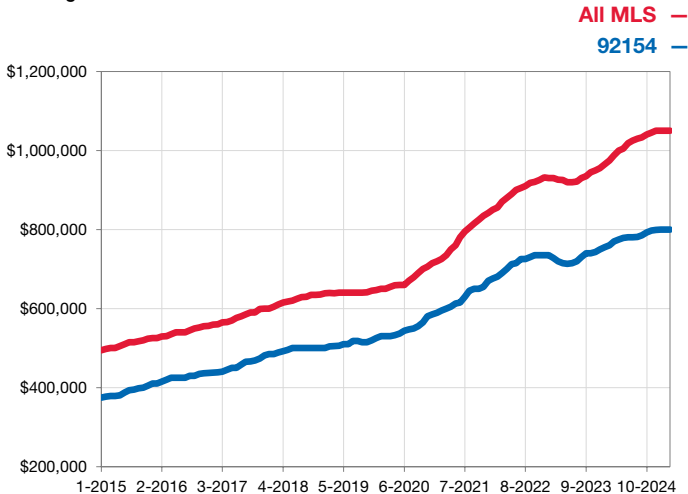
Single Family	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
Key Metrics						
New Listings	29	18	- 37.9%	73	76	+ 4.1%
Pending Sales	25	24	- 4.0%	59	58	- 1.7%
Closed Sales	20	14	- 30.0%	49	48	- 2.0%
Median Sales Price*	\$790,000	\$765,000	- 3.2%	\$780,000	\$800,000	+ 2.6%
Percent of Original List Price Received*	102.8%	100.5%	- 2.2%	100.7%	100.3%	- 0.4%
Days on Market Until Sale	25	27	+ 8.0%	24	34	+ 41.7%
Inventory of Homes for Sale	24	27	+ 12.5%	--	--	--
Months Supply of Inventory	1.4	1.4	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.

Townhouse-Condo	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
Key Metrics						
New Listings	26	19	- 26.9%	57	52	- 8.8%
Pending Sales	13	18	+ 38.5%	42	36	- 14.3%
Closed Sales	11	10	- 9.1%	39	36	- 7.7%
Median Sales Price*	\$585,000	\$590,813	+ 1.0%	\$591,500	\$602,500	+ 1.9%
Percent of Original List Price Received*	100.0%	99.1%	- 0.9%	100.8%	99.9%	- 0.9%
Days on Market Until Sale	36	18	- 50.0%	34	32	- 5.9%
Inventory of Homes for Sale	33	18	- 45.5%	--	--	--
Months Supply of Inventory	2.9	1.3	- 55.2%	--	--	--

* 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

