

Local Market Update for December 2025

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

92154

Nestor, Otay Mesa

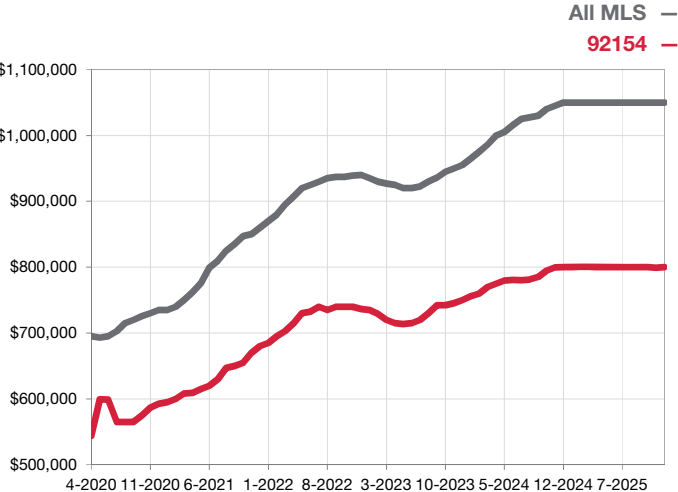
Detached	December			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	17	14	- 17.6%	297	293	- 1.3%
Pending Sales	13	18	+ 38.5%	225	237	+ 5.3%
Closed Sales	19	24	+ 26.3%	227	234	+ 3.1%
Median Sales Price*	\$825,000	\$805,000	- 2.4%	\$799,999	\$799,950	- 0.0%
Percent of Original List Price Received*	101.0%	101.0%	0.0%	100.1%	100.2%	+ 0.1%
Days on Market Until Sale	45	28	- 37.8%	26	31	+ 19.2%
Inventory of Homes for Sale	30	16	- 46.7%	--	--	--
Months Supply of Inventory	1.6	0.8	- 50.0%	--	--	--

* 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	December			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	12	14	+ 16.7%	192	258	+ 34.4%
Pending Sales	18	16	- 11.1%	168	149	- 11.3%
Closed Sales	15	11	- 26.7%	160	151	- 5.6%
Median Sales Price*	\$657,500	\$555,000	- 15.6%	\$625,000	\$606,500	- 3.0%
Percent of Original List Price Received*	101.9%	100.7%	- 1.2%	100.4%	99.9%	- 0.5%
Days on Market Until Sale	51	33	- 35.3%	40	31	- 22.5%
Inventory of Homes for Sale	17	39	+ 129.4%	--	--	--
Months Supply of Inventory	1.2	3.1	+ 158.3%	--	--	--

* 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

