

Local Market Update for July 2025

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

92154

Nestor, Otay Mesa

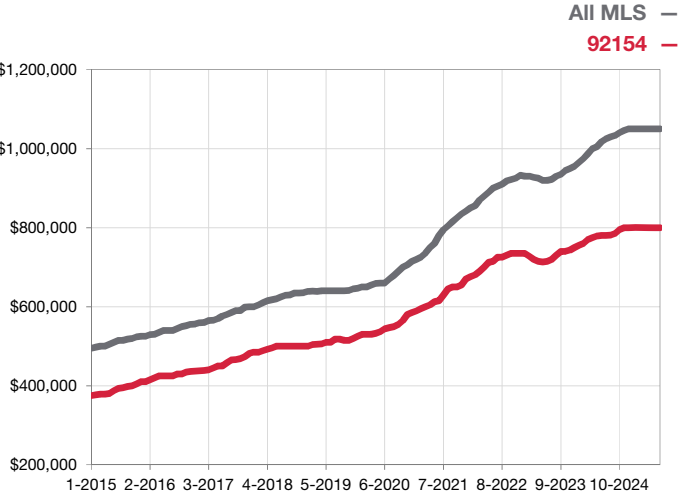
Detached	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	30	29	- 3.3%	182	194	+ 6.6%
Pending Sales	18	18	0.0%	133	138	+ 3.8%
Closed Sales	22	17	- 22.7%	131	130	- 0.8%
Median Sales Price*	\$778,500	\$796,000	+ 2.2%	\$790,000	\$799,450	+ 1.2%
Percent of Original List Price Received*	99.0%	99.6%	+ 0.6%	100.4%	100.0%	- 0.4%
Days on Market Until Sale	26	23	- 11.5%	25	29	+ 16.0%
Inventory of Homes for Sale	33	42	+ 27.3%	--	--	--
Months Supply of Inventory	1.9	2.2	+ 15.8%	--	--	--

* 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	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	19	21	+ 10.5%	130	147	+ 13.1%
Pending Sales	17	13	- 23.5%	107	83	- 22.4%
Closed Sales	16	11	- 31.3%	101	89	- 11.9%
Median Sales Price*	\$652,325	\$655,000	+ 0.4%	\$614,500	\$620,000	+ 0.9%
Percent of Original List Price Received*	98.2%	100.3%	+ 2.1%	100.4%	100.0%	- 0.4%
Days on Market Until Sale	43	38	- 11.6%	38	29	- 23.7%
Inventory of Homes for Sale	26	39	+ 50.0%	--	--	--
Months Supply of Inventory	2.0	3.2	+ 60.0%	--	--	--

* 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

