

# Local Market Update for November 2025

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

## 92154

Nestor, Otay Mesa

### Detached

Key Metrics	November			Year to Date		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	15	15	0.0%	280	278	- 0.7%
Pending Sales	21	18	- 14.3%	212	219	+ 3.3%
Closed Sales	12	14	+ 16.7%	208	210	+ 1.0%
Median Sales Price*	\$780,444	<b>\$760,000</b>	- 2.6%	\$799,500	<b>\$799,000</b>	- 0.1%
Percent of Original List Price Received*	95.9%	<b>101.5%</b>	+ 5.8%	100.0%	<b>100.1%</b>	+ 0.1%
Days on Market Until Sale	51	<b>34</b>	- 33.3%	25	<b>31</b>	+ 24.0%
Inventory of Homes for Sale	33	<b>21</b>	- 36.4%	--	--	--
Months Supply of Inventory	1.8	<b>1.1</b>	- 38.9%	--	--	--

\* 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.

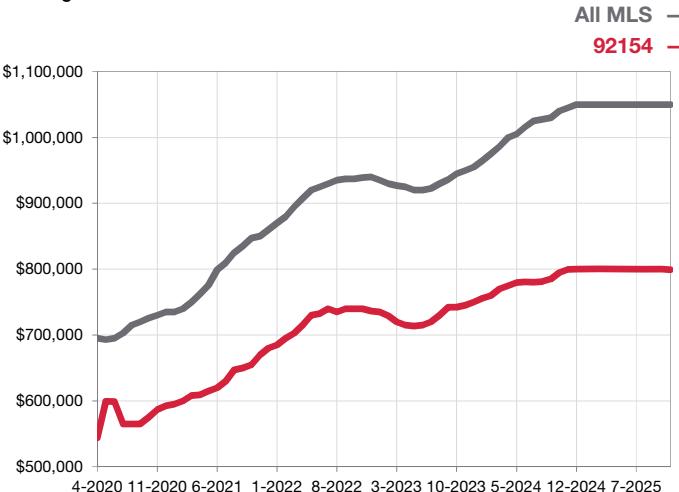
### Attached

Key Metrics	November			Year to Date		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	16	<b>13</b>	- 18.8%	180	<b>238</b>	+ 32.2%
Pending Sales	17	<b>7</b>	- 58.8%	150	<b>132</b>	- 12.0%
Closed Sales	11	<b>7</b>	- 36.4%	145	<b>138</b>	- 4.8%
Median Sales Price*	\$670,000	<b>\$590,000</b>	- 11.9%	\$625,000	<b>\$610,000</b>	- 2.4%
Percent of Original List Price Received*	100.8%	<b>101.8%</b>	+ 1.0%	100.2%	<b>99.9%</b>	- 0.3%
Days on Market Until Sale	41	<b>23</b>	- 43.9%	39	<b>31</b>	- 20.5%
Inventory of Homes for Sale	29	<b>43</b>	+ 48.3%	--	--	--
Months Supply of Inventory	2.2	<b>3.4</b>	+ 54.5%	--	--	--

\* 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

