

Local Market Update for December 2025

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

92154

Nestor, Otay Mesa

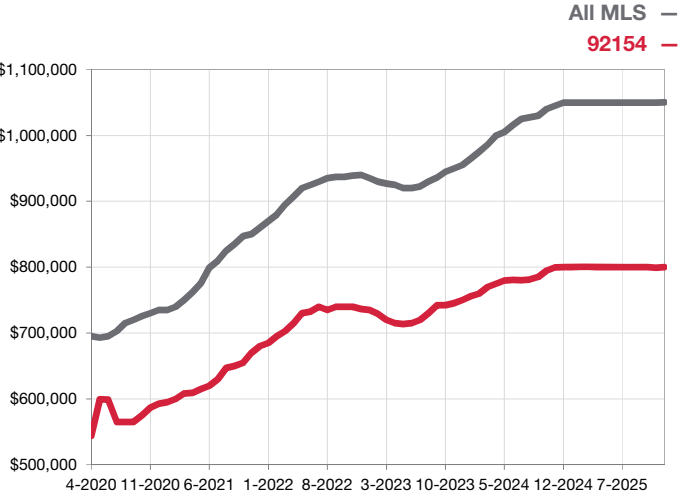
Detached	December			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	4	4	0.0%	296	265	- 10.5%
Pending Sales	13	19	+ 46.2%	225	238	+ 5.8%
Closed Sales	19	23	+ 21.1%	227	233	+ 2.6%
Median Sales Price*	\$825,000	\$810,000	- 1.8%	\$799,999	\$799,999	0.0%
Percent of Original List Price Received*	101.0%	100.9%	- 0.1%	100.1%	100.2%	+ 0.1%
Days on Market Until Sale	45	29	- 35.6%	26	31	+ 19.2%
Inventory of Homes for Sale	29	6	- 79.3%	--	--	--
Months Supply of Inventory	1.5	0.3	- 80.0%	--	--	--

* 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	3	- 75.0%	192	219	+ 14.1%
Pending Sales	18	17	- 5.6%	168	150	- 10.7%
Closed Sales	15	11	- 26.7%	160	150	- 6.3%
Median Sales Price*	\$657,500	\$555,000	- 15.6%	\$625,000	\$608,000	- 2.7%
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	32	- 20.0%
Inventory of Homes for Sale	17	17	0.0%	--	--	--
Months Supply of Inventory	1.2	1.4	+ 16.7%	--	--	--

* 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

