

# Local Market Update for January 2026

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

92154

Nestor, Otay Mesa

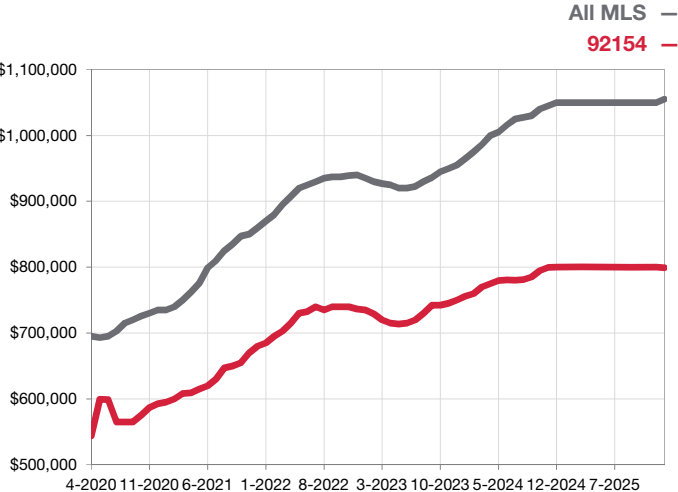
Detached	January			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	29	22	- 24.1%	29	22	- 24.1%
Pending Sales	21	14	- 33.3%	21	14	- 33.3%
Closed Sales	18	13	- 27.8%	18	13	- 27.8%
Median Sales Price*	\$819,000	\$799,000	- 2.4%	\$819,000	\$799,000	- 2.4%
Percent of Original List Price Received*	98.9%	101.4%	+ 2.5%	98.9%	101.4%	+ 2.5%
Days on Market Until Sale	32	28	- 12.5%	32	28	- 12.5%
Inventory of Homes for Sale	32	23	- 28.1%	--	--	--
Months Supply of Inventory	1.7	1.2	- 29.4%	--	--	--

\* 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	January			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	15	18	+ 20.0%	15	18	+ 20.0%
Pending Sales	12	15	+ 25.0%	12	15	+ 25.0%
Closed Sales	18	13	- 27.8%	18	13	- 27.8%
Median Sales Price*	\$599,000	\$660,000	+ 10.2%	\$599,000	\$660,000	+ 10.2%
Percent of Original List Price Received*	100.9%	100.8%	- 0.1%	100.9%	100.8%	- 0.1%
Days on Market Until Sale	40	61	+ 52.5%	40	61	+ 52.5%
Inventory of Homes for Sale	17	32	+ 88.2%	--	--	--
Months Supply of Inventory	1.2	2.5	+ 108.3%	--	--	--

\* 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

