

Local Market Update for February 2024

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

92064

Poway

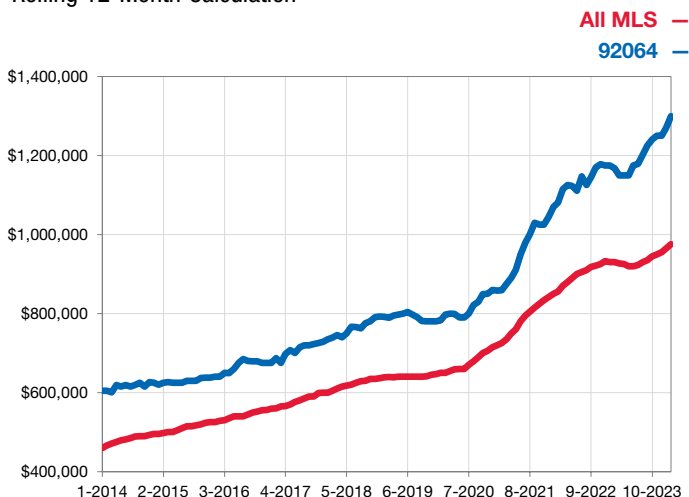
Single Family	February			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	25	32	+ 28.0%	52	68	+ 30.8%
Pending Sales	24	27	+ 12.5%	46	54	+ 17.4%
Closed Sales	16	25	+ 56.3%	37	43	+ 16.2%
Median Sales Price*	\$1,037,500	\$1,420,000	+ 36.9%	\$1,100,000	\$1,500,000	+ 36.4%
Percent of Original List Price Received*	98.8%	99.7%	+ 0.9%	96.9%	98.9%	+ 2.1%
Days on Market Until Sale	35	30	- 14.3%	40	39	- 2.5%
Inventory of Homes for Sale	36	30	- 16.7%	--	--	--
Months Supply of Inventory	1.1	1.1	0.0%	--	--	--

* 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.

Townhouse-Condo	February			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	9	2	- 77.8%	25	8	- 68.0%
Pending Sales	13	3	- 76.9%	20	7	- 65.0%
Closed Sales	4	5	+ 25.0%	7	6	- 14.3%
Median Sales Price*	\$777,450	\$712,500	- 8.4%	\$700,000	\$743,750	+ 6.3%
Percent of Original List Price Received*	99.7%	104.2%	+ 4.5%	98.7%	104.1%	+ 5.5%
Days on Market Until Sale	8	11	+ 37.5%	18	10	- 44.4%
Inventory of Homes for Sale	6	2	- 66.7%	--	--	--
Months Supply of Inventory	1.1	0.5	- 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

