

# Local Market Update for October 2021

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

## 92064

Poway

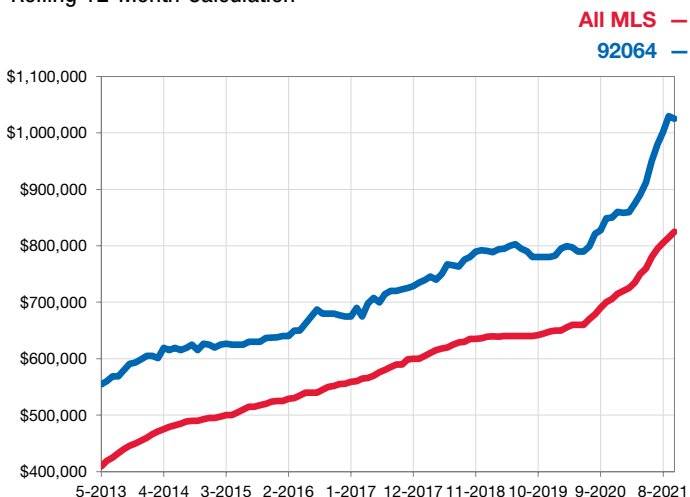
| Single Family                            | October     |           |                | Year to Date |              |                |
|--|-------------|-----------|----------------|--------------|--------------|----------------|
|  | 2020        | 2021      | Percent Change | Thru 10-2020 | Thru 10-2021 | Percent Change |
| <b>Key Metrics</b>                       |             |           |                |              |              |                |
| New Listings                             | 64          | 49        | - 23.4%        | 535          | 553          | + 3.4%         |
| Pending Sales                            | 54          | 42        | - 22.2%        | 429          | 487          | + 13.5%        |
| Closed Sales                             | 47          | 43        | - 8.5%         | 400          | 474          | + 18.5%        |
| Median Sales Price*                      | \$1,010,000 | \$950,000 | - 5.9%         | \$859,500    | \$1,049,000  | + 22.0%        |
| Percent of Original List Price Received* | 99.3%       | 99.4%     | + 0.1%         | 99.1%        | 103.9%       | + 4.8%         |
| Days on Market Until Sale                | 26          | 18        | - 30.8%        | 26           | 19           | - 26.9%        |
| Inventory of Homes for Sale              | 60          | 32        | - 46.7%        | --           | --           | --             |
| Months Supply of Inventory               | 1.4         | 0.7       | - 50.0%        | --           | --           | --             |

\* 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                          | October   |           |                | Year to Date |              |                |
|--|-----------|-----------|----------------|--------------|--------------|----------------|
|  | 2020      | 2021      | Percent Change | Thru 10-2020 | Thru 10-2021 | Percent Change |
| <b>Key Metrics</b>                       |           |           |                |              |              |                |
| New Listings                             | 4         | 3         | - 25.0%        | 57           | 78           | + 36.8%        |
| Pending Sales                            | 4         | 6         | + 50.0%        | 49           | 68           | + 38.8%        |
| Closed Sales                             | 8         | 7         | - 12.5%        | 49           | 62           | + 26.5%        |
| Median Sales Price*                      | \$517,500 | \$620,000 | + 19.8%        | \$500,000    | \$602,450    | + 20.5%        |
| Percent of Original List Price Received* | 100.2%    | 99.2%     | - 1.0%         | 99.3%        | 102.6%       | + 3.3%         |
| Days on Market Until Sale                | 14        | 19        | + 35.7%        | 19           | 14           | - 26.3%        |
| Inventory of Homes for Sale              | 3         | 3         | 0.0%           | --           | --           | --             |
| Months Supply of Inventory               | 0.6       | 0.5       | - 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

