

Local Market Update for February 2025

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

92064

Poway

Single Family

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	33	28	- 15.2%	69	72	+ 4.3%
Pending Sales	26	20	- 23.1%	53	45	- 15.1%
Closed Sales	25	24	- 4.0%	43	40	- 7.0%
Median Sales Price*	\$1,420,000	\$1,160,000	- 18.3%	\$1,500,000	\$1,074,000	- 28.4%
Percent of Original List Price Received*	99.7%	97.6%	- 2.1%	98.9%	97.3%	- 1.6%
Days on Market Until Sale	30	26	- 13.3%	39	35	- 10.3%
Inventory of Homes for Sale	39	53	+ 35.9%	--	--	--
Months Supply of Inventory	1.5	2.0	+ 33.3%	--	--	--

* 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.

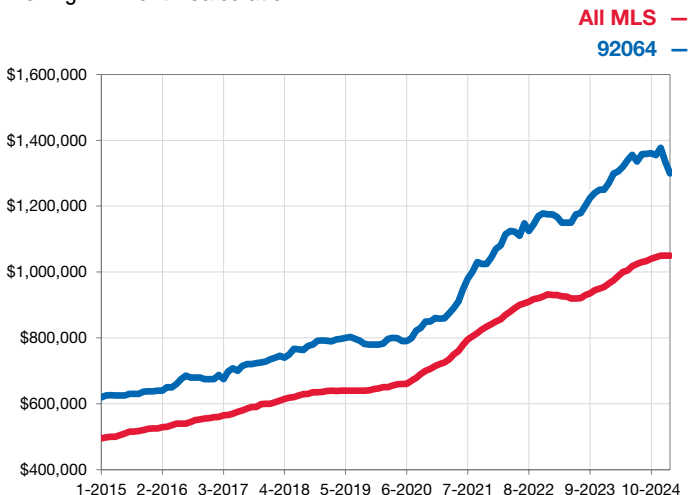
Townhouse-Condo

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	2	4	+ 100.0%	8	7	- 12.5%
Pending Sales	3	2	- 33.3%	7	3	- 57.1%
Closed Sales	5	2	- 60.0%	6	5	- 16.7%
Median Sales Price*	\$712,500	\$552,500	- 22.5%	\$743,750	\$735,000	- 1.2%
Percent of Original List Price Received*	104.2%	87.3%	- 16.2%	104.1%	93.8%	- 9.9%
Days on Market Until Sale	11	53	+ 381.8%	10	53	+ 430.0%
Inventory of Homes for Sale	2	6	+ 200.0%	--	--	--
Months Supply of Inventory	0.5	1.9	+ 280.0%	--	--	--

* 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.

Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

