

Local Market Update for January 2019

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

92064

Poway

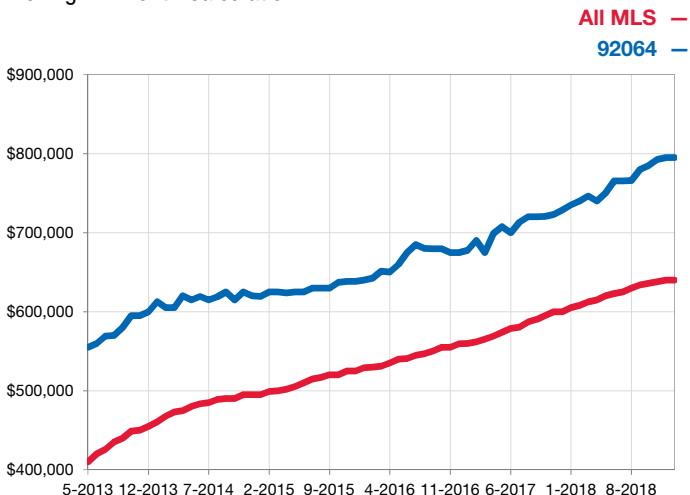
Single Family	January			Year to Date		
	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
Key Metrics						
New Listings	49	67	+ 36.7%	49	67	+ 36.7%
Pending Sales	33	46	+ 39.4%	33	46	+ 39.4%
Closed Sales	31	25	- 19.4%	31	25	- 19.4%
Median Sales Price*	\$792,000	\$785,000	- 0.9%	\$792,000	\$785,000	- 0.9%
Percent of Original List Price Received*	98.1%	96.5%	- 1.6%	98.1%	96.5%	- 1.6%
Days on Market Until Sale	48	47	- 2.1%	48	47	- 2.1%
Inventory of Homes for Sale	57	93	+ 63.2%	--	--	--
Months Supply of Inventory	1.3	2.3	+ 76.9%	--	--	--

* 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	January			Year to Date		
	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
Key Metrics						
New Listings	6	4	- 33.3%	6	4	- 33.3%
Pending Sales	5	6	+ 20.0%	5	6	+ 20.0%
Closed Sales	2	6	+ 200.0%	2	6	+ 200.0%
Median Sales Price*	\$450,000	\$478,950	+ 6.4%	\$450,000	\$478,950	+ 6.4%
Percent of Original List Price Received*	93.8%	96.1%	+ 2.5%	93.8%	96.1%	+ 2.5%
Days on Market Until Sale	19	51	+ 168.4%	19	51	+ 168.4%
Inventory of Homes for Sale	2	5	+ 150.0%	--	--	--
Months Supply of Inventory	0.5	0.9	+ 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

