Local Market Update for February 2026

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

92064

Poway

Detached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	37	**33**	- 10.8%	81	**72**	- 11.1%
Pending Sales	17	**29**	+ 70.6%	42	**50**	+ 19.0%
Closed Sales	24	**18**	- 25.0%	40	**37**	- 7.5%
Median Sales Price*	$1,160,000	**$1,391,250**	+ 19.9%	$1,074,000	**$1,284,500**	+ 19.6%
Percent of Original List Price Received*	97.6%	**98.4%**	+ 0.8%	97.3%	**97.5%**	+ 0.2%
Days on Market Until Sale	26	**31**	+ 19.2%	35	**39**	+ 11.4%
Inventory of Homes for Sale	67	**46**	- 31.3%	—	—	—
Months Supply of Inventory	2.6	**1.6**	- 38.5%	—	—	—

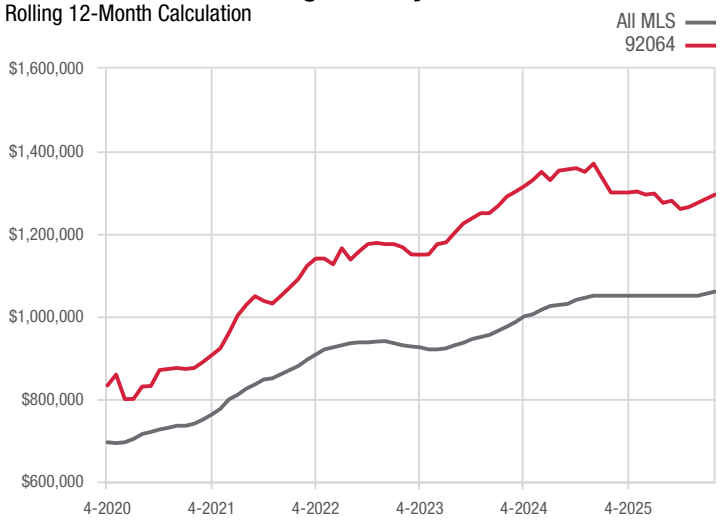
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	4	**6**	+ 50.0%	7	**9**	+ 28.6%
Pending Sales	2	**1**	- 50.0%	3	**3**	0.0%
Closed Sales	2	**2**	0.0%	5	**5**	0.0%
Median Sales Price*	$552,500	**$807,500**	+ 46.2%	$735,000	**$765,000**	+ 4.1%
Percent of Original List Price Received*	87.3%	**98.1%**	+ 12.4%	93.8%	**98.4%**	+ 4.9%
Days on Market Until Sale	53	**68**	+ 28.3%	53	**71**	+ 34.0%
Inventory of Homes for Sale	6	**10**	+ 66.7%	—	—	—
Months Supply of Inventory	1.9	**3.4**	+ 78.9%	—	—	—

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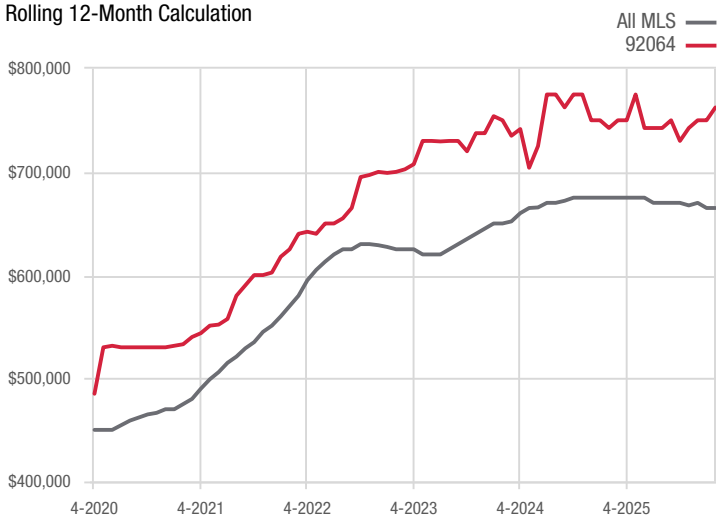
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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Current as of March 5, 2026. All data from the San Diego MLS. Report © 2026 ShowingTime Plus, LLC. Percent changes are calculated using rounded figures.