Local Market Update for April 2026

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

92064

Poway

Detached	April			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 4-2025**	**Thru 4-2026**	**% Change**
New Listings	75	**42**	- 44.0%	207	**160**	- 22.7%
Pending Sales	36	**32**	- 11.1%	102	**122**	+ 19.6%
Closed Sales	27	**33**	+ 22.2%	85	**108**	+ 27.1%
Median Sales Price*	$1,535,000	**$1,646,000**	+ 7.2%	$1,265,000	**$1,390,000**	+ 9.9%
Percent of Original List Price Received*	99.2%	**99.2%**	0.0%	98.8%	**98.3%**	- 0.5%
Days on Market Until Sale	25	**23**	- 8.0%	38	**34**	- 10.5%
Inventory of Homes for Sale	111	**49**	- 55.9%	—	**—**	—
Months Supply of Inventory	4.4	**1.6**	- 63.6%	—	**—**	—

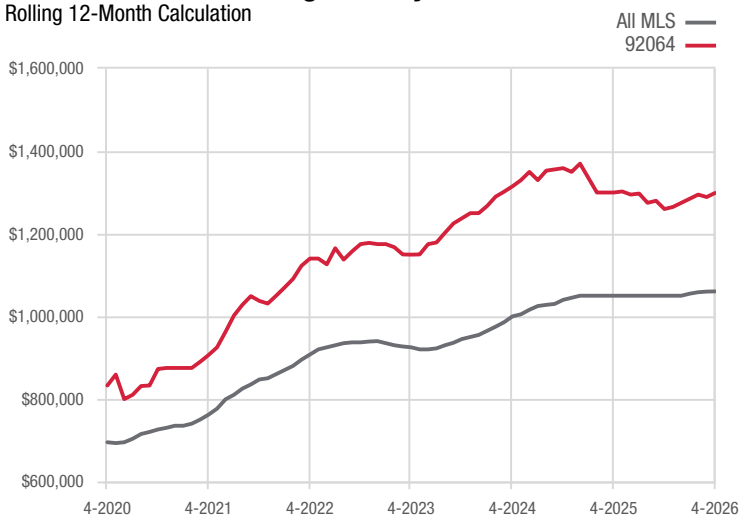
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	April			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 4-2025**	**Thru 4-2026**	**% Change**
New Listings	6	**11**	+ 83.3%	20	**31**	+ 55.0%
Pending Sales	6	**11**	+ 83.3%	13	**18**	+ 38.5%
Closed Sales	5	**5**	0.0%	12	**13**	+ 8.3%
Median Sales Price*	$725,000	**$795,000**	+ 9.7%	$730,000	**$765,000**	+ 4.8%
Percent of Original List Price Received*	98.9%	**102.5%**	+ 3.6%	96.4%	**100.6%**	+ 4.4%
Days on Market Until Sale	8	**20**	+ 150.0%	28	**40**	+ 42.9%
Inventory of Homes for Sale	6	**10**	+ 66.7%	—	**—**	—
Months Supply of Inventory	1.7	**2.6**	+ 52.9%	—	**—**	—

* 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.

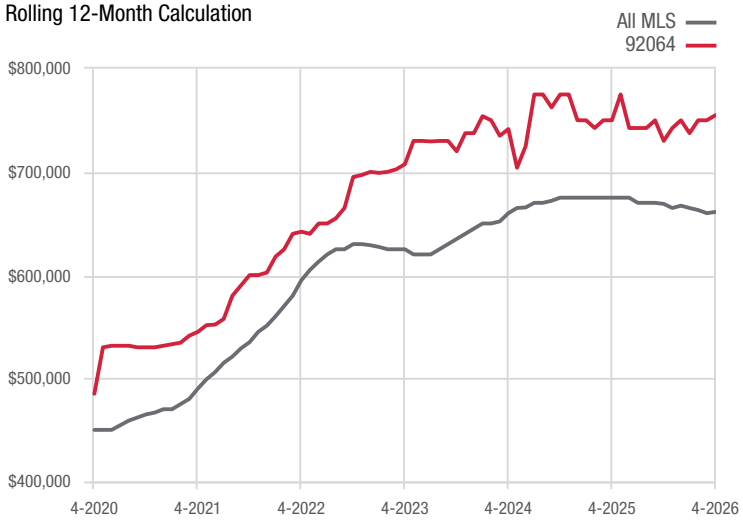
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



SAN DIEGO | MLS

Current as of May 6, 2026. All data from the San Diego MLS. Report © 2026 ShowingTime Plus, LLC. Percent changes are calculated using rounded figures.