

92064

Poway

Detached	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	56	30	- 46.4%	454	345	- 24.0%
Pending Sales	44	22	- 50.0%	232	238	+ 2.6%
Closed Sales	35	23	- 34.3%	210	238	+ 13.3%
Median Sales Price*	\$1,181,333	\$1,530,000	+ 29.5%	\$1,282,000	\$1,402,500	+ 9.4%
Percent of Original List Price Received*	94.8%	96.5%	+ 1.8%	97.5%	98.4%	+ 0.9%
Days on Market Until Sale	35	45	+ 28.6%	36	32	- 11.1%
Inventory of Homes for Sale	119	64	- 46.2%	—	—	—
Months Supply of Inventory	4.5	2.2	- 51.1%	—	—	—

* 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	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	5	10	+ 100.0%	41	59	+ 43.9%
Pending Sales	2	5	+ 150.0%	19	38	+ 100.0%
Closed Sales	0	6	—	20	37	+ 85.0%
Median Sales Price*	—	\$738,750	—	\$750,000	\$750,000	0.0%
Percent of Original List Price Received*	—	97.3%	—	98.8%	99.0%	+ 0.2%
Days on Market Until Sale	—	51	—	23	39	+ 69.6%
Inventory of Homes for Sale	17	13	- 23.5%	—	—	—
Months Supply of Inventory	6.4	2.8	- 56.3%	—	—	—

* 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.

