

Local Market Update for September 2026

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

92064

Poway

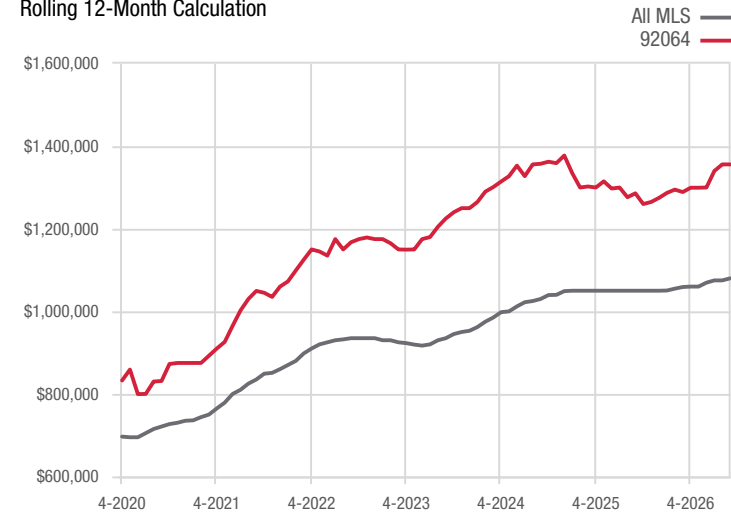
Detached	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	47	34	- 27.7%	503	375	- 25.4%
Pending Sales	37	19	- 48.6%	269	257	- 4.5%
Closed Sales	37	19	- 48.6%	247	257	+ 4.0%
Median Sales Price*	\$1,285,000	\$1,275,000	- 0.8%	\$1,285,000	\$1,400,000	+ 8.9%
Percent of Original List Price Received*	95.4%	99.3%	+ 4.1%	97.2%	98.5%	+ 1.3%
Days on Market Until Sale	34	26	- 23.5%	36	32	- 11.1%
Inventory of Homes for Sale	102	63	- 38.2%	—	—	—
Months Supply of Inventory	3.7	2.3	- 37.8%	—	—	—

* 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	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	2	5	+ 150.0%	43	63	+ 46.5%
Pending Sales	4	3	- 25.0%	23	40	+ 73.9%
Closed Sales	2	4	+ 100.0%	22	41	+ 86.4%
Median Sales Price*	\$654,000	\$690,000	+ 5.5%	\$750,000	\$750,000	0.0%
Percent of Original List Price Received*	98.3%	97.4%	- 0.9%	98.7%	98.9%	+ 0.2%
Days on Market Until Sale	20	23	+ 15.0%	22	37	+ 68.2%
Inventory of Homes for Sale	11	13	+ 18.2%	—	—	—
Months Supply of Inventory	3.7	2.9	- 21.6%	—	—	—

* 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.

Median Sales Price - Single Family
Rolling 12-Month Calculation



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

