Local Market Update for October 2026

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

92064

Poway

Detached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	37	**31**	- 16.2%	539	**406**	- 24.7%
Pending Sales	31	**16**	- 48.4%	300	**276**	- 8.0%
Closed Sales	41	**25**	- 39.0%	288	**283**	- 1.7%
Median Sales Price*	$1,050,000	**$1,202,500**	+ 14.5%	$1,250,000	**$1,380,000**	+ 10.4%
Percent of Original List Price Received*	96.8%	**97.9%**	+ 1.1%	97.1%	**98.3%**	+ 1.2%
Days on Market Until Sale	47	**38**	- 19.1%	38	**33**	- 13.2%
Inventory of Homes for Sale	78	**59**	- 24.4%	—	**—**	—
Months Supply of Inventory	2.8	**2.2**	- 21.4%	—	**—**	—

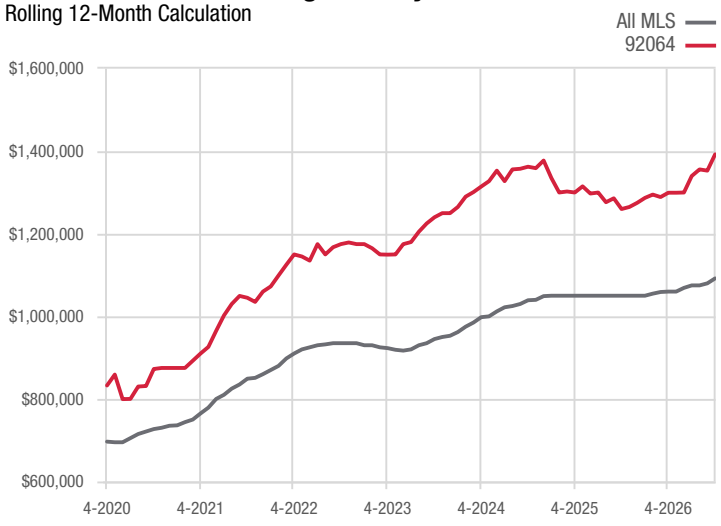
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	6	**3**	- 50.0%	49	**66**	+ 34.7%
Pending Sales	2	**1**	- 50.0%	25	**40**	+ 60.0%
Closed Sales	4	**2**	- 50.0%	26	**43**	+ 65.4%
Median Sales Price*	$647,000	**$700,850**	+ 8.3%	$742,500	**$732,000**	- 1.4%
Percent of Original List Price Received*	98.5%	**92.1%**	- 6.5%	98.7%	**98.5%**	- 0.2%
Days on Market Until Sale	23	**106**	+ 360.9%	22	**41**	+ 86.4%
Inventory of Homes for Sale	12	**12**	0.0%	—	**—**	—
Months Supply of Inventory	4.1	**2.8**	- 31.7%	—	**—**	—

* 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.

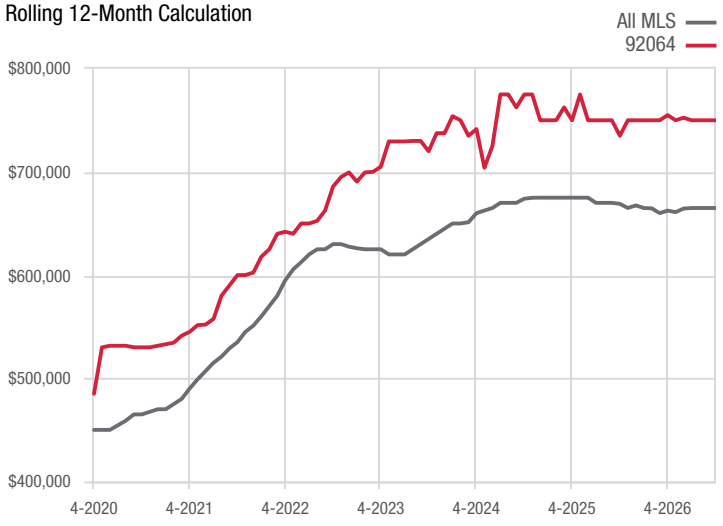
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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