Local Market Update for October 2025

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

92064

Poway

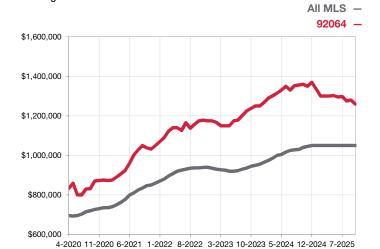
Detached	October			Year to Date			
Key Metrics	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change	
New Listings	35	35	0.0%	416	543	+ 30.5%	
Pending Sales	22	32	+ 45.5%	286	304	+ 6.3%	
Closed Sales	30	37	+ 23.3%	283	287	+ 1.4%	
Median Sales Price*	\$1,165,000	\$1,050,000	- 9.9%	\$1,385,000	\$1,250,000	- 9.7%	
Percent of Original List Price Received*	95.2%	96.8%	+ 1.7%	99.6%	97.2%	- 2.4%	
Days on Market Until Sale	30	48	+ 60.0%	23	38	+ 65.2%	
Inventory of Homes for Sale	74	75	+ 1.4%				
Months Supply of Inventory	2.8	2.6	- 7.1%				

^{*} 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	October			Year to Date			
Key Metrics	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change	
New Listings	6	6	0.0%	37	49	+ 32.4%	
Pending Sales	0	3		31	27	- 12.9%	
Closed Sales	1	4	+ 300.0%	32	27	- 15.6%	
Median Sales Price*	\$890,000	\$647,000	- 27.3%	\$762,500	\$735,000	- 3.6%	
Percent of Original List Price Received*	101.7%	98.5%	- 3.1%	101.4%	97.8%	- 3.6%	
Days on Market Until Sale	20	23	+ 15.0%	17	25	+ 47.1%	
Inventory of Homes for Sale	6	10	+ 66.7%				
Months Supply of Inventory	1.5	3.5	+ 133.3%				

^{*} 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.

Median Sales Price – Single FamilyRolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

