

# Local Market Update for March 2026

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

## 92064

Poway

Detached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
<b>Key Metrics</b>						
New Listings	51	37	- 27.5%	132	113	- 14.4%
Pending Sales	24	36	+ 50.0%	66	88	+ 33.3%
Closed Sales	18	35	+ 94.4%	58	72	+ 24.1%
Median Sales Price*	\$1,847,875	<b>\$1,243,125</b>	- 32.7%	\$1,210,000	<b>\$1,282,250</b>	+ 6.0%
Percent of Original List Price Received*	101.2%	<b>98.2%</b>	- 3.0%	98.5%	<b>97.9%</b>	- 0.6%
Days on Market Until Sale	66	37	- 43.9%	45	39	- 13.3%
Inventory of Homes for Sale	88	47	- 46.6%	—	—	—
Months Supply of Inventory	3.6	1.5	- 58.3%	—	—	—

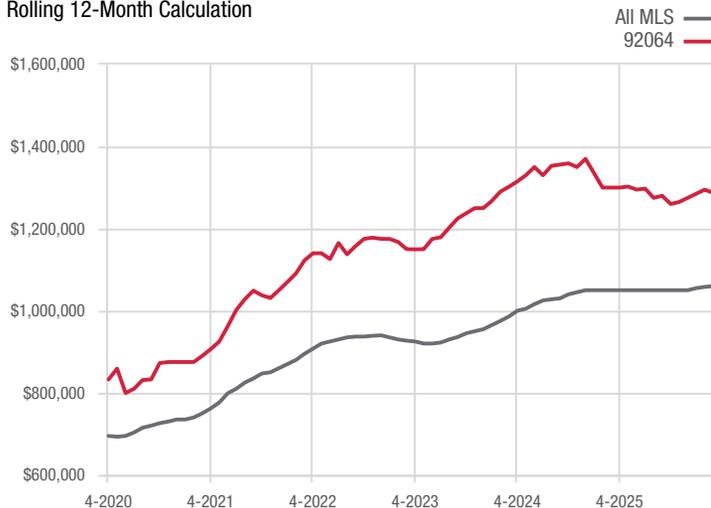
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
<b>Key Metrics</b>						
New Listings	7	7	0.0%	14	19	+ 35.7%
Pending Sales	4	3	- 25.0%	7	7	0.0%
Closed Sales	2	1	- 50.0%	7	8	+ 14.3%
Median Sales Price*	\$669,475	<b>\$725,000</b>	+ 8.3%	\$735,000	<b>\$745,000</b>	+ 1.4%
Percent of Original List Price Received*	96.5%	<b>96.7%</b>	+ 0.2%	94.6%	<b>99.4%</b>	+ 5.1%
Days on Market Until Sale	16	52	+ 225.0%	42	53	+ 26.2%
Inventory of Homes for Sale	8	12	+ 50.0%	—	—	—
Months Supply of Inventory	2.5	3.6	+ 44.0%	—	—	—

\* 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

