

Local Market Update for August 2025

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

92064

Poway

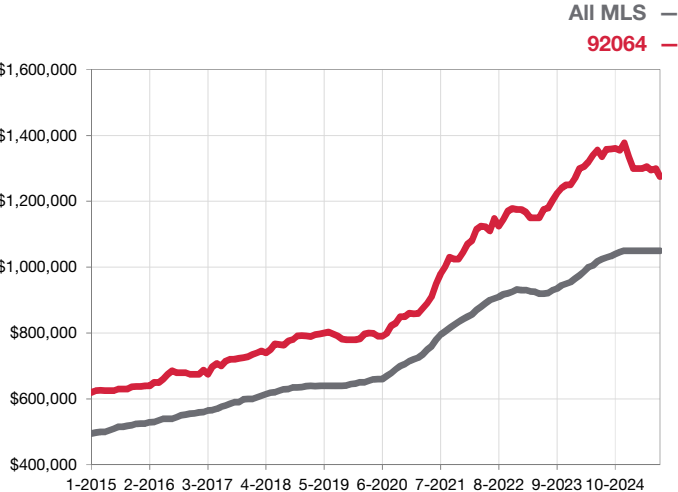
Detached	August			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	49	49	0.0%	353	451	+ 27.8%
Pending Sales	26	44	+ 69.2%	236	233	- 1.3%
Closed Sales	39	33	- 15.4%	232	209	- 9.9%
Median Sales Price*	\$1,482,500	\$1,181,333	- 20.3%	\$1,400,000	\$1,275,000	- 8.9%
Percent of Original List Price Received*	99.0%	94.5%	- 4.5%	100.3%	97.5%	- 2.8%
Days on Market Until Sale	22	34	+ 54.5%	23	36	+ 56.5%
Inventory of Homes for Sale	82	110	+ 34.1%	--	--	--
Months Supply of Inventory	3.0	4.1	+ 36.7%	--	--	--

* 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.

Attached	August			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	0	5	--	31	41	+ 32.3%
Pending Sales	2	3	+ 50.0%	30	21	- 30.0%
Closed Sales	8	0	- 100.0%	30	21	- 30.0%
Median Sales Price*	\$722,500	\$0	- 100.0%	\$762,500	\$750,000	- 1.6%
Percent of Original List Price Received*	98.8%	0.0%	- 100.0%	101.2%	97.7%	- 3.5%
Days on Market Until Sale	22	0	- 100.0%	18	26	+ 44.4%
Inventory of Homes for Sale	0	16	--	--	--	--
Months Supply of Inventory	0.0	6.2	--	--	--	--

* 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

