

Local Market Update for May 2025

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

92064

Poway

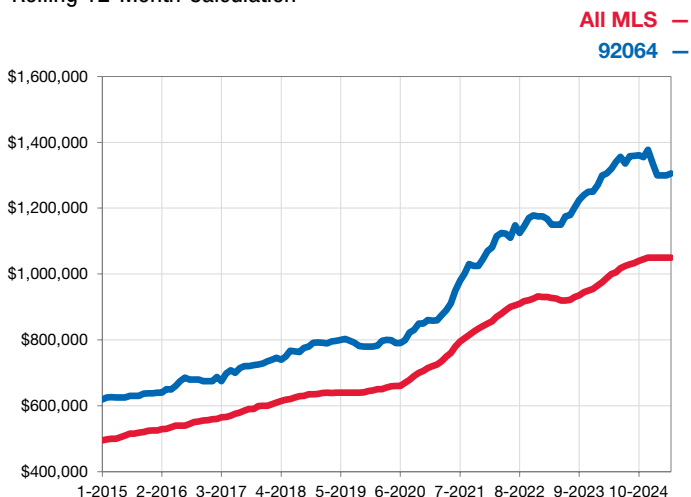
Detached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	48	63	+ 31.3%	198	267	+ 34.8%
Pending Sales	33	32	- 3.0%	154	133	- 13.6%
Closed Sales	37	37	0.0%	143	122	- 14.7%
Median Sales Price*	\$1,396,000	\$1,360,000	- 2.6%	\$1,400,000	\$1,300,000	- 7.1%
Percent of Original List Price Received*	101.8%	98.8%	- 2.9%	100.6%	98.8%	- 1.8%
Days on Market Until Sale	15	34	+ 126.7%	25	37	+ 48.0%
Inventory of Homes for Sale	48	116	+ 141.7%	--	--	--
Months Supply of Inventory	1.8	4.6	+ 155.6%	--	--	--

* 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.

Attached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	5	2	- 60.0%	16	22	+ 37.5%
Pending Sales	3	4	+ 33.3%	13	17	+ 30.8%
Closed Sales	0	5	--	11	17	+ 54.5%
Median Sales Price*	\$0	\$820,000	--	\$704,000	\$775,000	+ 10.1%
Percent of Original List Price Received*	0.0%	99.7%	--	101.8%	97.4%	- 4.3%
Days on Market Until Sale	0	18	--	15	25	+ 66.7%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	1.1	0.8	- 27.3%	--	--	--

* 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 Family Rolling 12-Month Calculation



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

