

Local Market Update for January 2026

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

92064

Poway

Detached		January			Year to Date		
Key Metrics		2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings		44	36	- 18.2%	44	36	- 18.2%
Pending Sales		25	21	- 16.0%	25	21	- 16.0%
Closed Sales		16	19	+ 18.8%	16	19	+ 18.8%
Median Sales Price*		\$1,070,000	\$1,275,000	+ 19.2%	\$1,070,000	\$1,275,000	+ 19.2%
Percent of Original List Price Received*		97.0%	96.7%	- 0.3%	97.0%	96.7%	- 0.3%
Days on Market Until Sale		48	48	0.0%	48	48	0.0%
Inventory of Homes for Sale		56	47	- 16.1%	--	--	--
Months Supply of Inventory		2.1	1.7	- 19.0%	--	--	--

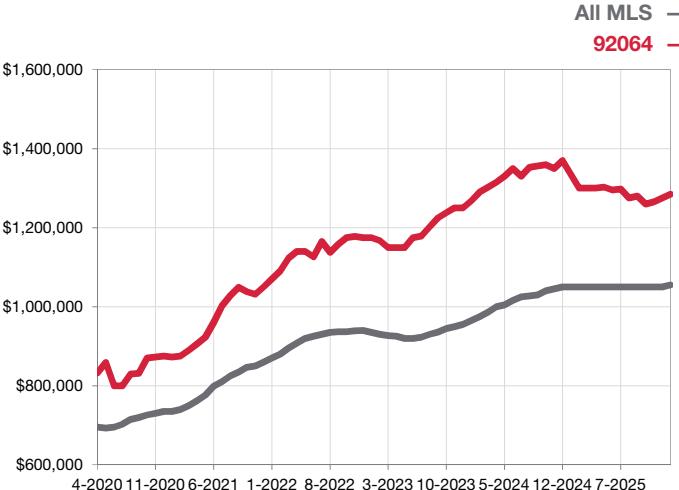
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		January			Year to Date		
Key Metrics		2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings		3	2	- 33.3%	3	2	- 33.3%
Pending Sales		1	2	+ 100.0%	1	2	+ 100.0%
Closed Sales		3	3	0.0%	3	3	0.0%
Median Sales Price*		\$750,000	\$765,000	+ 2.0%	\$750,000	\$765,000	+ 2.0%
Percent of Original List Price Received*		98.2%	98.6%	+ 0.4%	98.2%	98.6%	+ 0.4%
Days on Market Until Sale		53	73	+ 37.7%	53	73	+ 37.7%
Inventory of Homes for Sale		4	3	- 25.0%	--	--	--
Months Supply of Inventory		1.3	1.0	- 23.1%	--	--	--

* 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.

Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

