

Local Market Update for August 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92064 - Poway

North San Diego County

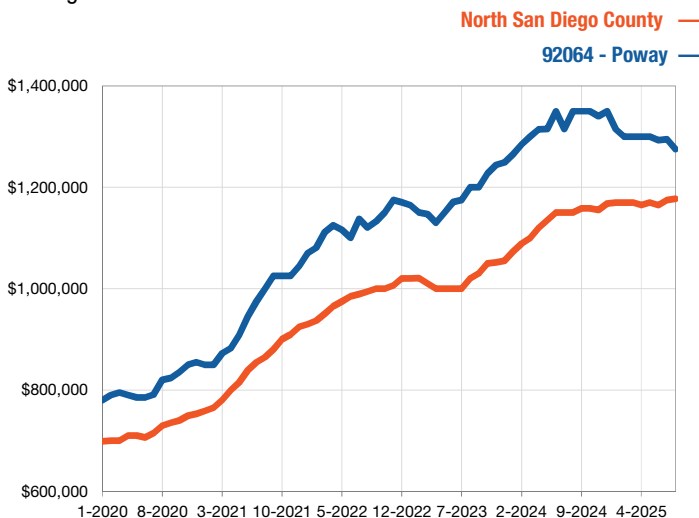
Detached Single-Family	August			Rolling 12 Months		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	60	50	- 16.7%	466	573	+ 23.0%
Pending Sales	26	46	+ 76.9%	330	324	- 1.8%
Closed Sales	38	35	- 7.9%	324	306	- 5.6%
Days on Market Until Sale	18	29	+ 61.1%	17	30	+ 76.5%
Median Sales Price*	\$1,482,500	\$1,181,333	- 20.3%	\$1,350,000	\$1,275,000	- 5.6%
Average Sales Price*	\$1,536,833	\$1,303,641	- 15.2%	\$1,554,998	\$1,556,889	+ 0.1%
Percent of Original List Price Received*	99.0%	94.8%	- 4.2%	100.3%	97.1%	- 3.2%
Percent of List Price Received*	100.2%	96.1%	- 4.1%	100.9%	98.8%	- 2.1%
Inventory of Homes for Sale	93	110	+ 18.3%	--	--	--
Months Supply of Inventory	3.4	4.1	+ 20.6%	--	--	--

* 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 Single-Family	August			Rolling 12 Months		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	0	5	--	46	51	+ 10.9%
Pending Sales	2	3	+ 50.0%	48	26	- 45.8%
Closed Sales	8	0	- 100.0%	50	24	- 52.0%
Days on Market Until Sale	21	0	- 100.0%	15	21	+ 40.0%
Median Sales Price*	\$722,500	\$0	- 100.0%	\$775,000	\$742,500	- 4.2%
Average Sales Price*	\$734,110	\$0	- 100.0%	\$765,165	\$711,373	- 7.0%
Percent of Original List Price Received*	98.8%	0.0%	- 100.0%	100.2%	98.3%	- 1.9%
Percent of List Price Received*	99.4%	0.0%	- 100.0%	101.0%	99.3%	- 1.7%
Inventory of Homes for Sale	1	16	+ 1500.0%	--	--	--
Months Supply of Inventory	0.2	6.2	+ 3000.0%	--	--	--

* 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 – Detached Single-Family
Rolling 12-Month Calculation



Median Sales Price – Attached Single-Family
Rolling 12-Month Calculation

