

Local Market Update for May 2026

Provided by the North San Diego County REALTORS®.

92064 - Poway

North San Diego County

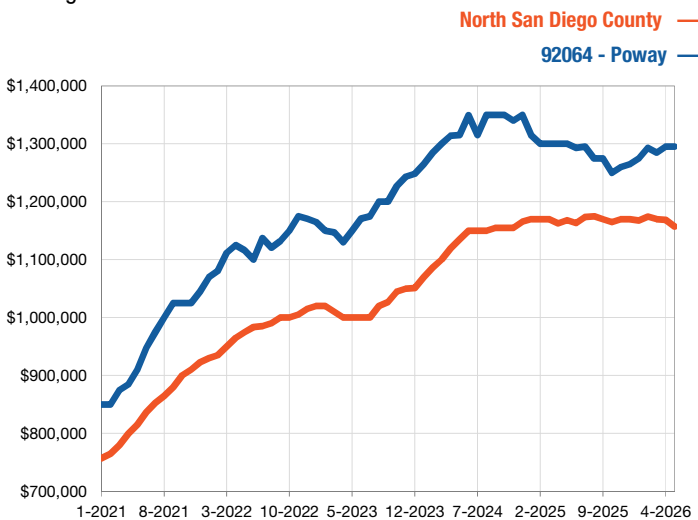
Detached Single-Family	May			Rolling 12 Months		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
Key Metrics						
New Listings	68	54	- 20.6%	552	554	+ 0.4%
Pending Sales	33	39	+ 18.2%	305	380	+ 24.6%
Closed Sales	38	43	+ 13.2%	307	373	+ 21.5%
Days on Market Until Sale	19	21	+ 10.5%	25	32	+ 28.0%
Median Sales Price*	\$1,355,000	\$1,400,000	+ 3.3%	\$1,300,000	\$1,295,000	- 0.4%
Average Sales Price*	\$1,586,792	\$1,625,980	+ 2.5%	\$1,573,631	\$1,503,861	- 4.4%
Percent of Original List Price Received*	98.8%	98.8%	0.0%	98.2%	97.1%	- 1.1%
Percent of List Price Received*	99.8%	99.8%	0.0%	99.7%	98.7%	- 1.0%
Inventory of Homes for Sale	131	69	- 47.3%	--	--	--
Months Supply of Inventory	5.2	2.2	- 57.7%	--	--	--

* 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 Single-Family	May			Rolling 12 Months		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
Key Metrics						
New Listings	2	3	+ 50.0%	47	58	+ 23.4%
Pending Sales	4	4	0.0%	38	33	- 13.2%
Closed Sales	6	5	- 16.7%	39	31	- 20.5%
Days on Market Until Sale	20	47	+ 135.0%	20	36	+ 80.0%
Median Sales Price*	\$810,000	\$766,000	- 5.4%	\$775,000	\$759,900	- 1.9%
Average Sales Price*	\$764,000	\$746,800	- 2.3%	\$741,175	\$747,529	+ 0.9%
Percent of Original List Price Received*	99.4%	97.0%	- 2.4%	99.4%	98.6%	- 0.8%
Percent of List Price Received*	100.4%	99.4%	- 1.0%	100.2%	99.6%	- 0.6%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	0.9	1.2	+ 33.3%	--	--	--

* 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 – Detached Single-Family
 Rolling 12-Month Calculation



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

