

Local Market Update for March 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92064 - Poway

North San Diego County

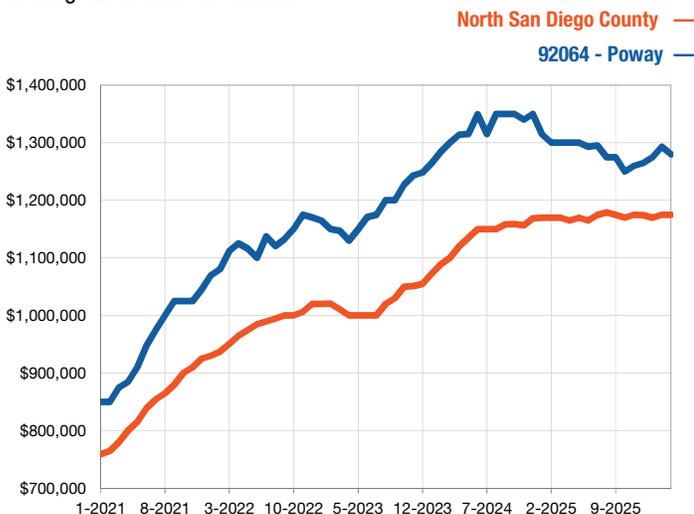
Detached Single-Family	March			Rolling 12 Months		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
Key Metrics						
New Listings	52	39	- 25.0%	498	585	+ 17.5%
Pending Sales	24	37	+ 54.2%	296	374	+ 26.4%
Closed Sales	18	36	+ 100.0%	319	359	+ 12.5%
Days on Market Until Sale	34	28	- 17.6%	23	32	+ 39.1%
Median Sales Price*	\$1,847,875	\$1,236,563	- 33.1%	\$1,300,000	\$1,280,000	- 1.5%
Average Sales Price*	\$1,774,069	\$1,526,351	- 14.0%	\$1,555,782	\$1,492,668	- 4.1%
Percent of Original List Price Received*	101.2%	98.3%	- 2.9%	98.7%	97.0%	- 1.7%
Percent of List Price Received*	101.9%	99.2%	- 2.6%	100.0%	98.6%	- 1.4%
Inventory of Homes for Sale	95	51	- 46.3%	--	--	--
Months Supply of Inventory	3.9	1.6	- 59.0%	--	--	--

* 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 Single-Family	March			Rolling 12 Months		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
Key Metrics						
New Listings	7	8	+ 14.3%	44	57	+ 29.5%
Pending Sales	4	3	- 25.0%	31	30	- 3.2%
Closed Sales	2	1	- 50.0%	30	31	+ 3.3%
Days on Market Until Sale	16	52	+ 225.0%	23	29	+ 26.1%
Median Sales Price*	\$669,475	\$725,000	+ 8.3%	\$762,500	\$759,900	- 0.3%
Average Sales Price*	\$669,475	\$725,000	+ 8.3%	\$733,994	\$726,255	- 1.1%
Percent of Original List Price Received*	96.5%	96.7%	+ 0.2%	99.2%	98.7%	- 0.5%
Percent of List Price Received*	99.1%	98.0%	- 1.1%	100.3%	99.7%	- 0.6%
Inventory of Homes for Sale	8	12	+ 50.0%	--	--	--
Months Supply of Inventory	2.6	4.0	+ 53.8%	--	--	--

* 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

