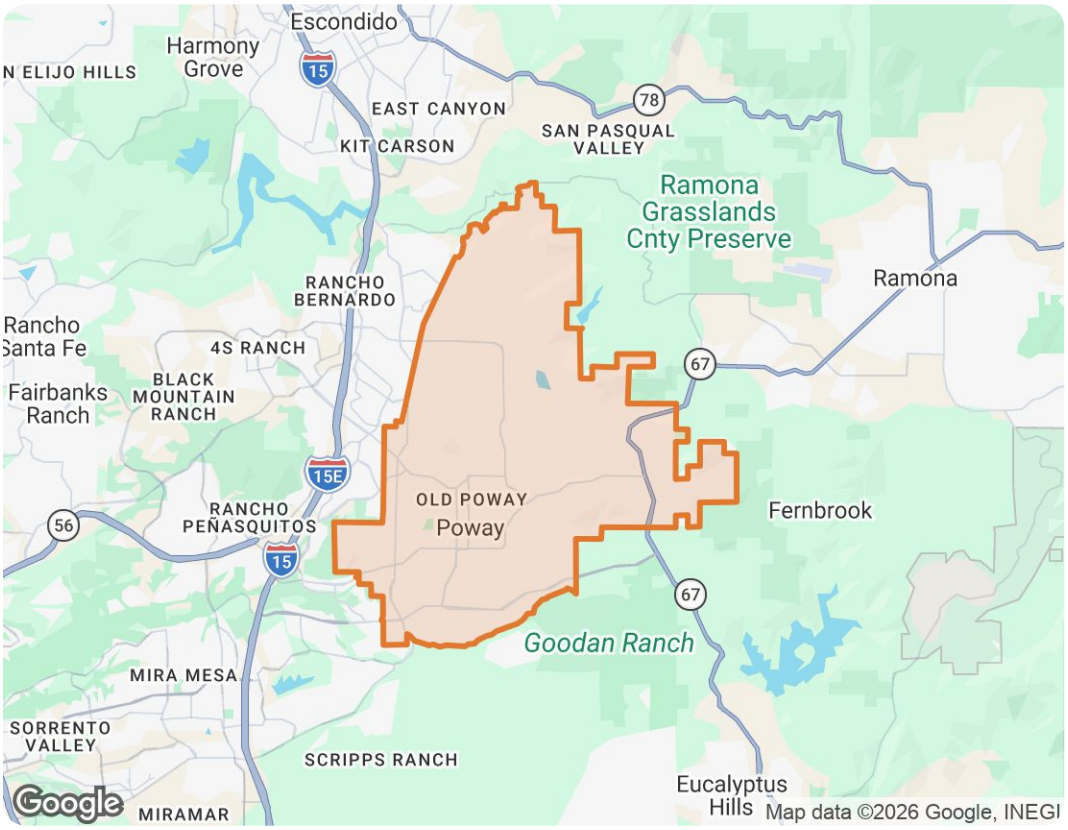
Poway, California



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Poway, California

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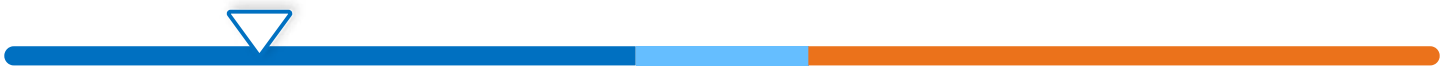
Market Trends

Market Trends for Poway, California

Single Family + Condo/Townhouse/Apt.

October 2026

Market Type



Seller's Market | Balanced Market | Buyer's Market

Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
2.13	99.7%	21	$1,150,000
↑ 1.91% MoM	↓ 0.25% MoM	↑ 16.67% MoM	↓ 4.56% MoM

October 2026 Median Estimated Property Value

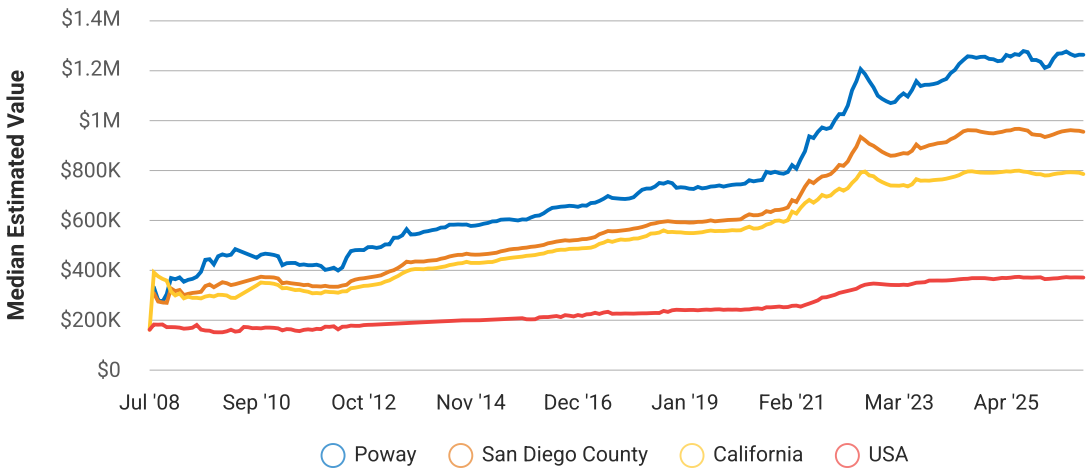
Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

Median Estimated Value	Last Month Change	12 Month Change
$1,260,820	–	+1.7%



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October 2026 Active Listings

Poway, California

Single Family + Condo/Townhouse/Apt.

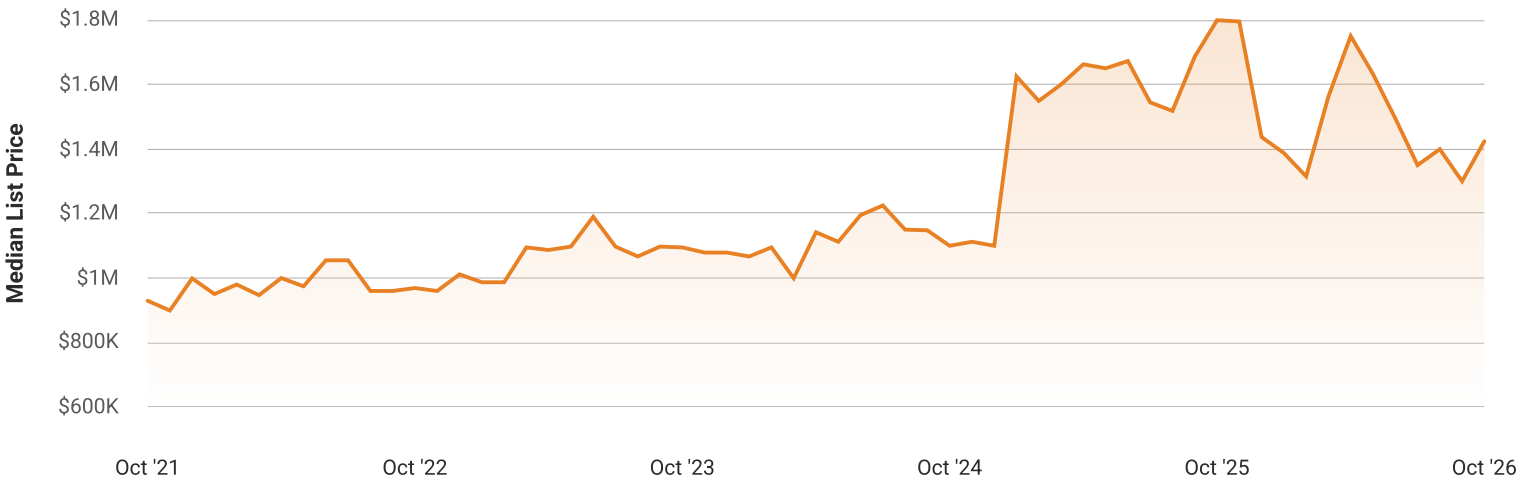
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - $1,423,950

↑ 9.5% Month over Month



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October 2026 Sold Listings

Poway, California

Single Family + Condo/Townhouse/Apt.

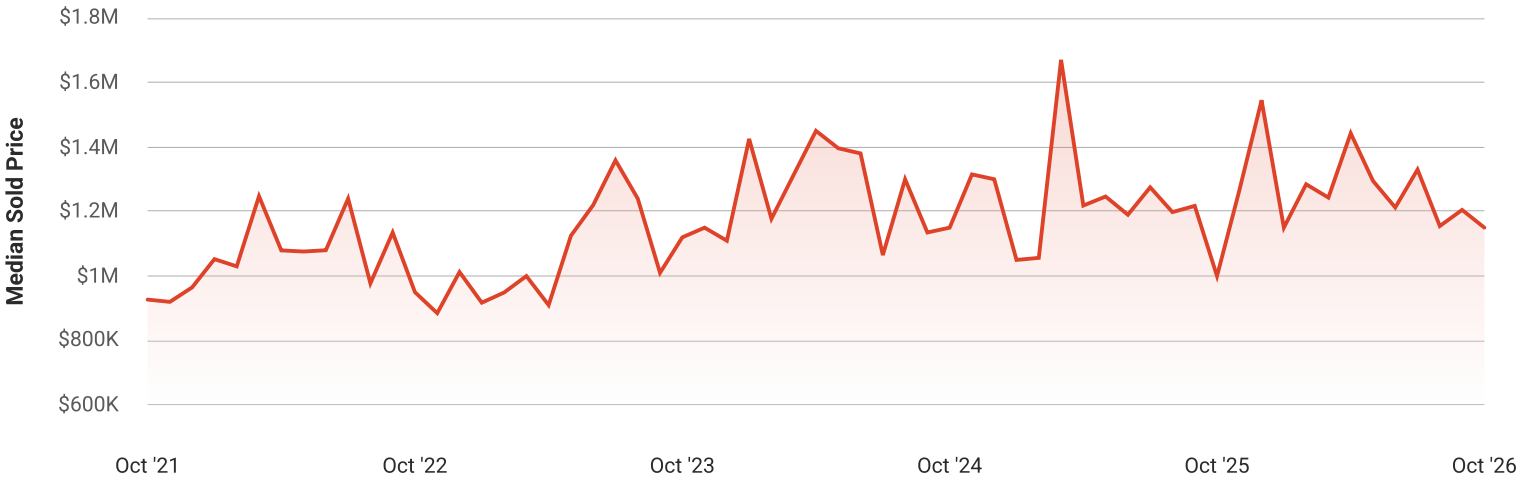
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

Median Sold Price - $1,150,000

↓ **4.6%** Month over Month



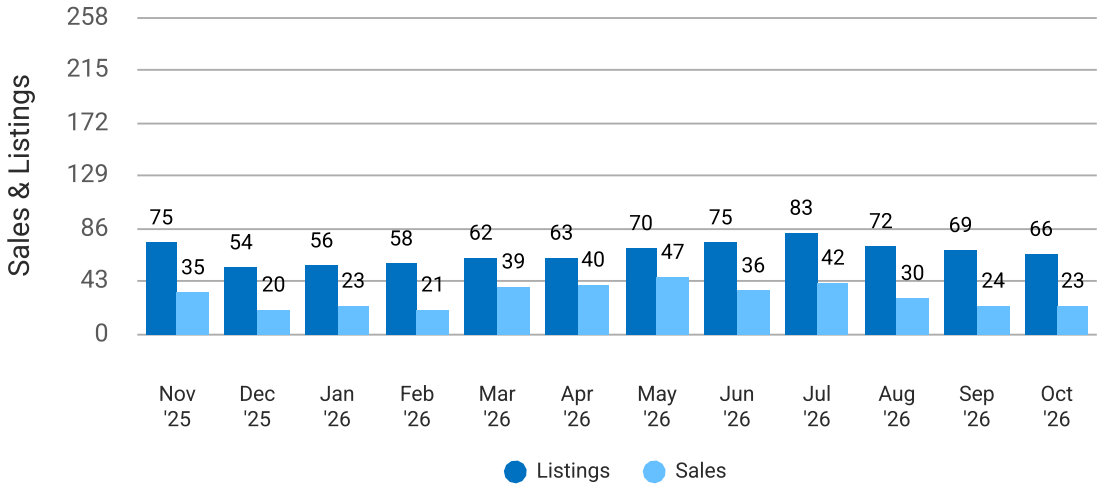
Total Sales and Active Listings in Poway, California

Single Family + Condo/Townhouse/Apt.

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



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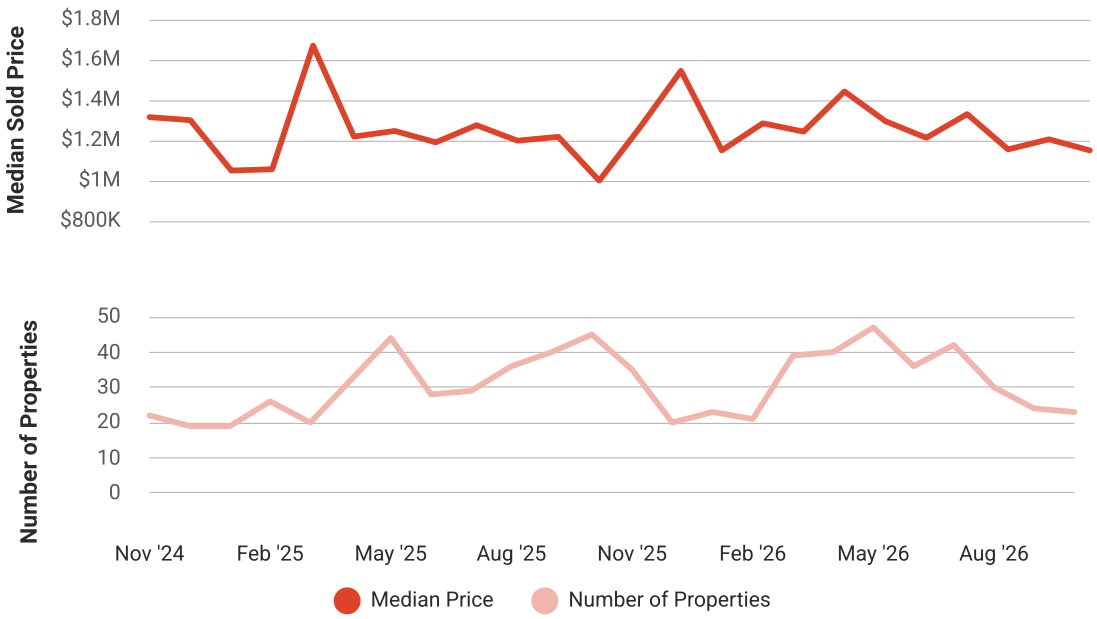
Median Sold Price vs Sold Listings in Poway, California

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



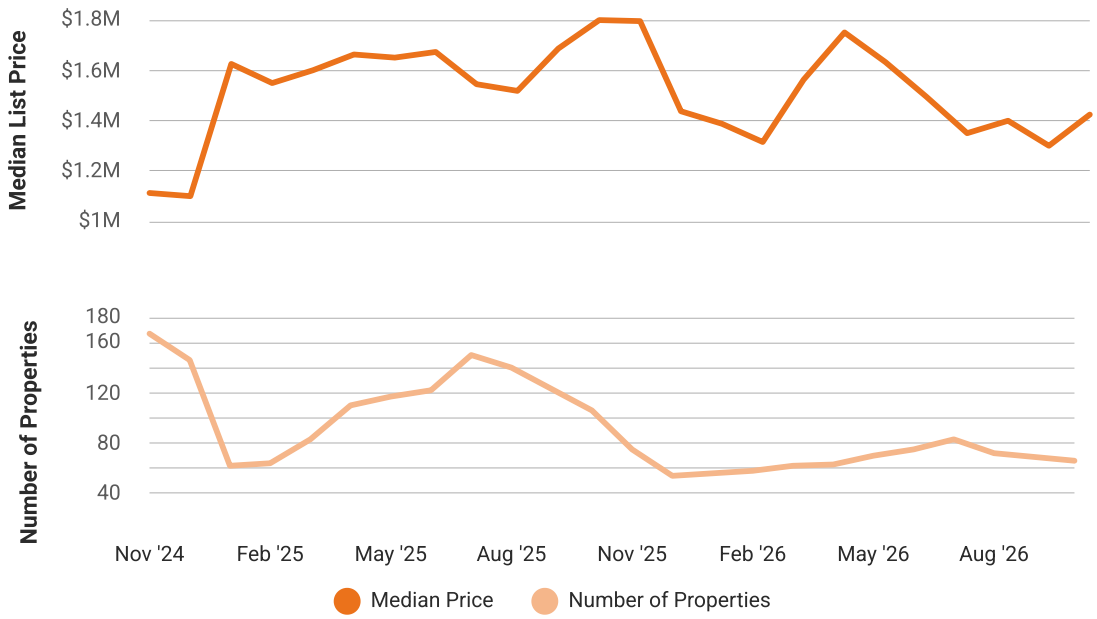
Median List Price vs Active Listings in Poway, California

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



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Market Snapshot

Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
Median Est. Property Value Last Updated: 10/31/2026	$1,260,820	$1,261,040 -0.02%	$1,263,600 -0.22%	$1,240,000 +1.68%	$1,252,340 +0.68%	$1,141,270 +10.48%
Median Sold Price Last Updated: 10/31/2026	$1,150,000	$1,205,000 -4.56%	$1,330,000 -13.53%	$1,000,000 +15%	$1,150,000 0%	$1,120,000 +2.68%
Median List Price Last Updated: 10/31/2026	$1,423,950	$1,300,000 +9.53%	$1,350,000 +5.48%	$1,799,000 -20.85%	$1,100,000 +29.45%	$1,095,000 +30.04%

About this Data: Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.
Median estimated property values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The Metrics displayed here reflect **All Residential Single Family, Condo, Townhouse and Apartment properties** data.

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- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

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