

Poway 92064

ZIP code · CA · California > San Diego County > Poway

SELLER'S MARKET

\$1.2M

MEDIAN SALE PRICE

+3.1%

1-YR CHANGE

464

SALES (12 MO)

\$1.2M

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

Balanced

Seller's market

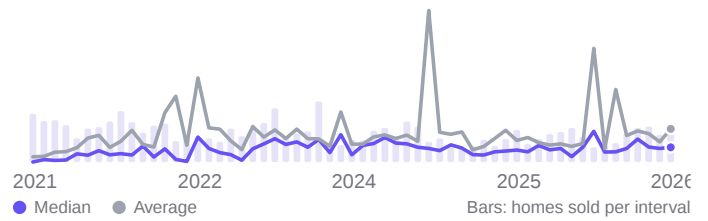
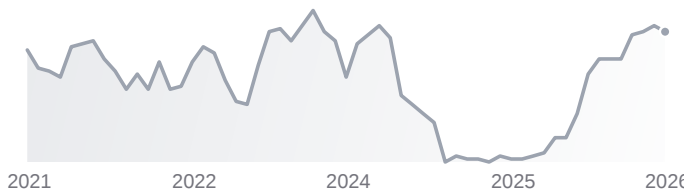
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

65 / 100

Sale prices

Median \$1.2M · Average \$1.7M

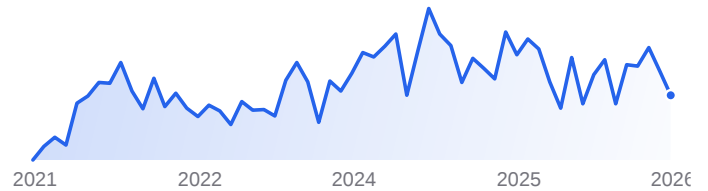
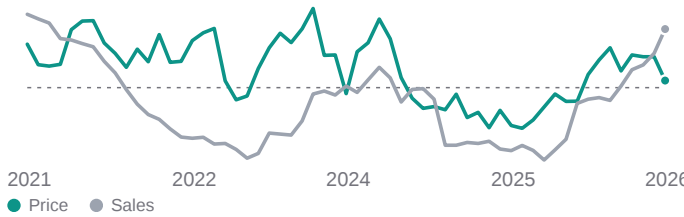


Growth (year over year)

Price +3.1% · Sales +25.1%

Price per square foot

\$595/ft²

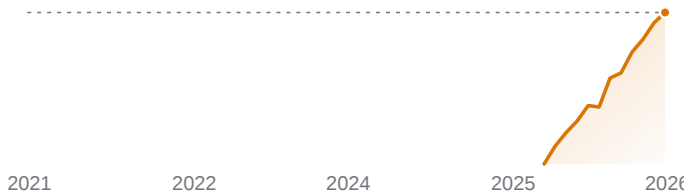


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

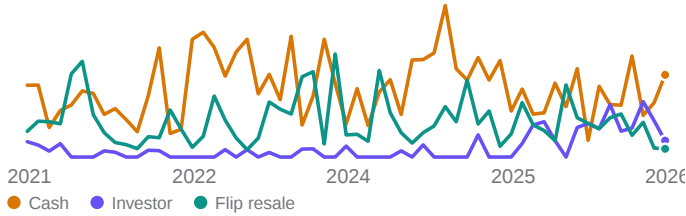
3.2%



BUYERS & OUTCOMES

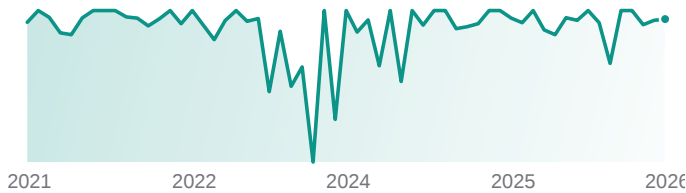
Buyer mix

Cash 23% · Investor 4.7% · Flip resale 2.3%



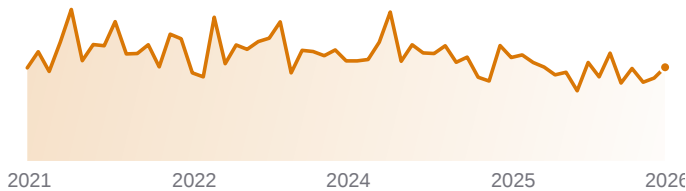
Sellers who sold at a gain

97%

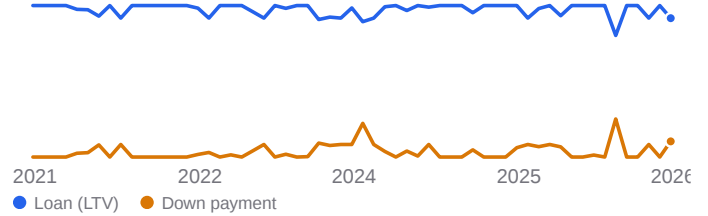


Median annualized return at resale

+5.9%

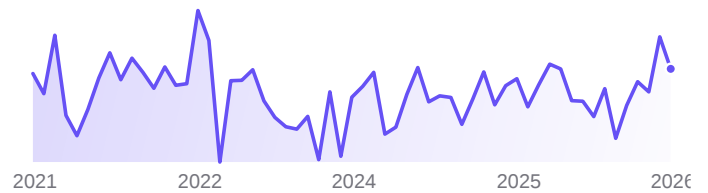


Financing (share of purchase price) Loan (LTV) 75% · Down payment 26%



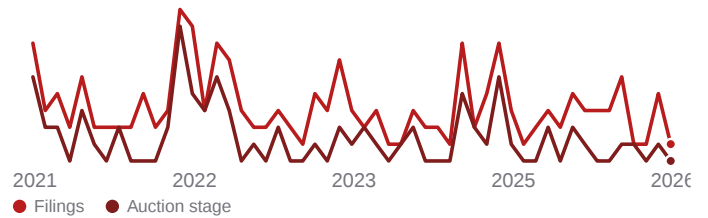
Typical hold before selling

12.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	14,580
Median value (AVM)	\$1.2M
Median size	1,884 ft²
Median bedrooms	4
Median year built	1978
Single family	87%
Condos	7.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	0.8%
Owner occupied	82%
Company owned	53%
Median loan-to-value	40%

Typical ownership tenure

18.0 yrs

COMMUNITY

Population	49,579
Density	1,302 / mi²
Median household income	\$133K
Average household income	\$159K
Crime index (US avg 100)	33
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	185
Homes occupied	97%
Bachelor's or higher	34%
Poverty rate	4.7%
Unemployment	1.4%
Average temp	63°F
Annual precip	16 in
Sunshine	68%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.