Shea REALTY GROUP | COMPASS

Poway

City of Poway

Every month I pull the single-family homes sold across Poway, so you can see what is really happening on your streets. The four numbers below cover the last 12 months, compared with the 12 months before.

$1,390,000
MEDIAN SALE PRICE
up 7.8% vs. prior 12 months

$654
PRICE PER SQ FT
flat vs. prior 12 months

327
HOMES SOLD
291 in the prior 12 months

38 days
ON THE MARKET
median for the 58 homes for sale now

Most recent sales

ADDRESS	BEDS / BATHS	SQ FT	SOLD PRICE	$ / SQ FT	SOLD
13010 Neddick Ave	3 / 2	1,200	$835,000	$696	Oct 28
12505 Mustang Dr	4 / 2	1,354	$1,149,000	$849	Oct 27
12674 Metate Ln	3 / 2	2,271	$1,150,000	$506	Oct 23
14161 Halper Rd	3 / 3	1,606	$1,149,000	$715	Oct 22
12893 Palisades Ct	4 / 4	3,029	$2,525,000	$834	Oct 21
17505 Corte Lomas Verdes	4 / 3.5	3,720	$2,210,000	$594	Oct 21
14302 Sandown Ct	5 / 3	2,085	$1,327,500	$637	Oct 20
12509 Taunt Rd	3 / 2.5	1,545	$930,000	$602	Oct 19
Plus 59 more sales in the last 3 months.					

FOR SALE RIGHT NOW
58 homes · median asking $1,576,950 · median 38 days on the market

CONDOS & TOWNHOMES, LAST 12 MONTHS
44 sold · median $728,500 · $541/sq ft · 10 for sale now

My read on the month

Price per square foot in Poway held steady this year, and more homes changed hands (327 sold, up from 291). There are 58 houses for sale today, about 2.1 months of supply at this year's pace, so a well-prepared home still stands out. If you are curious what yours would bring, I'm happy to give you my honest opinion, no pressure.

Jon

Data: closed sales and active listings from the San Diego MLS (SDMLS) and California Regional MLS (CRMLS), pulled Oct 29, 2026. Information deemed reliable but not guaranteed. Single-family homes unless noted. Some listings may be left out under MLS rules.

Jon Shea · Broker · DRE #01844475 · Shea Realty Group at Compass. Compass is a real estate broker licensed by the State of California and abides by Equal Housing Opportunity laws. This is not intended to solicit property already listed with another broker.

THIS WINTER

Getting your home ready for El Niño

NOAA gives better than 83% odds of a strong to very strong El Niño this winter, and its outlook leans wetter than normal for Southern California. Here is what I would do before the first big storm:

- **Clean gutters and downspouts**, and extend downspouts a few feet away from the foundation.
- **Walk the roof.** Look for cracked or slipped tiles and worn flashing around vents and chimneys.
- **Clear yard drains and brow ditches**, especially on slope and hillside lots.
- **Check the grading.** Soil should slope away from the house so water drains out, not in.
- **Cover bare slopes** with mulch, jute netting or plants to slow erosion.
- **Review your insurance.** Standard homeowners policies do not cover flooding, and a flood policy usually takes 30 days to start.
- **Free sandbags and sand** are offered by the City of Poway during winter storms. Current sites: poway.org/winter-storms.

WHEN IT'S TIME TO SELL

What makes your home worth more

What I see work for sellers in Poway:

- **Fix what pays you back.** Before spending a dollar, find out which repairs buyers pay for and which ones you can leave alone.
- **Stage it.** Staged homes photograph better and show better. One of my sellers in Escondido got an offer over asking the same day as the open house.
- **Price it from your own street.** The right number comes from recent sales like the ones on the front of this page.
- **Check any cash offer first.** My parents got a letter offering $961,351 for their home. I had just sold a less upgraded model match on the same street for $1,516,445.
- **Time it with the market.** With few homes for sale, a well-prepared listing gets the attention. Sometimes the honest answer is to wait, and I will tell you that too.

Want the number for your home?

Book a free 15-minute personal walk-through. I come to your home and give you a real number, a list of what is worth fixing and an honest read on your timing. No obligation.

Book my walk-through

Call or text me: (858) 354-5103

I was born and raised in Rancho Bernardo, right next door, and I'm raising my family there. If you ever have a question about your home, my phone is always on. **Jon Shea**, Broker, Shea Realty Group at Compass

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