

Local Market Update for April 2025

A Research Tool Provided by the Greater San Diego Association of REALTORS®

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Coronado

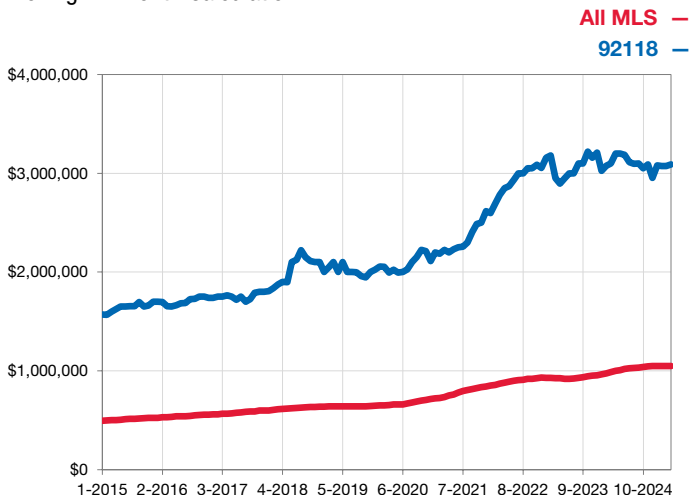
Detached	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	24	20	- 16.7%	89	78	- 12.4%
Pending Sales	10	13	+ 30.0%	55	43	- 21.8%
Closed Sales	16	10	- 37.5%	54	36	- 33.3%
Median Sales Price*	\$2,987,500	\$3,637,500	+ 21.8%	\$2,737,500	\$3,036,000	+ 10.9%
Percent of Original List Price Received*	94.8%	97.1%	+ 2.4%	92.1%	97.2%	+ 5.5%
Days on Market Until Sale	41	58	+ 41.5%	61	47	- 23.0%
Inventory of Homes for Sale	48	46	- 4.2%	--	--	--
Months Supply of Inventory	5.0	4.5	- 10.0%	--	--	--

* 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	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	19	27	+ 42.1%	75	93	+ 24.0%
Pending Sales	8	10	+ 25.0%	39	38	- 2.6%
Closed Sales	11	10	- 9.1%	34	38	+ 11.8%
Median Sales Price*	\$1,580,000	\$2,107,500	+ 33.4%	\$2,027,500	\$2,250,000	+ 11.0%
Percent of Original List Price Received*	100.2%	94.0%	- 6.2%	97.4%	95.3%	- 2.2%
Days on Market Until Sale	16	53	+ 231.3%	39	52	+ 33.3%
Inventory of Homes for Sale	43	70	+ 62.8%	--	--	--
Months Supply of Inventory	4.1	7.1	+ 73.2%	--	--	--

* 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 – Single Family Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo Rolling 12-Month Calculation

