

Local Market Update for June 2025

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

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Coronado

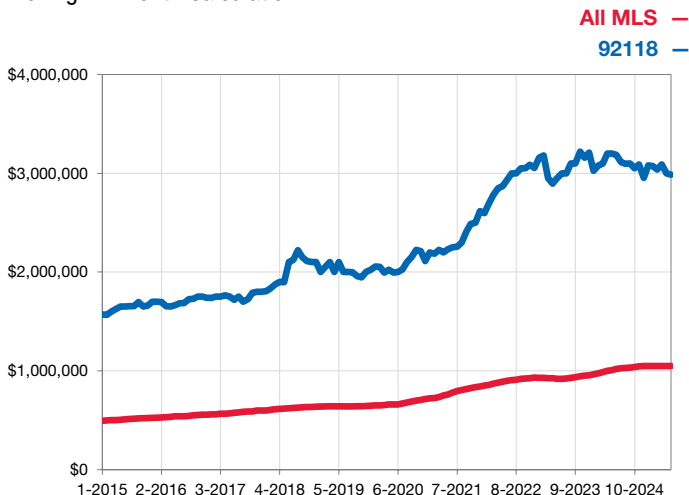
Detached	June			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	28	16	- 42.9%	136	121	- 11.0%
Pending Sales	8	11	+ 37.5%	75	63	- 16.0%
Closed Sales	8	9	+ 12.5%	71	56	- 21.1%
Median Sales Price*	\$4,099,950	\$3,275,000	- 20.1%	\$3,100,000	\$3,086,000	- 0.5%
Percent of Original List Price Received*	98.7%	91.9%	- 6.9%	93.4%	95.8%	+ 2.6%
Days on Market Until Sale	18	64	+ 255.6%	53	50	- 5.7%
Inventory of Homes for Sale	58	52	- 10.3%	--	--	--
Months Supply of Inventory	5.9	5.1	- 13.6%	--	--	--

* 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	June			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	23	28	+ 21.7%	115	144	+ 25.2%
Pending Sales	12	9	- 25.0%	59	61	+ 3.4%
Closed Sales	9	16	+ 77.8%	49	65	+ 32.7%
Median Sales Price*	\$1,580,000	\$2,025,000	+ 28.2%	\$1,750,000	\$2,200,000	+ 25.7%
Percent of Original List Price Received*	95.2%	94.5%	- 0.7%	96.9%	95.3%	- 1.7%
Days on Market Until Sale	43	56	+ 30.2%	38	50	+ 31.6%
Inventory of Homes for Sale	53	75	+ 41.5%	--	--	--
Months Supply of Inventory	5.1	7.4	+ 45.1%	--	--	--

* 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

