

Local Market Update for July 2024

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

92118

Coronado

Single Family

| Key Metrics | July | | | Year to Date | | |
|--|-------------|-------------|----------------|--------------|-------------|----------------|
| | 2023 | 2024 | Percent Change | Thru 7-2023 | Thru 7-2024 | Percent Change |
| New Listings | 16 | 21 | + 31.3% | 104 | 156 | + 50.0% |
| Pending Sales | 8 | 14 | + 75.0% | 67 | 89 | + 32.8% |
| Closed Sales | 10 | 12 | + 20.0% | 67 | 82 | + 22.4% |
| Median Sales Price* | \$3,128,500 | \$2,575,000 | - 17.7% | \$3,100,000 | \$3,002,500 | - 3.1% |
| Percent of Original List Price Received* | 97.4% | 101.2% | + 3.9% | 96.0% | 94.7% | - 1.4% |
| Days on Market Until Sale | 21 | 31 | + 47.6% | 50 | 50 | 0.0% |
| Inventory of Homes for Sale | 31 | 54 | + 74.2% | -- | -- | -- |
| Months Supply of Inventory | 3.5 | 5.3 | + 51.4% | -- | -- | -- |

* 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.

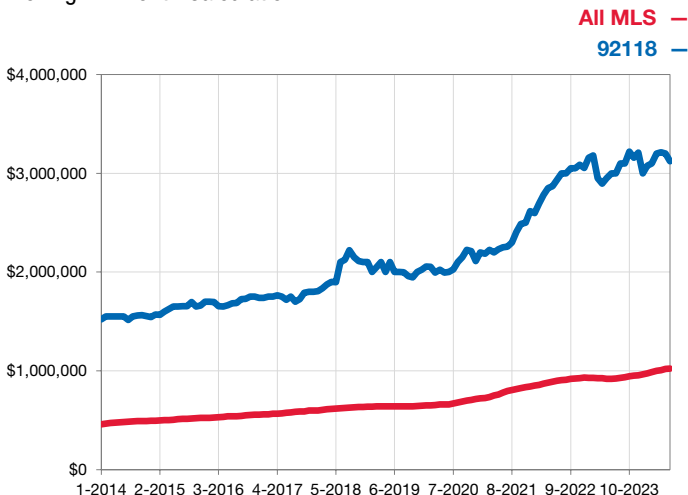
Townhouse-Condo

| Key Metrics | July | | | Year to Date | | |
|--|-------------|-------------|----------------|--------------|-------------|----------------|
| | 2023 | 2024 | Percent Change | Thru 7-2023 | Thru 7-2024 | Percent Change |
| New Listings | 18 | 24 | + 33.3% | 102 | 140 | + 37.3% |
| Pending Sales | 18 | 12 | - 33.3% | 74 | 71 | - 4.1% |
| Closed Sales | 15 | 12 | - 20.0% | 67 | 62 | - 7.5% |
| Median Sales Price* | \$1,950,000 | \$2,895,000 | + 48.5% | \$1,750,000 | \$1,922,500 | + 9.9% |
| Percent of Original List Price Received* | 97.9% | 96.3% | - 1.6% | 97.5% | 96.5% | - 1.0% |
| Days on Market Until Sale | 37 | 48 | + 29.7% | 53 | 40 | - 24.5% |
| Inventory of Homes for Sale | 27 | 55 | + 103.7% | -- | -- | -- |
| Months Supply of Inventory | 3.0 | 5.6 | + 86.7% | -- | -- | -- |

* 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

