

Local Market Update for May 2026

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

92118

Coronado

Detached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	27	18	- 33.3%	105	99	- 5.7%
Pending Sales	10	10	0.0%	52	53	+ 1.9%
Closed Sales	11	8	- 27.3%	47	46	- 2.1%
Median Sales Price*	\$3,100,000	\$3,242,500	+ 4.6%	\$3,072,000	\$3,100,000	+ 0.9%
Percent of Original List Price Received*	93.8%	99.8%	+ 6.4%	96.6%	97.0%	+ 0.4%
Days on Market Until Sale	41	33	- 19.5%	47	36	- 23.4%
Inventory of Homes for Sale	56	49	- 12.5%	—	—	—
Months Supply of Inventory	5.7	4.8	- 15.8%	—	—	—

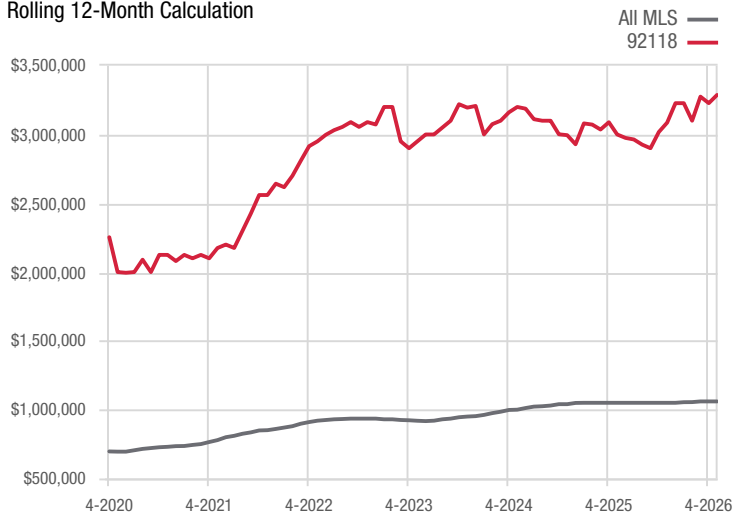
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	22	23	+ 4.5%	115	105	- 8.7%
Pending Sales	14	12	- 14.3%	51	44	- 13.7%
Closed Sales	11	11	0.0%	49	36	- 26.5%
Median Sales Price*	\$1,900,000	\$1,860,000	- 2.1%	\$2,200,000	\$1,885,000	- 14.3%
Percent of Original List Price Received*	96.8%	95.8%	- 1.0%	95.6%	94.5%	- 1.2%
Days on Market Until Sale	33	39	+ 18.2%	48	62	+ 29.2%
Inventory of Homes for Sale	70	66	- 5.7%	—	—	—
Months Supply of Inventory	6.9	6.0	- 13.0%	—	—	—

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Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation

