

Local Market Update for March 2026

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

92118

Coronado

Detached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	17	20	+ 17.6%	58	54	- 6.9%
Pending Sales	11	10	- 9.1%	31	34	+ 9.7%
Closed Sales	9	12	+ 33.3%	26	26	0.0%
Median Sales Price*	\$2,775,000	\$3,645,000	+ 31.4%	\$2,987,500	\$2,972,500	- 0.5%
Percent of Original List Price Received*	95.2%	95.4%	+ 0.2%	97.3%	96.0%	- 1.3%
Days on Market Until Sale	51	39	- 23.5%	43	37	- 14.0%
Inventory of Homes for Sale	43	40	- 7.0%	—	—	—
Months Supply of Inventory	4.3	3.7	- 14.0%	—	—	—

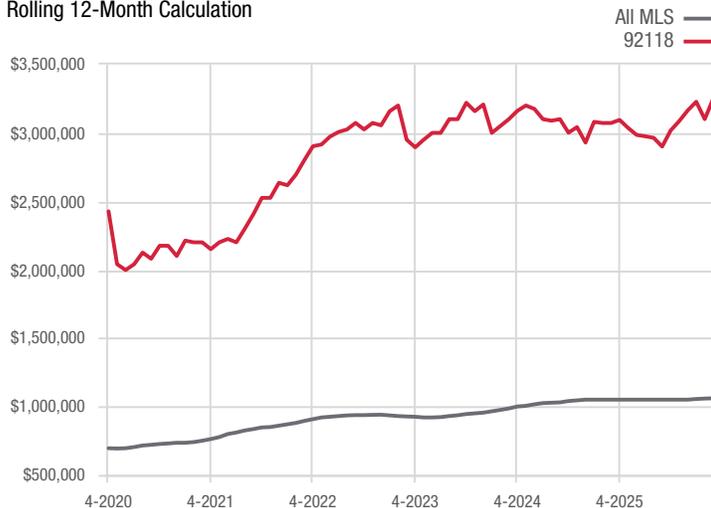
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	30	22	- 26.7%	67	51	- 23.9%
Pending Sales	9	10	+ 11.1%	28	22	- 21.4%
Closed Sales	6	6	0.0%	28	17	- 39.3%
Median Sales Price*	\$3,060,000	\$1,701,000	- 44.4%	\$2,250,000	\$1,800,000	- 20.0%
Percent of Original List Price Received*	95.3%	92.0%	- 3.5%	95.7%	94.7%	- 1.0%
Days on Market Until Sale	57	56	- 1.8%	52	60	+ 15.4%
Inventory of Homes for Sale	60	51	- 15.0%	—	—	—
Months Supply of Inventory	6.2	4.6	- 25.8%	—	—	—

* 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.

Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation

