

Local Market Update for August 2025

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

92118

Coronado

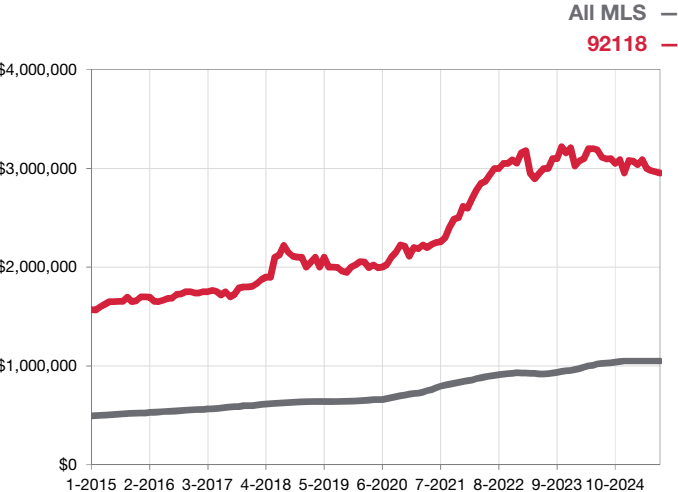
Detached	August			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	11	11	0.0%	185	148	- 20.0%
Pending Sales	7	13	+ 85.7%	95	85	- 10.5%
Closed Sales	16	9	- 43.8%	99	79	- 20.2%
Median Sales Price*	\$2,919,500	\$2,825,000	- 3.2%	\$2,905,000	\$2,900,000	- 0.2%
Percent of Original List Price Received*	93.6%	96.9%	+ 3.5%	94.4%	96.0%	+ 1.7%
Days on Market Until Sale	59	68	+ 15.3%	51	52	+ 2.0%
Inventory of Homes for Sale	61	45	- 26.2%	--	--	--
Months Supply of Inventory	6.0	4.4	- 26.7%	--	--	--

* 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.

Attached	August			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	22	15	- 31.8%	162	183	+ 13.0%
Pending Sales	9	20	+ 122.2%	82	103	+ 25.6%
Closed Sales	15	18	+ 20.0%	76	95	+ 25.0%
Median Sales Price*	\$2,075,000	\$1,925,000	- 7.2%	\$1,997,500	\$2,000,000	+ 0.1%
Percent of Original List Price Received*	93.2%	93.4%	+ 0.2%	96.1%	94.7%	- 1.5%
Days on Market Until Sale	51	60	+ 17.6%	42	55	+ 31.0%
Inventory of Homes for Sale	59	58	- 1.7%	--	--	--
Months Supply of Inventory	6.3	5.0	- 20.6%	--	--	--

* 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

