

# Local Market Update for February 2025

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

## 92118

Coronado

### Single Family

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	17	18	+ 5.9%	38	39	+ 2.6%
Pending Sales	18	13	- 27.8%	24	21	- 12.5%
Closed Sales	11	10	- 9.1%	19	17	- 10.5%
Median Sales Price*	\$3,100,000	\$3,627,500	+ 17.0%	\$2,159,000	\$3,000,000	+ 39.0%
Percent of Original List Price Received*	90.5%	101.3%	+ 11.9%	90.2%	98.5%	+ 9.2%
Days on Market Until Sale	101	29	- 71.3%	84	39	- 53.6%
Inventory of Homes for Sale	41	36	- 12.2%	--	--	--
Months Supply of Inventory	4.3	3.3	- 23.3%	--	--	--

\* 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.

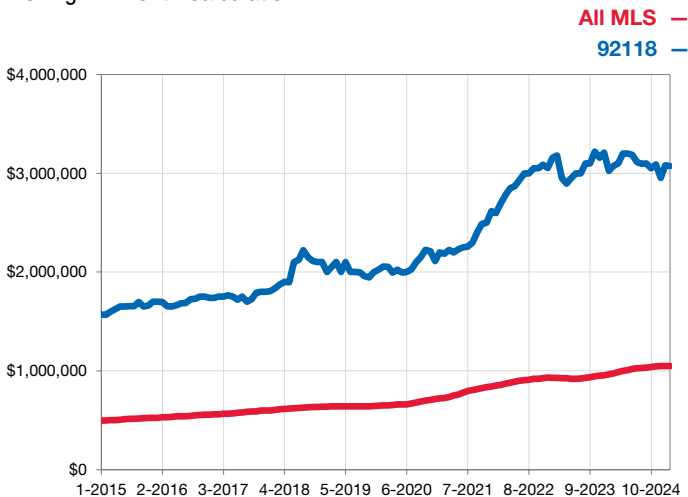
### Townhouse-Condo

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	15	17	+ 13.3%	29	34	+ 17.2%
Pending Sales	10	7	- 30.0%	20	18	- 10.0%
Closed Sales	11	11	0.0%	14	22	+ 57.1%
Median Sales Price*	\$2,060,000	\$2,087,500	+ 1.3%	\$2,080,000	\$2,225,000	+ 7.0%
Percent of Original List Price Received*	96.1%	95.5%	- 0.6%	95.0%	95.8%	+ 0.8%
Days on Market Until Sale	40	49	+ 22.5%	38	51	+ 34.2%
Inventory of Homes for Sale	23	45	+ 95.7%	--	--	--
Months Supply of Inventory	2.2	4.6	+ 109.1%	--	--	--

\* 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

