Local Market Update for February 2026

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

92118

Coronado

Detached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	19	**17**	- 10.5%	41	**32**	- 22.0%
Pending Sales	12	**9**	- 25.0%	20	**23**	+ 15.0%
Closed Sales	10	**6**	- 40.0%	17	**14**	- 17.6%
Median Sales Price*	$3,627,500	**$2,662,500**	- 26.6%	$3,000,000	**$2,912,500**	- 2.9%
Percent of Original List Price Received*	101.3%	**93.2%**	- 8.0%	98.5%	**96.6%**	- 1.9%
Days on Market Until Sale	29	**52**	+ 79.3%	39	**35**	- 10.3%
Inventory of Homes for Sale	41	**34**	- 17.1%	—	—	—
Months Supply of Inventory	3.8	**3.2**	- 15.8%	—	—	—

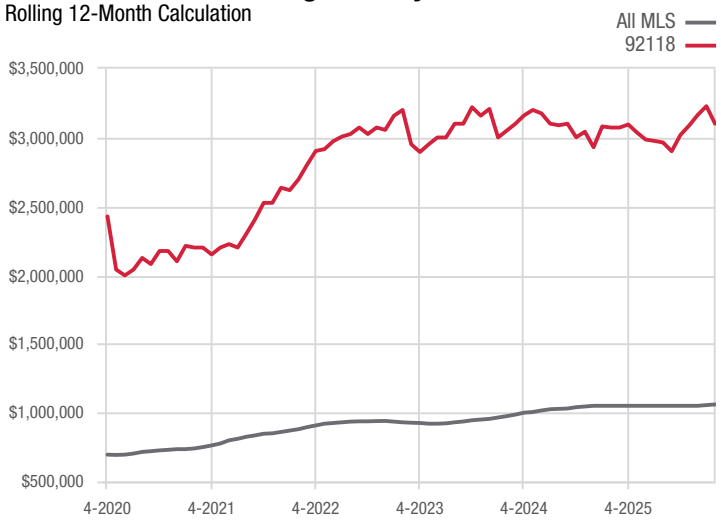
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	19	**16**	- 15.8%	37	**22**	- 40.5%
Pending Sales	8	**5**	- 37.5%	19	**9**	- 52.6%
Closed Sales	11	**5**	- 54.5%	22	**9**	- 59.1%
Median Sales Price*	$2,087,500	**$1,688,000**	- 19.1%	$2,225,000	**$1,995,000**	- 10.3%
Percent of Original List Price Received*	95.5%	**92.8%**	- 2.8%	95.8%	**94.3%**	- 1.6%
Days on Market Until Sale	49	**92**	+ 87.8%	51	**76**	+ 49.0%
Inventory of Homes for Sale	47	**40**	- 14.9%	—	—	—
Months Supply of Inventory	4.8	**3.8**	- 20.8%	—	—	—

* 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.

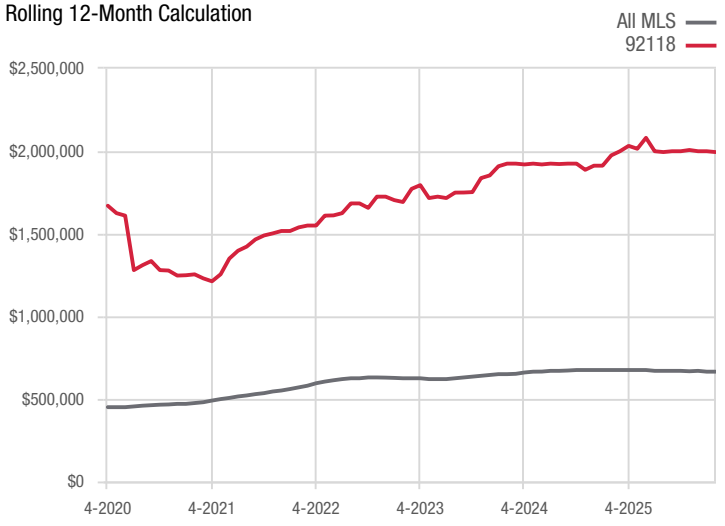
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



SAN DIEGO | MLS

Current as of March 5, 2026. All data from the San Diego MLS. Report © 2026 ShowingTime Plus, LLC. Percent changes are calculated using rounded figures.