Local Market Update for July 2026

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

92118

Coronado

Detached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	14	**25**	+ 78.6%	135	**149**	+ 10.4%
Pending Sales	9	**19**	+ 111.1%	72	**80**	+ 11.1%
Closed Sales	13	**11**	- 15.4%	70	**68**	- 2.9%
Median Sales Price*	$2,250,000	**$3,500,000**	+ 55.6%	$2,937,500	**$3,420,808**	+ 16.5%
Percent of Original List Price Received*	95.6%	**97.3%**	+ 1.8%	95.9%	**97.2%**	+ 1.4%
Days on Market Until Sale	55	**45**	- 18.2%	50	**40**	- 20.0%
Inventory of Homes for Sale	51	**52**	+ 2.0%	—	**—**	—
Months Supply of Inventory	5.2	**4.8**	- 7.7%	—	**—**	—

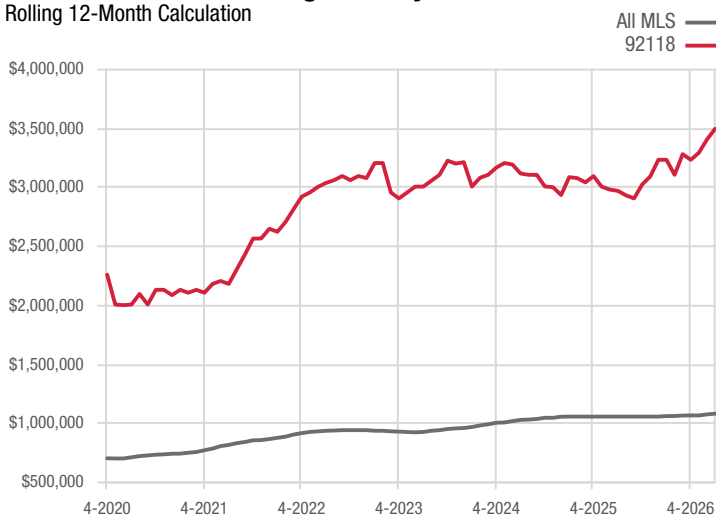
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	22	**28**	+ 27.3%	167	**151**	- 9.6%
Pending Sales	22	**12**	- 45.5%	82	**66**	- 19.5%
Closed Sales	12	**10**	- 16.7%	77	**60**	- 22.1%
Median Sales Price*	$1,707,500	**$1,897,500**	+ 11.1%	$2,000,000	**$1,917,500**	- 4.1%
Percent of Original List Price Received*	93.1%	**96.4%**	+ 3.5%	95.0%	**94.9%**	- 0.1%
Days on Market Until Sale	72	**73**	+ 1.4%	53	**57**	+ 7.5%
Inventory of Homes for Sale	69	**64**	- 7.2%	—	**—**	—
Months Supply of Inventory	6.5	**6.2**	- 4.6%	—	**—**	—

* 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.

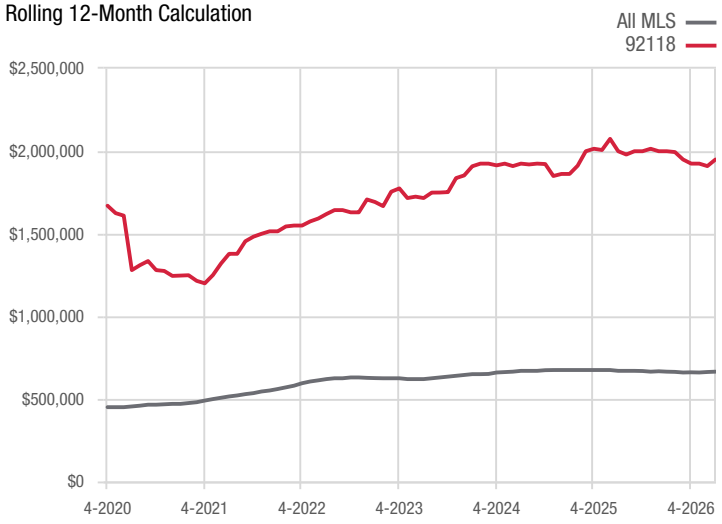
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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