

# Local Market Update for September 2026

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

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Coronado

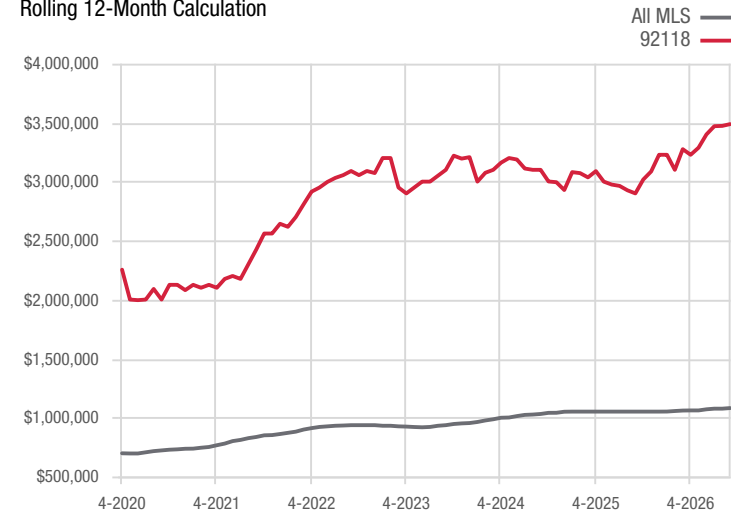
| Detached                                 | September   |             |          | Year to Date |             |          |
|------------------------------------------|-------------|-------------|----------|--------------|-------------|----------|
| Key Metrics                              | 2025        | 2026        | % Change | Thru 9-2025  | Thru 9-2026 | % Change |
| New Listings                             | 20          | 17          | - 15.0%  | 167          | 185         | + 10.8%  |
| Pending Sales                            | 6           | 9           | + 50.0%  | 91           | 104         | + 14.3%  |
| Closed Sales                             | 10          | 14          | + 40.0%  | 89           | 96          | + 7.9%   |
| Median Sales Price*                      | \$3,167,729 | \$3,115,000 | - 1.7%   | \$2,975,000  | \$3,400,808 | + 14.3%  |
| Percent of Original List Price Received* | 92.9%       | 93.1%       | + 0.2%   | 95.6%        | 96.2%       | + 0.6%   |
| Days on Market Until Sale                | 55          | 36          | - 34.5%  | 53           | 40          | - 24.5%  |
| Inventory of Homes for Sale              | 51          | 43          | - 15.7%  | —            | —           | —        |
| Months Supply of Inventory               | 5.1         | 3.8         | - 25.5%  | —            | —           | —        |

\* 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                                 | September   |             |          | Year to Date |             |          |
|------------------------------------------|-------------|-------------|----------|--------------|-------------|----------|
| Key Metrics                              | 2025        | 2026        | % Change | Thru 9-2025  | Thru 9-2026 | % Change |
| New Listings                             | 20          | 18          | - 10.0%  | 204          | 186         | - 8.8%   |
| Pending Sales                            | 13          | 9           | - 30.8%  | 115          | 85          | - 26.1%  |
| Closed Sales                             | 19          | 8           | - 57.9%  | 116          | 80          | - 31.0%  |
| Median Sales Price*                      | \$2,050,000 | \$1,633,750 | - 20.3%  | \$2,007,500  | \$1,855,000 | - 7.6%   |
| Percent of Original List Price Received* | 92.3%       | 94.6%       | + 2.5%   | 94.1%        | 94.6%       | + 0.5%   |
| Days on Market Until Sale                | 68          | 73          | + 7.4%   | 60           | 60          | 0.0%     |
| Inventory of Homes for Sale              | 55          | 59          | + 7.3%   | —            | —           | —        |
| Months Supply of Inventory               | 4.6         | 6.4         | + 39.1%  | —            | —           | —        |

\* 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

