Local Market Update for October 2026

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

92118

Coronado

Detached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	15	**19**	+ 26.7%	182	**205**	+ 12.6%
Pending Sales	14	**11**	- 21.4%	105	**115**	+ 9.5%
Closed Sales	11	**11**	0.0%	100	**107**	+ 7.0%
Median Sales Price*	$3,900,000	**$3,850,000**	- 1.3%	$3,086,000	**$3,450,000**	+ 11.8%
Percent of Original List Price Received*	92.1%	**96.8%**	+ 5.1%	95.2%	**96.3%**	+ 1.2%
Days on Market Until Sale	92	**47**	- 48.9%	57	**41**	- 28.1%
Inventory of Homes for Sale	40	**48**	+ 20.0%	—	**—**	—
Months Supply of Inventory	3.9	**4.4**	+ 12.8%	—	**—**	—

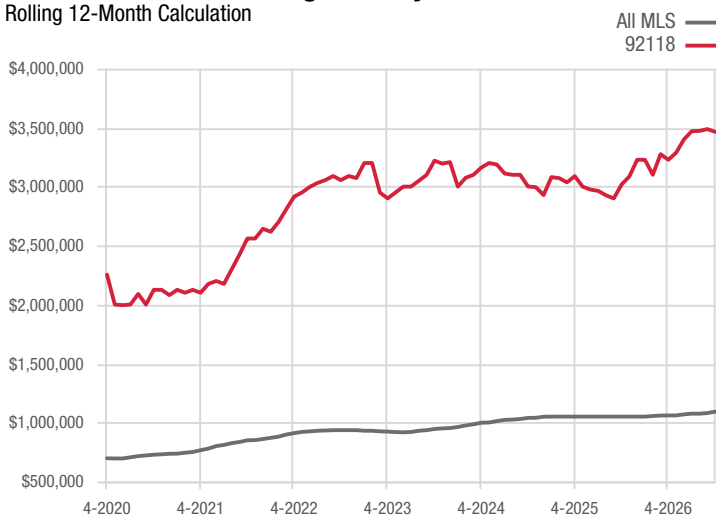
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	18	**17**	- 5.6%	222	**203**	- 8.6%
Pending Sales	10	**10**	0.0%	125	**94**	- 24.8%
Closed Sales	9	**7**	- 22.2%	125	**87**	- 30.4%
Median Sales Price*	$2,251,000	**$1,300,000**	- 42.2%	$2,015,000	**$1,803,750**	- 10.5%
Percent of Original List Price Received*	95.8%	**92.5%**	- 3.4%	94.3%	**94.5%**	+ 0.2%
Days on Market Until Sale	35	**39**	+ 11.4%	58	**59**	+ 1.7%
Inventory of Homes for Sale	53	**55**	+ 3.8%	—	**—**	—
Months Supply of Inventory	4.4	**6.1**	+ 38.6%	—	**—**	—

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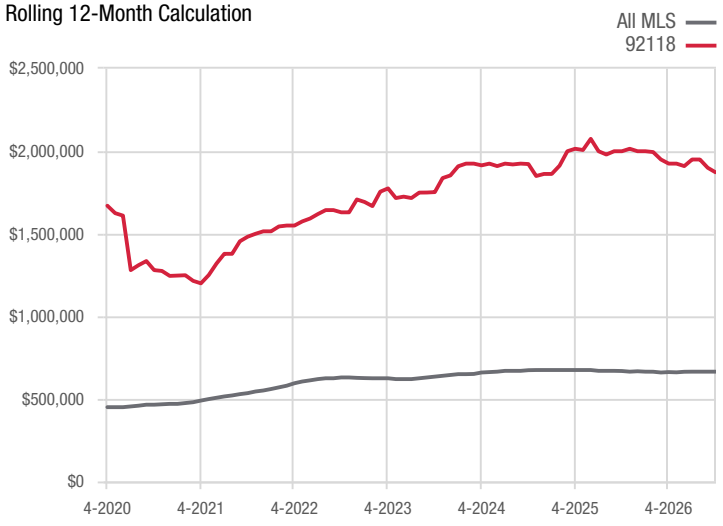
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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