

# Local Market Update for December 2025

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

## 92118

Coronado

Detached		December			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings		10	11	+ 10.0%	210	212	+ 1.0%
Pending Sales		4	9	+ 125.0%	134	126	- 6.0%
Closed Sales		9	15	+ 66.7%	136	128	- 5.9%
Median Sales Price*		\$2,262,000	\$3,227,500	+ 42.7%	\$2,928,800	\$3,163,750	+ 8.0%
Percent of Original List Price Received*		92.2%	94.7%	+ 2.7%	94.3%	95.3%	+ 1.1%
Days on Market Until Sale		68	53	- 22.1%	52	56	+ 7.7%
Inventory of Homes for Sale		37	30	- 18.9%	--	--	--
Months Supply of Inventory		3.3	2.9	- 12.1%	--	--	--

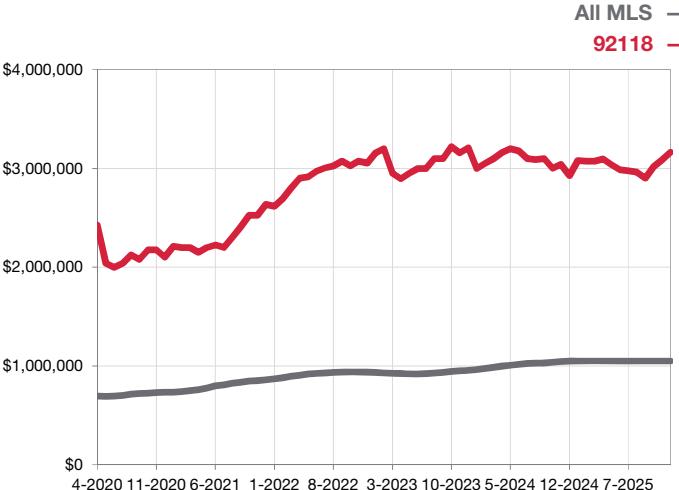
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		December			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings		7	9	+ 28.6%	199	239	+ 20.1%
Pending Sales		6	4	- 33.3%	119	139	+ 16.8%
Closed Sales		8	10	+ 25.0%	110	146	+ 32.7%
Median Sales Price*		\$2,007,500	\$1,742,500	- 13.2%	\$1,912,500	\$2,000,000	+ 4.6%
Percent of Original List Price Received*		91.7%	90.9%	- 0.9%	95.5%	94.0%	- 1.6%
Days on Market Until Sale		114	89	- 21.9%	51	60	+ 17.6%
Inventory of Homes for Sale		44	36	- 18.2%	--	--	--
Months Supply of Inventory		4.4	3.1	- 29.5%	--	--	--

\* 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.

### Median Sales Price – Single Family

Rolling 12-Month Calculation



### Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

