

Local Market Update for May 2025

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

92118

Coronado

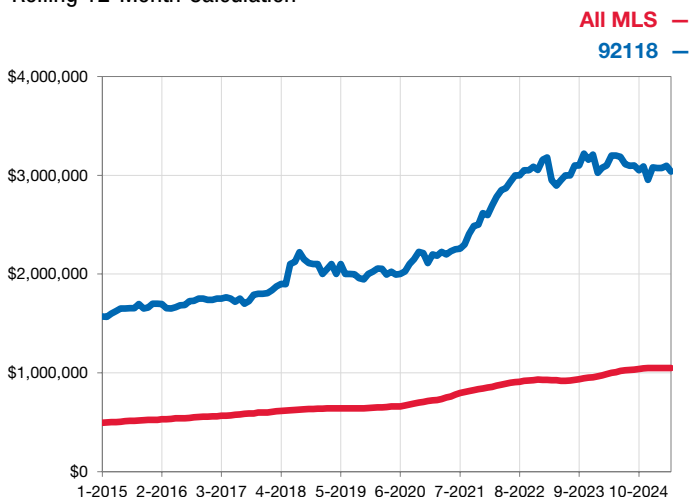
Detached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	20	26	+ 30.0%	108	104	- 3.7%
Pending Sales	12	9	- 25.0%	67	53	- 20.9%
Closed Sales	9	11	+ 22.2%	63	48	- 23.8%
Median Sales Price*	\$4,399,000	\$3,100,000	- 29.5%	\$2,905,000	\$3,086,000	+ 6.2%
Percent of Original List Price Received*	96.4%	93.8%	- 2.7%	92.7%	96.7%	+ 4.3%
Days on Market Until Sale	38	41	+ 7.9%	58	46	- 20.7%
Inventory of Homes for Sale	47	53	+ 12.8%	--	--	--
Months Supply of Inventory	4.8	5.3	+ 10.4%	--	--	--

* 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	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	17	22	+ 29.4%	92	116	+ 26.1%
Pending Sales	8	12	+ 50.0%	47	51	+ 8.5%
Closed Sales	6	10	+ 66.7%	40	48	+ 20.0%
Median Sales Price*	\$1,682,500	\$1,925,000	+ 14.4%	\$1,922,500	\$2,200,000	+ 14.4%
Percent of Original List Price Received*	96.4%	96.9%	+ 0.5%	97.2%	95.6%	- 1.6%
Days on Market Until Sale	22	32	+ 45.5%	37	48	+ 29.7%
Inventory of Homes for Sale	48	72	+ 50.0%	--	--	--
Months Supply of Inventory	4.6	7.0	+ 52.2%	--	--	--

* 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

