

Local Market Update for July 2025

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

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Coronado

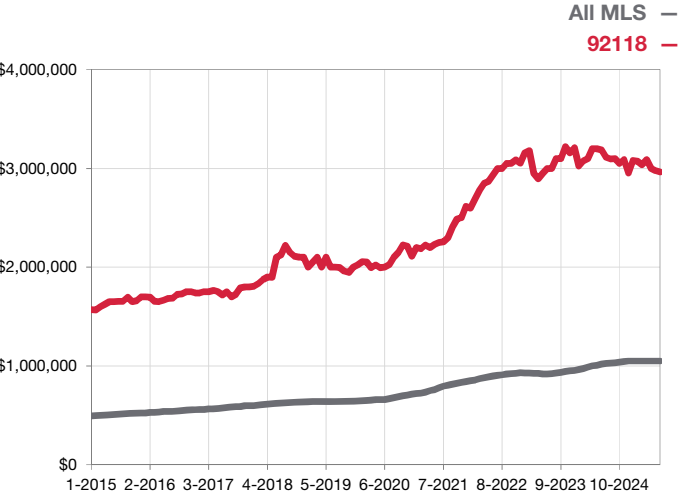
Detached	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	21	14	- 33.3%	158	136	- 13.9%
Pending Sales	13	9	- 30.8%	88	72	- 18.2%
Closed Sales	12	13	+ 8.3%	83	70	- 15.7%
Median Sales Price*	\$2,575,000	\$2,250,000	- 12.6%	\$2,905,000	\$2,937,500	+ 1.1%
Percent of Original List Price Received*	101.2%	95.6%	- 5.5%	94.5%	95.9%	+ 1.5%
Days on Market Until Sale	31	55	+ 77.4%	50	50	0.0%
Inventory of Homes for Sale	56	51	- 8.9%	--	--	--
Months Supply of Inventory	5.5	5.2	- 5.5%	--	--	--

* 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	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	25	21	- 16.0%	140	167	+ 19.3%
Pending Sales	14	22	+ 57.1%	73	83	+ 13.7%
Closed Sales	12	12	0.0%	61	77	+ 26.2%
Median Sales Price*	\$2,895,000	\$1,707,500	- 41.0%	\$1,850,000	\$2,000,000	+ 8.1%
Percent of Original List Price Received*	96.3%	93.1%	- 3.3%	96.8%	95.0%	- 1.9%
Days on Market Until Sale	48	72	+ 50.0%	40	53	+ 32.5%
Inventory of Homes for Sale	55	68	+ 23.6%	--	--	--
Months Supply of Inventory	5.5	6.3	+ 14.5%	--	--	--

* 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

