

Local Market Update for March 2025

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

92118

Coronado

Single Family

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	27	17	- 37.0%	65	58	- 10.8%
Pending Sales	21	12	- 42.9%	45	32	- 28.9%
Closed Sales	19	9	- 52.6%	38	26	- 31.6%
Median Sales Price*	\$2,905,000	\$2,775,000	- 4.5%	\$2,690,000	\$2,987,500	+ 11.1%
Percent of Original List Price Received*	91.9%	95.2%	+ 3.6%	91.0%	97.3%	+ 6.9%
Days on Market Until Sale	54	51	- 5.6%	69	43	- 37.7%
Inventory of Homes for Sale	41	41	0.0%	--	--	--
Months Supply of Inventory	4.3	4.1	- 4.7%	--	--	--

* 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.

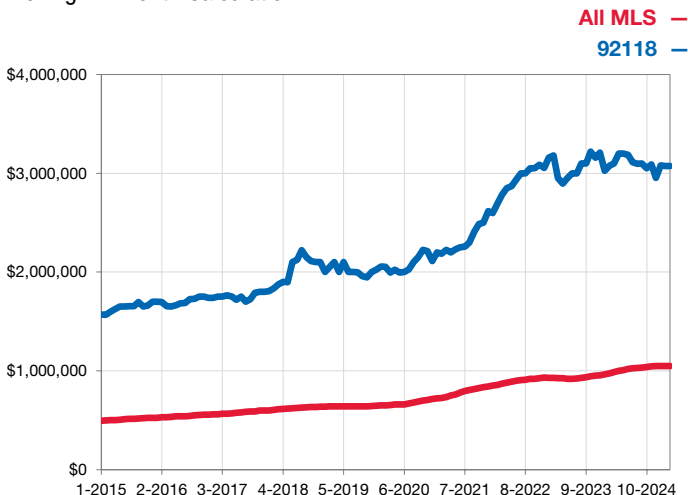
Townhouse-Condo

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	27	29	+ 7.4%	56	64	+ 14.3%
Pending Sales	11	9	- 18.2%	31	28	- 9.7%
Closed Sales	9	6	- 33.3%	23	28	+ 21.7%
Median Sales Price*	\$2,100,000	\$3,060,000	+ 45.7%	\$2,100,000	\$2,250,000	+ 7.1%
Percent of Original List Price Received*	97.6%	95.3%	- 2.4%	96.0%	95.7%	- 0.3%
Days on Market Until Sale	70	57	- 18.6%	51	52	+ 2.0%
Inventory of Homes for Sale	35	57	+ 62.9%	--	--	--
Months Supply of Inventory	3.3	5.9	+ 78.8%	--	--	--

* 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.

Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

