

Local Market Update for September 2025

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

92118

Coronado

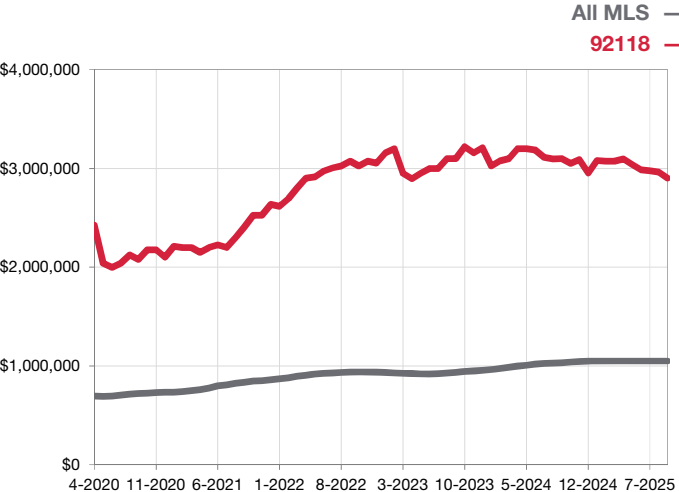
Detached	September			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	21	21	0.0%	138	171	+ 23.9%
Pending Sales	10	6	- 40.0%	105	92	- 12.4%
Closed Sales	7	10	+ 42.9%	106	90	- 15.1%
Median Sales Price*	\$3,378,000	\$3,167,729	- 6.2%	\$3,100,000	\$2,987,500	- 3.6%
Percent of Original List Price Received*	91.1%	92.9%	+ 2.0%	94.2%	95.7%	+ 1.6%
Days on Market Until Sale	85	55	- 35.3%	54	52	- 3.7%
Inventory of Homes for Sale	50	53	+ 6.0%	--	--	--
Months Supply of Inventory	4.7	5.3	+ 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	September			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	13	16	+ 23.1%	133	204	+ 53.4%
Pending Sales	9	13	+ 44.4%	91	115	+ 26.4%
Closed Sales	9	19	+ 111.1%	85	116	+ 36.5%
Median Sales Price*	\$1,780,000	\$2,050,000	+ 15.2%	\$1,850,000	\$2,007,500	+ 8.5%
Percent of Original List Price Received*	95.8%	92.3%	- 3.7%	96.0%	94.1%	- 2.0%
Days on Market Until Sale	60	68	+ 13.3%	44	60	+ 36.4%
Inventory of Homes for Sale	47	54	+ 14.9%	--	--	--
Months Supply of Inventory	5.1	4.5	- 11.8%	--	--	--

* 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

