

Local Market Update for January 2026

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

92118

Coronado

Detached		January			Year to Date		
Key Metrics		2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings		22	15	- 31.8%	22	15	- 31.8%
Pending Sales		8	13	+ 62.5%	8	13	+ 62.5%
Closed Sales		7	7	0.0%	7	7	0.0%
Median Sales Price*		\$3,000,000	\$2,900,000	- 3.3%	\$3,000,000	\$2,900,000	- 3.3%
Percent of Original List Price Received*		94.5%	99.7%	+ 5.5%	94.5%	99.7%	+ 5.5%
Days on Market Until Sale		53	20	- 62.3%	53	20	- 62.3%
Inventory of Homes for Sale		38	27	- 28.9%	--	--	--
Months Supply of Inventory		3.4	2.5	- 26.5%	--	--	--

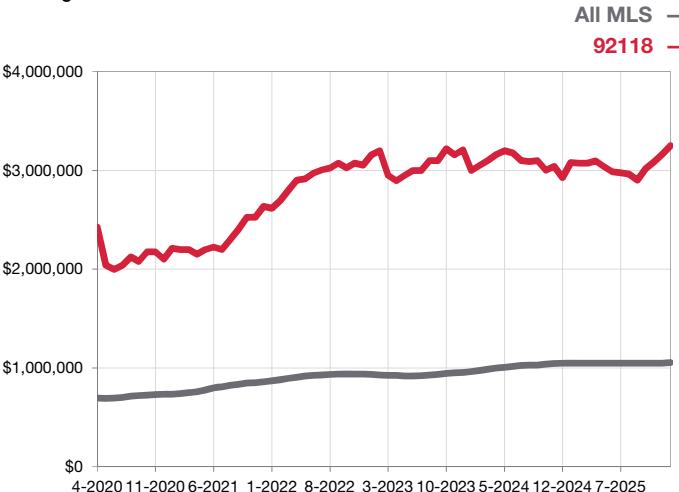
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		January			Year to Date		
Key Metrics		2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings		18	6	- 66.7%	18	6	- 66.7%
Pending Sales		11	4	- 63.6%	11	4	- 63.6%
Closed Sales		11	4	- 63.6%	11	4	- 63.6%
Median Sales Price*		\$2,250,000	\$3,163,500	+ 40.6%	\$2,250,000	\$3,163,500	+ 40.6%
Percent of Original List Price Received*		96.2%	96.1%	- 0.1%	96.2%	96.1%	- 0.1%
Days on Market Until Sale		53	55	+ 3.8%	53	55	+ 3.8%
Inventory of Homes for Sale		39	32	- 17.9%	--	--	--
Months Supply of Inventory		3.9	2.9	- 25.6%	--	--	--

* 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

