

# Local Market Update for January 2026

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

## 92118

Coronado

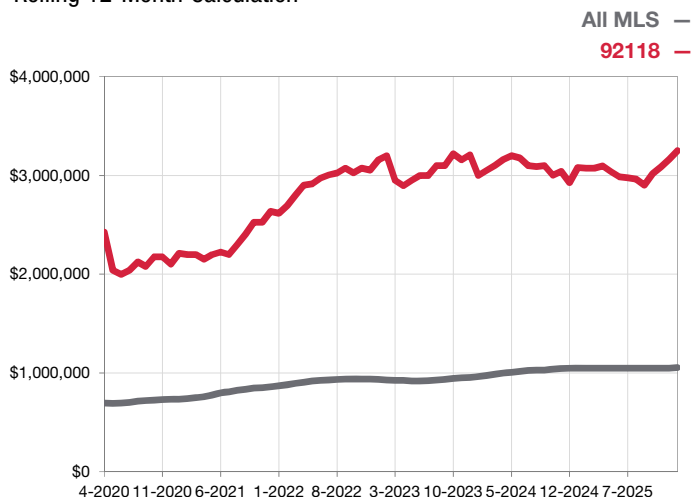
| Detached                                 | January     |             |                | Year to Date |             |                |
|--|-------------|-------------|----------------|--------------|-------------|----------------|
| Key Metrics                              | 2025        | 2026        | 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

