

Local Market Update for November 2025

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

92118

Coronado

Detached	November			Year to Date		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	13	13	0.0%	200	199	- 0.5%
Pending Sales	14	11	- 21.4%	130	119	- 8.5%
Closed Sales	15	11	- 26.7%	127	113	- 11.0%
Median Sales Price*	\$2,995,000	\$4,050,000	+ 35.2%	\$2,995,000	\$3,100,000	+ 3.5%
Percent of Original List Price Received*	95.8%	95.5%	- 0.3%	94.4%	95.4%	+ 1.1%
Days on Market Until Sale	43	64	+ 48.8%	51	57	+ 11.8%
Inventory of Homes for Sale	41	32	- 22.0%	--	--	--
Months Supply of Inventory	3.5	3.1	- 11.4%	--	--	--

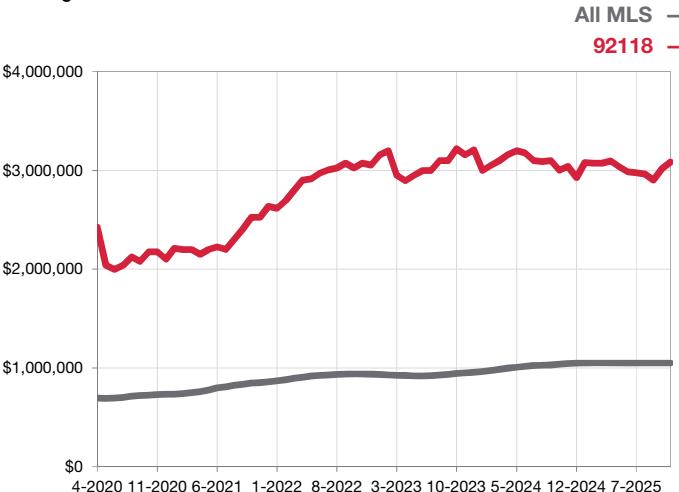
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	November			Year to Date		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	15	8	- 46.7%	192	230	+ 19.8%
Pending Sales	13	10	- 23.1%	113	134	+ 18.6%
Closed Sales	6	11	+ 83.3%	102	136	+ 33.3%
Median Sales Price*	\$1,790,000	\$1,900,000	+ 6.1%	\$1,900,000	\$2,007,500	+ 5.7%
Percent of Original List Price Received*	93.2%	93.5%	+ 0.3%	95.7%	94.2%	- 1.6%
Days on Market Until Sale	58	56	- 3.4%	46	58	+ 26.1%
Inventory of Homes for Sale	48	44	- 8.3%	--	--	--
Months Supply of Inventory	4.9	3.8	- 22.4%	--	--	--

* 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

