

Local Market Update for December 2025

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

92118

Coronado

Detached	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	3	3	0.0%	210	183	- 12.9%
Pending Sales	4	9	+ 125.0%	134	127	- 5.2%
Closed Sales	9	15	+ 66.7%	136	128	- 5.9%
Median Sales Price*	\$2,262,000	\$3,227,500	+ 42.7%	\$2,928,800	\$3,163,750	+ 8.0%
Percent of Original List Price Received*	92.2%	94.7%	+ 2.7%	94.3%	95.3%	+ 1.1%
Days on Market Until Sale	68	53	- 22.1%	52	56	+ 7.7%
Inventory of Homes for Sale	37	18	- 51.4%	--	--	--
Months Supply of Inventory	3.3	1.7	- 48.5%	--	--	--

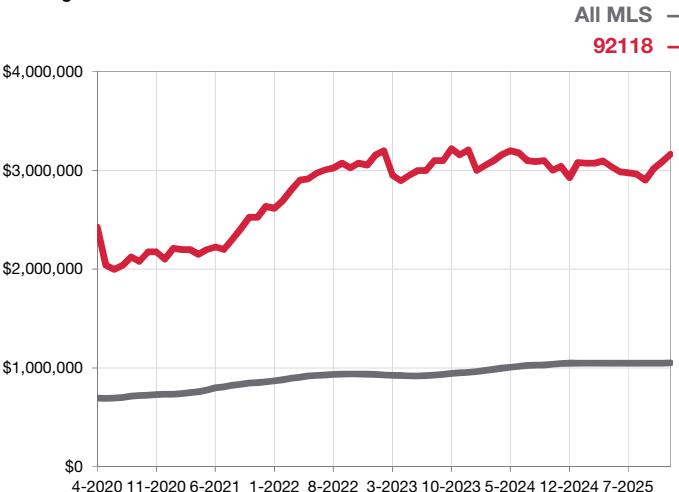
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	7	4	- 42.9%	199	217	+ 9.0%
Pending Sales	6	4	- 33.3%	119	139	+ 16.8%
Closed Sales	8	10	+ 25.0%	110	146	+ 32.7%
Median Sales Price*	\$2,007,500	\$1,742,500	- 13.2%	\$1,912,500	\$2,000,000	+ 4.6%
Percent of Original List Price Received*	91.7%	90.9%	- 0.9%	95.5%	94.0%	- 1.6%
Days on Market Until Sale	114	89	- 21.9%	51	60	+ 17.6%
Inventory of Homes for Sale	44	22	- 50.0%	--	--	--
Months Supply of Inventory	4.4	1.9	- 56.8%	--	--	--

* 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

