

Local Market Update for October 2025

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

92118

Coronado

Detached

| Key Metrics | October | | | Year to Date | | |
|--|-------------|-------------|----------------|--------------|--------------|----------------|
| | 2024 | 2025 | Percent Change | Thru 10-2024 | Thru 10-2025 | Percent Change |
| New Listings | 13 | 13 | 0.0% | 187 | 185 | - 1.1% |
| Pending Sales | 11 | 16 | + 45.5% | 116 | 108 | - 6.9% |
| Closed Sales | 7 | 11 | + 57.1% | 112 | 101 | - 9.8% |
| Median Sales Price* | \$2,700,000 | \$3,825,000 | + 41.7% | \$3,020,800 | \$3,072,000 | + 1.7% |
| Percent of Original List Price Received* | 95.5% | 93.0% | - 2.6% | 94.3% | 95.4% | + 1.2% |
| Days on Market Until Sale | 44 | 92 | + 109.1% | 52 | 56 | + 7.7% |
| Inventory of Homes for Sale | 47 | 41 | - 12.8% | -- | -- | -- |
| Months Supply of Inventory | 4.3 | 3.9 | - 9.3% | -- | -- | -- |

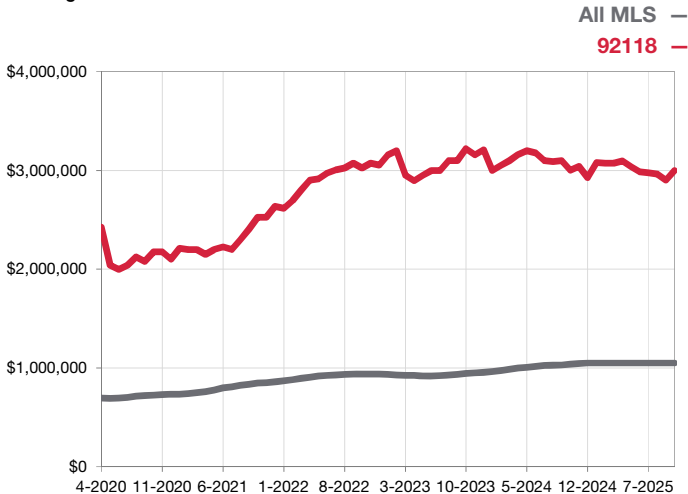
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached

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|--|-------------|-------------|----------------|--------------|--------------|----------------|
| | 2024 | 2025 | Percent Change | Thru 10-2024 | Thru 10-2025 | Percent Change |
| New Listings | 15 | 16 | + 6.7% | 177 | 221 | + 24.9% |
| Pending Sales | 9 | 8 | - 11.1% | 100 | 123 | + 23.0% |
| Closed Sales | 11 | 9 | - 18.2% | 96 | 125 | + 30.2% |
| Median Sales Price* | \$2,050,000 | \$2,251,000 | + 9.8% | \$1,922,500 | \$2,015,000 | + 4.8% |
| Percent of Original List Price Received* | 94.9% | 95.8% | + 0.9% | 95.9% | 94.3% | - 1.7% |
| Days on Market Until Sale | 55 | 35 | - 36.4% | 45 | 58 | + 28.9% |
| Inventory of Homes for Sale | 54 | 52 | - 3.7% | -- | -- | -- |
| Months Supply of Inventory | 5.9 | 4.4 | - 25.4% | -- | -- | -- |

* 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

