

# Local Market Update for December 2025

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

## 91901

Alpine

### Detached

| Key Metrics                              | December  |                    |                | Year to Date |                    |                |
|--|-----------|--------------------|----------------|--------------|--------------------|----------------|
|  | 2024      | 2025               | Percent Change | Thru 12-2024 | Thru 12-2025       | Percent Change |
| New Listings                             | 3         | 3                  | 0.0%           | 205          | 215                | + 4.9%         |
| Pending Sales                            | 6         | 8                  | + 33.3%        | 136          | 143                | + 5.1%         |
| Closed Sales                             | 12        | 10                 | - 16.7%        | 146          | 136                | - 6.8%         |
| Median Sales Price*                      | \$998,950 | <b>\$1,050,000</b> | + 5.1%         | \$1,000,000  | <b>\$1,000,000</b> | 0.0%           |
| Percent of Original List Price Received* | 97.4%     | <b>94.2%</b>       | - 3.3%         | 97.7%        | <b>97.2%</b>       | - 0.5%         |
| Days on Market Until Sale                | 31        | <b>60</b>          | + 93.5%        | 35           | <b>37</b>          | + 5.7%         |
| Inventory of Homes for Sale              | 26        | <b>18</b>          | - 30.8%        | --           | --                 | --             |
| Months Supply of Inventory               | 2.3       | <b>1.5</b>         | - 34.8%        | --           | --                 | --             |

\* 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.

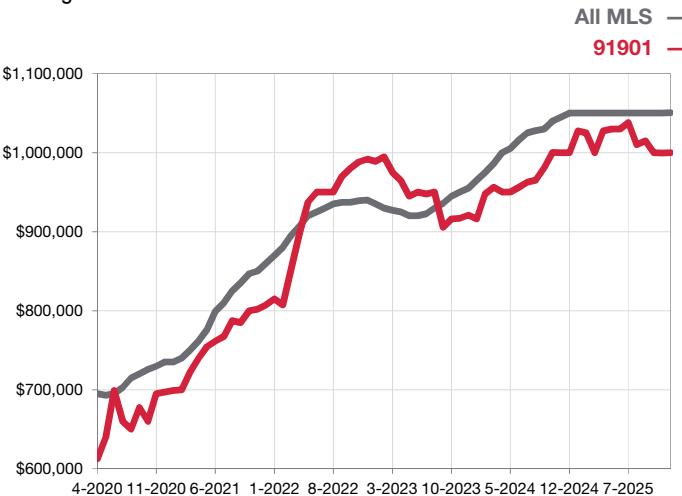
### Attached

| Key Metrics                              | December  |             |                | Year to Date |                  |                |
|--|-----------|-------------|----------------|--------------|------------------|----------------|
|  | 2024      | 2025        | Percent Change | Thru 12-2024 | Thru 12-2025     | Percent Change |
| New Listings                             | 4         | <b>0</b>    | - 100.0%       | 33           | <b>32</b>        | - 3.0%         |
| Pending Sales                            | 1         | <b>1</b>    | 0.0%           | 19           | <b>14</b>        | - 26.3%        |
| Closed Sales                             | 2         | <b>0</b>    | - 100.0%       | 19           | <b>13</b>        | - 31.6%        |
| Median Sales Price*                      | \$532,450 | <b>\$0</b>  | - 100.0%       | \$470,000    | <b>\$488,500</b> | + 3.9%         |
| Percent of Original List Price Received* | 103.2%    | <b>0.0%</b> | - 100.0%       | 99.7%        | <b>95.5%</b>     | - 4.2%         |
| Days on Market Until Sale                | 18        | <b>0</b>    | - 100.0%       | 26           | <b>32</b>        | + 23.1%        |
| Inventory of Homes for Sale              | 5         | <b>2</b>    | - 60.0%        | --           | --               | --             |
| Months Supply of Inventory               | 2.6       | <b>1.1</b>  | - 57.7%        | --           | --               | --             |

\* 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

