

Local Market Update for December 2025

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

91901

Alpine

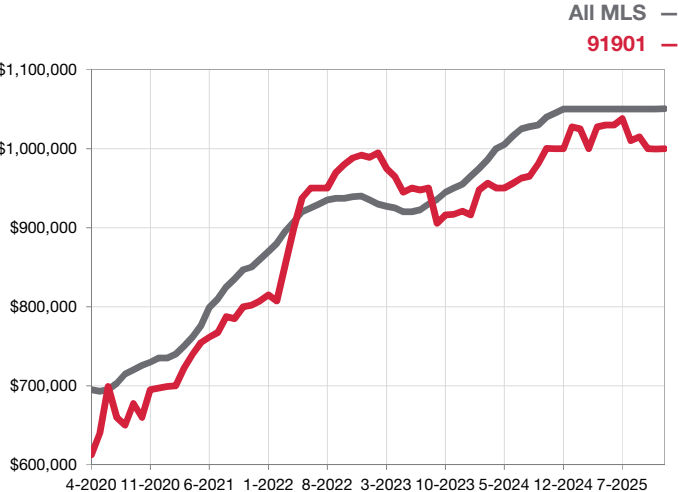
Detached	December			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	3	3	0.0%	205	215	+ 4.9%
Pending Sales	6	8	+ 33.3%	136	143	+ 5.1%
Closed Sales	12	10	- 16.7%	146	136	- 6.8%
Median Sales Price*	\$998,950	\$1,050,000	+ 5.1%	\$1,000,000	\$1,000,000	0.0%
Percent of Original List Price Received*	97.4%	94.2%	- 3.3%	97.7%	97.2%	- 0.5%
Days on Market Until Sale	31	60	+ 93.5%	35	37	+ 5.7%
Inventory of Homes for Sale	26	18	- 30.8%	--	--	--
Months Supply of Inventory	2.3	1.5	- 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	December			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	4	0	- 100.0%	33	32	- 3.0%
Pending Sales	1	1	0.0%	19	14	- 26.3%
Closed Sales	2	0	- 100.0%	19	13	- 31.6%
Median Sales Price*	\$532,450	\$0	- 100.0%	\$470,000	\$488,500	+ 3.9%
Percent of Original List Price Received*	103.2%	0.0%	- 100.0%	99.7%	95.5%	- 4.2%
Days on Market Until Sale	18	0	- 100.0%	26	32	+ 23.1%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	2.6	1.1	- 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

