

# Local Market Update for March 2025

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

## 91901

### Alpine

#### Single Family

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	12	15	+ 25.0%	48	59	+ 22.9%
Pending Sales	13	12	- 7.7%	36	34	- 5.6%
Closed Sales	13	14	+ 7.7%	35	27	- 22.9%
Median Sales Price*	\$1,155,000	\$1,077,500	- 6.7%	\$1,050,000	\$1,055,000	+ 0.5%
Percent of Original List Price Received*	98.7%	99.4%	+ 0.7%	98.0%	98.2%	+ 0.2%
Days on Market Until Sale	35	21	- 40.0%	33	32	- 3.0%
Inventory of Homes for Sale	16	33	+ 106.3%	--	--	--
Months Supply of Inventory	1.3	3.0	+ 130.8%	--	--	--

\* 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.

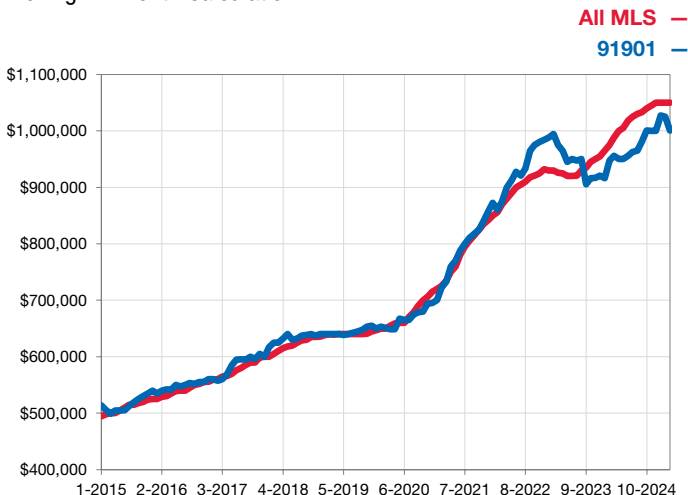
#### Townhouse-Condo

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	1	6	+ 500.0%	5	11	+ 120.0%
Pending Sales	1	1	0.0%	3	2	- 33.3%
Closed Sales	1	1	0.0%	3	2	- 33.3%
Median Sales Price*	\$546,000	\$525,000	- 3.8%	\$455,000	\$518,500	+ 14.0%
Percent of Original List Price Received*	96.6%	100.0%	+ 3.5%	99.3%	100.5%	+ 1.2%
Days on Market Until Sale	6	2	- 66.7%	11	12	+ 9.1%
Inventory of Homes for Sale	2	10	+ 400.0%	--	--	--
Months Supply of Inventory	1.1	5.0	+ 354.5%	--	--	--

\* 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.

#### Median Sales Price – Single Family

Rolling 12-Month Calculation



#### Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

