

Local Market Update for May 2025

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

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Alpine

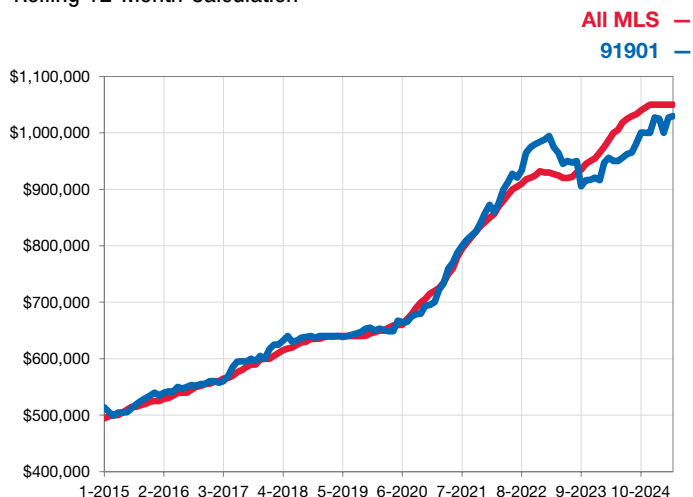
Detached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	22	22	0.0%	95	110	+ 15.8%
Pending Sales	13	16	+ 23.1%	60	65	+ 8.3%
Closed Sales	12	16	+ 33.3%	63	51	- 19.0%
Median Sales Price*	\$1,049,500	\$1,053,000	+ 0.3%	\$1,000,000	\$1,050,000	+ 5.0%
Percent of Original List Price Received*	97.5%	97.1%	- 0.4%	98.3%	96.1%	- 2.2%
Days on Market Until Sale	18	26	+ 44.4%	30	33	+ 10.0%
Inventory of Homes for Sale	32	42	+ 31.3%	--	--	--
Months Supply of Inventory	2.6	3.6	+ 38.5%	--	--	--

* 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	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	4	3	- 25.0%	13	16	+ 23.1%
Pending Sales	2	0	- 100.0%	5	4	- 20.0%
Closed Sales	2	1	- 50.0%	6	5	- 16.7%
Median Sales Price*	\$431,000	\$529,000	+ 22.7%	\$450,000	\$525,000	+ 16.7%
Percent of Original List Price Received*	101.0%	95.3%	- 5.6%	100.3%	97.2%	- 3.1%
Days on Market Until Sale	16	30	+ 87.5%	14	26	+ 85.7%
Inventory of Homes for Sale	6	8	+ 33.3%	--	--	--
Months Supply of Inventory	3.8	4.0	+ 5.3%	--	--	--

* 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.

Median Sales Price – Single Family Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo Rolling 12-Month Calculation

