Local Market Update for February 2026

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

91901

Alpine

Detached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	23	**21**	- 8.7%	45	**34**	- 24.4%
Pending Sales	10	**17**	+ 70.0%	21	**32**	+ 52.4%
Closed Sales	9	**7**	- 22.2%	13	**20**	+ 53.8%
Median Sales Price*	$1,079,000	**$1,220,000**	+ 13.1%	$1,045,000	**$942,500**	- 9.8%
Percent of Original List Price Received*	97.1%	**98.7%**	+ 1.6%	97.0%	**96.6%**	- 0.4%
Days on Market Until Sale	41	**51**	+ 24.4%	43	**46**	+ 7.0%
Inventory of Homes for Sale	40	**32**	- 20.0%	—	—	—
Months Supply of Inventory	3.6	**2.5**	- 30.6%	—	—	—

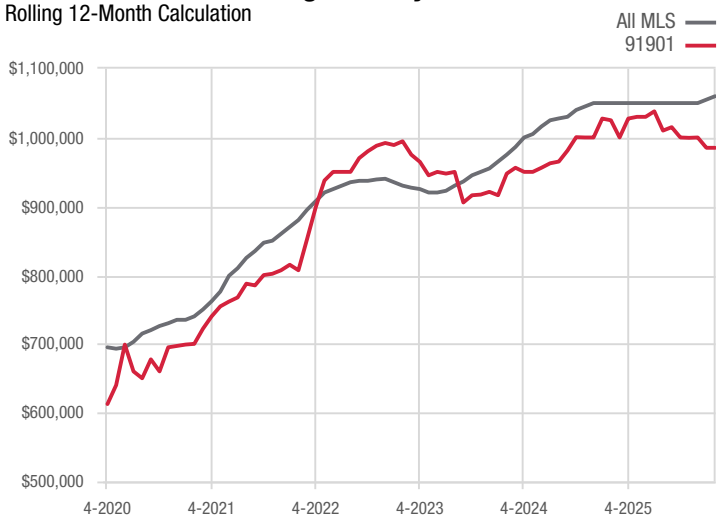
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	2	**0**	- 100.0%	5	**3**	- 40.0%
Pending Sales	0	**2**	—	1	**3**	+ 200.0%
Closed Sales	1	**2**	+ 100.0%	1	**3**	+ 200.0%
Median Sales Price*	$512,000	**$422,000**	- 17.6%	$512,000	**$364,000**	- 28.9%
Percent of Original List Price Received*	101.0%	**97.8%**	- 3.2%	101.0%	**98.5%**	- 2.5%
Days on Market Until Sale	22	**27**	+ 22.7%	22	**29**	+ 31.8%
Inventory of Homes for Sale	7	**4**	- 42.9%	—	—	—
Months Supply of Inventory	3.5	**2.3**	- 34.3%	—	—	—

* 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.

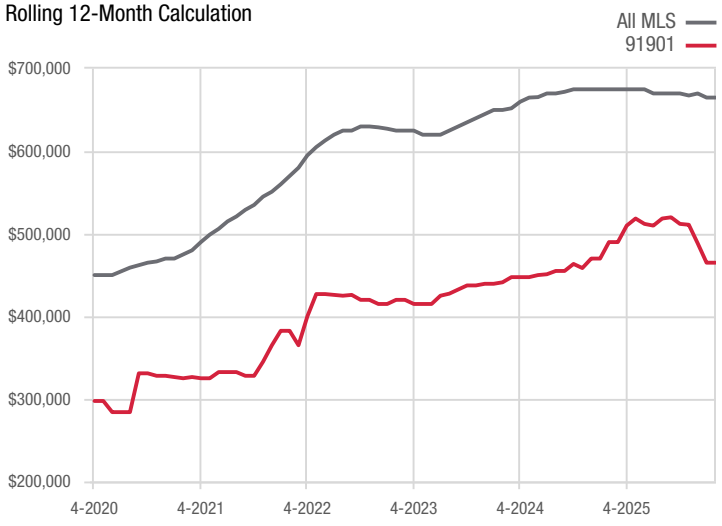
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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Current as of March 5, 2026. All data from the San Diego MLS. Report © 2026 ShowingTime Plus, LLC. Percent changes are calculated using rounded figures.