Local Market Update for July 2026

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

91901

Alpine

Detached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	23	**24**	+ 4.3%	161	**150**	- 6.8%
Pending Sales	7	**16**	+ 128.6%	87	**98**	+ 12.6%
Closed Sales	18	**9**	- 50.0%	84	**88**	+ 4.8%
Median Sales Price*	$1,085,000	**$1,175,000**	+ 8.3%	$1,052,500	**$1,025,000**	- 2.6%
Percent of Original List Price Received*	100.4%	**99.8%**	- 0.6%	97.7%	**100.3%**	+ 2.7%
Days on Market Until Sale	34	**30**	- 11.8%	30	**35**	+ 16.7%
Inventory of Homes for Sale	51	**49**	- 3.9%	—	**—**	—
Months Supply of Inventory	4.4	**3.9**	- 11.4%	—	**—**	—

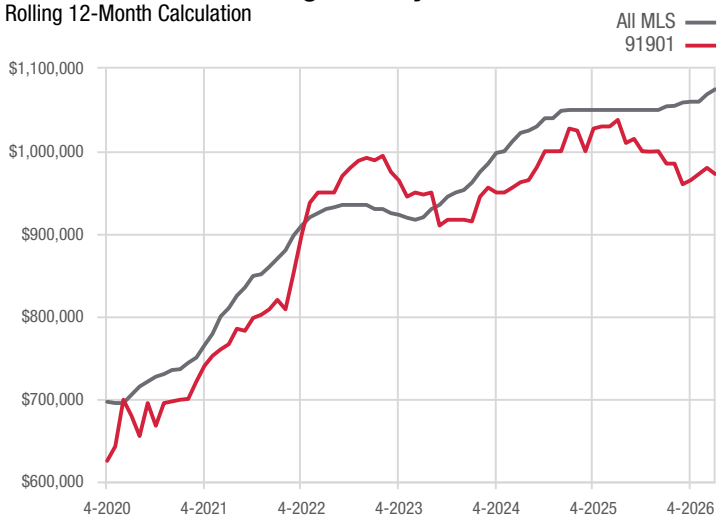
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	4	**3**	- 25.0%	21	**12**	- 42.9%
Pending Sales	2	**0**	- 100.0%	6	**5**	- 16.7%
Closed Sales	1	**0**	- 100.0%	6	**8**	+ 33.3%
Median Sales Price*	—	**—**	—	$525,000	**$415,000**	- 21.0%
Percent of Original List Price Received*	—	**—**	—	97.2%	**97.3%**	+ 0.1%
Days on Market Until Sale	54	**—**	—	31	**30**	- 3.2%
Inventory of Homes for Sale	7	**8**	+ 14.3%	—	**—**	—
Months Supply of Inventory	4.3	**4.0**	- 7.0%	—	**—**	—

* 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.

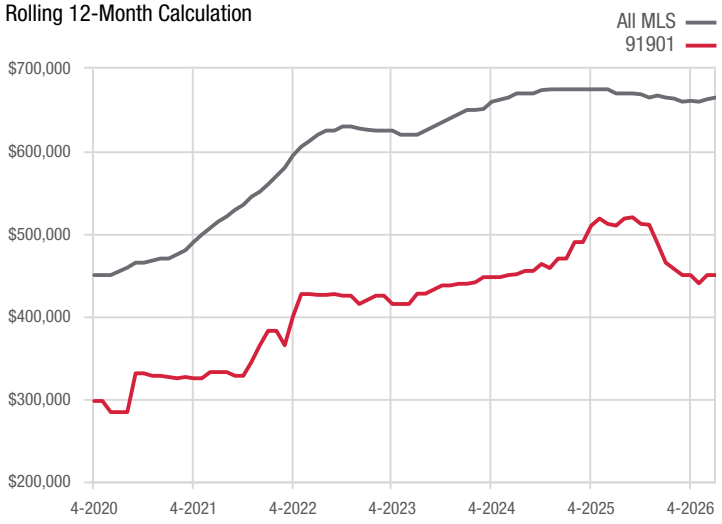
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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