Local Market Update for August 2026

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

91901

Alpine

Detached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	21	**16**	- 23.8%	181	**166**	- 8.3%
Pending Sales	9	**16**	+ 77.8%	96	**112**	+ 16.7%
Closed Sales	8	**16**	+ 100.0%	92	**104**	+ 13.0%
Median Sales Price*	$823,500	**$1,175,000**	+ 42.7%	$1,032,500	**$1,088,323**	+ 5.4%
Percent of Original List Price Received*	100.8%	**97.8%**	- 3.0%	98.0%	**99.9%**	+ 1.9%
Days on Market Until Sale	32	**29**	- 9.4%	31	**34**	+ 9.7%
Inventory of Homes for Sale	53	**40**	- 24.5%	—	**—**	—
Months Supply of Inventory	4.4	**3.1**	- 29.5%	—	**—**	—

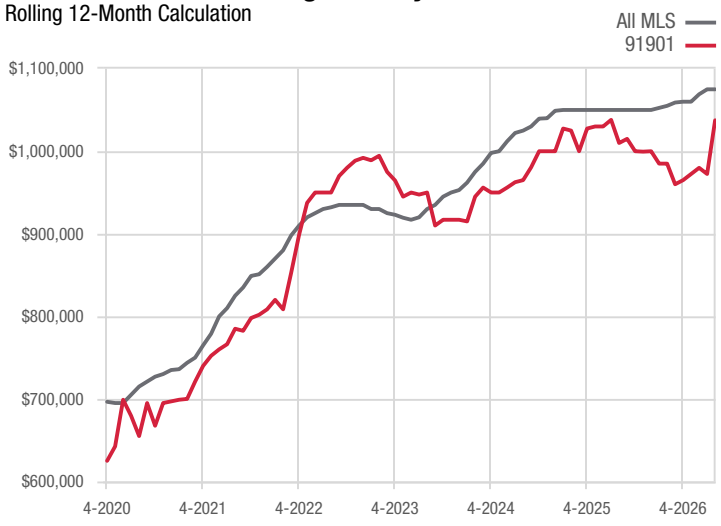
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	3	**0**	- 100.0%	25	**16**	- 36.0%
Pending Sales	0	**3**	—	6	**8**	+ 33.3%
Closed Sales	1	**1**	0.0%	7	**9**	+ 28.6%
Median Sales Price*	$687,500	**$550,000**	- 20.0%	$527,000	**$430,000**	- 18.4%
Percent of Original List Price Received*	98.4%	**94.8%**	- 3.7%	97.4%	**97.0%**	- 0.4%
Days on Market Until Sale	52	**88**	+ 69.2%	34	**37**	+ 8.8%
Inventory of Homes for Sale	9	**4**	- 55.6%	—	**—**	—
Months Supply of Inventory	5.3	**1.9**	- 64.2%	—	**—**	—

* 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.

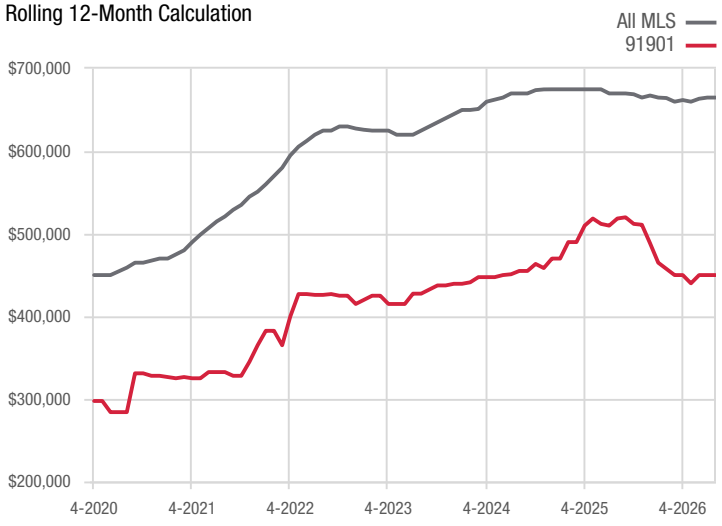
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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