

Local Market Update for April 2025

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

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Alpine

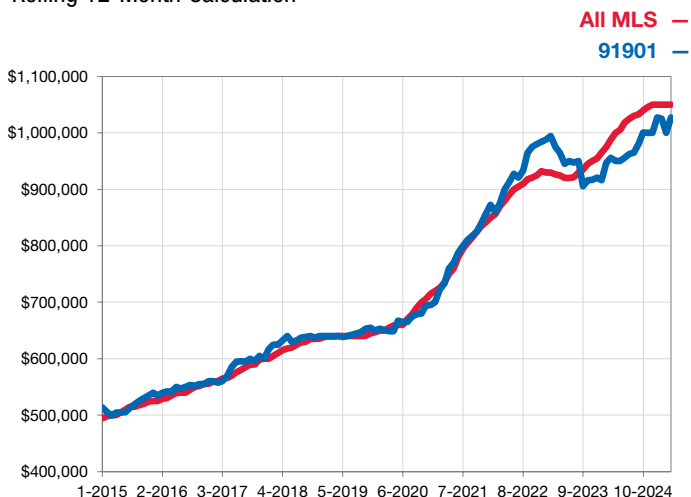
Detached	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	25	24	- 4.0%	73	83	+ 13.7%
Pending Sales	11	15	+ 36.4%	47	47	0.0%
Closed Sales	16	7	- 56.3%	51	35	- 31.4%
Median Sales Price*	\$920,000	\$990,000	+ 7.6%	\$1,000,000	\$1,045,000	+ 4.5%
Percent of Original List Price Received*	99.6%	88.0%	- 11.6%	98.5%	95.6%	- 2.9%
Days on Market Until Sale	34	46	+ 35.3%	33	36	+ 9.1%
Inventory of Homes for Sale	25	42	+ 68.0%	--	--	--
Months Supply of Inventory	2.0	3.7	+ 85.0%	--	--	--

* 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.

Attached	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	4	3	- 25.0%	9	13	+ 44.4%
Pending Sales	0	1	--	3	4	+ 33.3%
Closed Sales	1	2	+ 100.0%	4	4	0.0%
Median Sales Price*	\$375,000	\$725,000	+ 93.3%	\$450,000	\$518,500	+ 15.2%
Percent of Original List Price Received*	101.6%	94.8%	- 6.7%	99.9%	97.6%	- 2.3%
Days on Market Until Sale	16	39	+ 143.8%	13	26	+ 100.0%
Inventory of Homes for Sale	4	7	+ 75.0%	--	--	--
Months Supply of Inventory	2.4	3.5	+ 45.8%	--	--	--

* 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.

Median Sales Price – Single Family Rolling 12-Month Calculation



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

