

Local Market Update for October 2022

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

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Alpine

Single Family	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
Key Metrics						
New Listings	21	20	- 4.8%	277	243	- 12.3%
Pending Sales	23	7	- 69.6%	230	160	- 30.4%
Closed Sales	22	5	- 77.3%	227	165	- 27.3%
Median Sales Price*	\$885,000	\$951,000	+ 7.5%	\$850,000	\$989,000	+ 16.4%
Percent of Original List Price Received*	99.7%	103.1%	+ 3.4%	101.4%	100.0%	- 1.4%
Days on Market Until Sale	30	15	- 50.0%	22	23	+ 4.5%
Inventory of Homes for Sale	17	37	+ 117.6%	--	--	--
Months Supply of Inventory	0.8	2.3	+ 187.5%	--	--	--

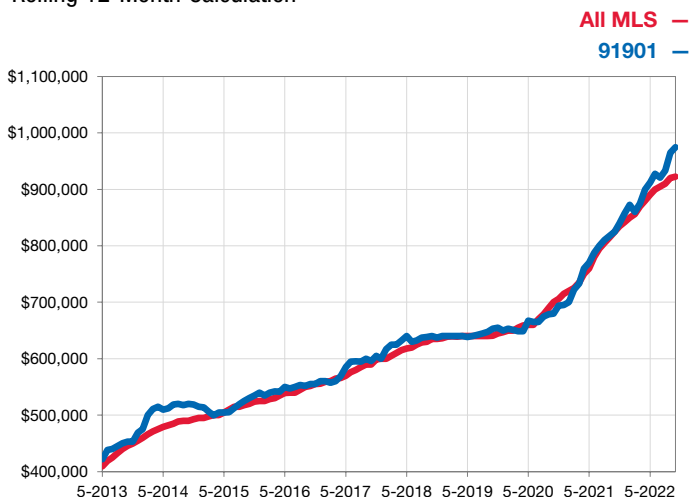
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
Key Metrics						
New Listings	0	1	--	25	26	+ 4.0%
Pending Sales	2	2	0.0%	25	19	- 24.0%
Closed Sales	1	2	+ 100.0%	25	17	- 32.0%
Median Sales Price*	\$475,000	\$401,000	- 15.6%	\$339,000	\$415,000	+ 22.4%
Percent of Original List Price Received*	102.2%	94.9%	- 7.1%	101.1%	102.2%	+ 1.1%
Days on Market Until Sale	29	43	+ 48.3%	17	21	+ 23.5%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.5	--	--	--	--

* 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.

Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

