TEAM GOEGLEIN

FIDELITY NATIONAL TITLE

MARKET INTELLIGENCE · SEPTEMBER 2026

Westside Market Report

2026 compared with 2025 — the full area plus seven neighborhood reports.

2,645	7	2	−14.1%
closed sales	neighborhoods	years compared	sales volume

Venice · Mar Vista · Culver City · Westchester · Marina del Rey · Playa del Rey · Playa Vista

Closed sales, January 1 – September 23 in both years

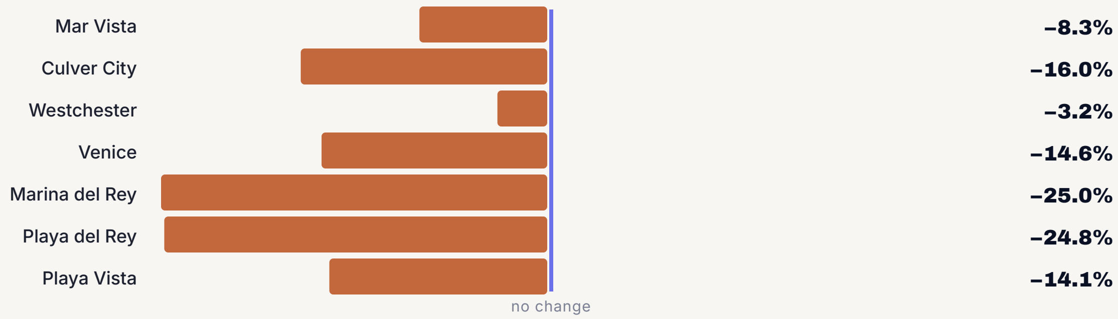
Westside sales: 2026 vs. 2025

Every closed sale in the seven neighborhoods, January 1 – September 23, both years — 2,645 transactions.

CLOSED SALES	DOLLAR VOLUME	MEDIAN SALE PRICE
−14.1%	**−14.6%**	**+0.6%**
1,423 → 1,222 homes	$2.66B → $2.27B	$1,600,000 → $1,610,000

Two hundred fewer homes traded than last year — at the same prices. This is a volume story, not a price story.

CHANGE IN CLOSED SALES, BY NEIGHBORHOOD



NEIGHBORHOOD BY NEIGHBORHOOD

NEIGHBORHOOD	CLOSED SALES	CHG	MEDIAN 2026	CHG	DOM	SP/LP
Mar Vista	302 → 277	−8.3%	$2,050,000	+1.9%	30.7	100.3%
Culver City	282 → 237	−16.0%	$1,290,000	+13.7%	32.8	101.7%
Westchester	217 → 210	−3.2%	$1,673,200	−1.2%	28.8	100.1%
Venice	219 → 187	−14.6%	$2,125,000	−8.6%	48.0	98.2%
Marina del Rey	204 → 153	−25.0%	$1,225,000	−3.7%	44.4	97.6%
Playa del Rey	121 → 91	−24.8%	$960,500	+3.8%	51.0	98.1%
Playa Vista	78 → 67	−14.1%	$1,310,000	+0.8%	38.4	98.5%
All seven neighborhoods	**1,423 → 1,222**	**−14.1%**	**$1,610,000**	**+0.6%**	**37.1**	**99.6%**

WHAT IT MEANS

Westchester barely moved.

Down 3.2% against a 14.1% area drop, with market time *falling* two days and a third of sales still closing over asking.

The Playas slowed hardest.

Playa del Rey and Playa Vista each added about 13 points to their share of 60-day listings. Playa del Rey also added 12.6 days of market time.

Prices held while volume fell.

The blended median rose 0.6% and price per square foot 0.2%. Fewer people traded; the ones who did paid last year's prices.

Mar Vista

Year to date through September 23 · 2026 compared with 2025 · 579 closed sales analyzed across both periods

CLOSED SALES	MEDIAN SALE PRICE	AVG. MARKET TIME
−8.3%	**+1.9%**	**+1.5 days**
302 → 277	$2,012,500 → $2,050,000	29.1 → 30.7 days

YEAR-OVER-YEAR DETAIL

METRIC	2025	2026	CHANGE
Closed sales	302	277	**−8.3%**
Dollar volume	$698M	$623M	**−10.8%**
Average sale price	$2,310,425	$2,247,531	**−2.7%**
Median sale price	$2,012,500	$2,050,000	**+1.9%**
Average price per sq. ft.	$1,102	$1,082	**−1.8%**
Average days on market	29.1	30.7	**+1.5 days**
Average sale-to-list ratio	101.4%	100.3%	**−1.1 pts**
Sales over asking	40.1%	37.2%	**−2.9 pts**
Sales taking 60+ days	13.9%	16.2%	**+2.3 pts**

2026 BY PRICE TIER

UNDER $1.6M	$1.6M AND UP
94 sales	**183 sales**
Median **$1,145,000** · 34 days on market	Median **$2,350,000** · 29 days on market
SP/LP **100.3%** · sales +8.0% vs. 2025	SP/LP **100.3%** · sales −14.9% vs. 2025

The largest neighborhood in the study and one of the steadiest. Sales fell 8.3% against a 14.1% area drop and the median held at $2.05M, up 1.9%. The softening shows up in the fine print rather than the headline: the sale-to-list ratio gave back 1.1 points, the share selling over asking fell 2.9, and market time edged up a day and a half. Mar Vista is still the fastest big market on the Westside at 31 days.

Culver City

Year to date through September 23 · 2026 compared with 2025 · 519 closed sales analyzed across both periods

CLOSED SALES	MEDIAN SALE PRICE	AVG. MARKET TIME
−16.0%	+13.7%	−1.9 days
282 → 237	$1,135,000 → $1,290,000	34.6 → 32.8 days

YEAR-OVER-YEAR DETAIL

METRIC	2025	2026	CHANGE
Closed sales	282	237	**−16.0%**
Dollar volume	$362M	$326M	**−9.9%**
Average sale price	$1,283,603	$1,376,837	**+7.3%**
Median sale price	$1,135,000	$1,290,000	**+13.7%**
Average price per sq. ft.	$868	$888	**+2.2%**
Average days on market	34.6	32.8	**−1.9 days**
Average sale-to-list ratio	100.8%	101.7%	**+0.9 pts**
Sales over asking	39.4%	41.4%	**+2.0 pts**
Sales taking 60+ days	18.4%	16.9%	**−1.6 pts**

2026 BY PRICE TIER

UNDER $1.6M	$1.6M AND UP
159 sales	**78 sales**
Median **$917,000** · 39 days on market	Median **$2,095,000** · 19 days on market
SP/LP **100.4%** · sales −18.9% vs. 2025	SP/LP **104.1%** · sales −9.3% vs. 2025

Culver City posted the only meaningful price gain here — the median up 13.7% to $1.29M. Read that carefully: the average sale rose 7.3% and price per square foot only 2.2%, so roughly half the median move is mix rather than appreciation. What is not mix is the rest of the page. Market time fell two days, the sale-to-list ratio gained 0.9 points and 41% of sales closed over asking, the highest share in the study. Volume fell 16% and the homes that traded traded strongly.

Westchester

Year to date through September 23 · 2026 compared with 2025 · 427 closed sales analyzed across both periods

CLOSED SALES	MEDIAN SALE PRICE	AVG. MARKET TIME
−3.2%	**−1.2%**	**−1.9 days**
217 → 210	$1,693,000 → $1,673,200	30.7 → 28.8 days

YEAR-OVER-YEAR DETAIL

METRIC	2025	2026	CHANGE
Closed sales	217	210	−3.2%
Dollar volume	$401M	$386M	−3.7%
Average sale price	$1,845,719	$1,836,955	−0.5%
Median sale price	$1,693,000	$1,673,200	−1.2%
Average price per sq. ft.	$929	$921	−0.8%
Average days on market	30.7	28.8	−1.9 days
Average sale-to-list ratio	100.4%	100.1%	−0.3 pts
Sales over asking	33.2%	34.8%	+1.6 pts
Sales taking 60+ days	12.0%	14.8%	+2.8 pts

2026 BY PRICE TIER

UNDER $1.6M	$1.6M AND UP
93 sales	**117 sales**
Median **$1,250,000** · 28 days on market	Median **$2,035,000** · 30 days on market
SP/LP **100.1%** · sales −5.1% vs. 2025	SP/LP **100.2%** · sales −1.7% vs. 2025

The most stable neighborhood on the Westside. Sales were off just 3.2% against a 14.1% area decline, dollar volume off 3.7%, and the median essentially flat at $1.67M. It is also one of only two neighborhoods that got faster — 28.8 days against 30.7 last year, with Culver City also shedding about two days — and the share selling over asking rose 1.6 points. If a seller wants evidence that a well-priced Westside house still moves, this is the page.

Venice

Year to date through September 23 · 2026 compared with 2025 · 406 closed sales analyzed across both periods

CLOSED SALES	MEDIAN SALE PRICE	AVG. MARKET TIME
−14.6%	**−8.6%**	**+4.1 days**
219 → 187	$2,325,000 → $2,125,000	43.9 → 48.0 days

YEAR-OVER-YEAR DETAIL

METRIC	2025	2026	CHANGE
Closed sales	219	187	**−14.6%**
Dollar volume	$593M	$479M	**−19.3%**
Average sale price	$2,707,567	$2,559,016	**−5.5%**
Median sale price	$2,325,000	$2,125,000	**−8.6%**
Average price per sq. ft.	$1,333	$1,349	**+1.2%**
Average days on market	43.9	48.0	**+4.1 days**
Average sale-to-list ratio	98.2%	98.2%	**−0.1 pts**
Sales over asking	22.4%	24.6%	**+2.2 pts**
Sales taking 60+ days	25.6%	29.9%	**+4.4 pts**

2026 BY PRICE TIER

UNDER $1.6M	$1.6M AND UP
40 sales	**147 sales**
Median **$1,283,750** · 63 days on market	Median **$2,449,000** · 44 days on market
SP/LP **97.9%** · sales −7.0% vs. 2025	SP/LP **98.3%** · sales −16.5% vs. 2025

Venice carries the clearest price correction in the study. The median fell 8.6% to $2.13M and the average sale 5.5%, on 14.6% fewer transactions — dollar volume down 19.3%, the third steepest here behind Marina del Rey and Playa del Rey. Price per square foot actually rose 1.2%, which says the drop is composition: fewer of the very large trades that set last year's median. Market time rose four days to 48, second slowest behind Playa del Rey.

Marina del Rey

Year to date through September 23 · 2026 compared with 2025 · 357 closed sales analyzed across both periods

CLOSED SALES	MEDIAN SALE PRICE	AVG. MARKET TIME
−25.0%	−3.7%	+1.4 days
204 → 153	$1,272,500 → $1,225,000	43.0 → 44.4 days

YEAR-OVER-YEAR DETAIL

METRIC	2025	2026	CHANGE
Closed sales	204	153	−25.0%
Dollar volume	$330M	$234M	−29.1%
Average sale price	$1,620,091	$1,531,585	−5.5%
Median sale price	$1,272,500	$1,225,000	−3.7%
Average price per sq. ft.	$859	$856	−0.4%
Average days on market	43.0	44.4	+1.4 days
Average sale-to-list ratio	98.1%	97.6%	−0.5 pts
Sales over asking	16.2%	11.8%	−4.4 pts
Sales taking 60+ days	27.9%	27.5%	−0.5 pts

2026 BY PRICE TIER

UNDER $1.6M

112 sales

Median **$1,112,500** · 42 days on market
SP/LP **98.2%** · sales −21.7% vs. 2025

$1.6M AND UP

41 sales

Median **$2,485,500** · 50 days on market
SP/LP **96.2%** · sales −32.8% vs. 2025

The biggest volume loss on the Westside — a quarter of its transactions and 29.1% of its dollar volume gone. The median slipped 3.7% and the share of sales closing over asking fell 4.4 points to 11.8%, the lowest figure in the study. Market time barely moved and the 60-day share actually improved slightly, so this is a market where fewer people are trading rather than one where listings are stacking up.

Playa del Rey

Year to date through September 23 · 2026 compared with 2025 · 212 closed sales analyzed across both periods

CLOSED SALES	MEDIAN SALE PRICE	AVG. MARKET TIME
−24.8%	**+3.8%**	**+12.6 days**
121 → 91	$925,000 → $960,500	38.4 → 51.0 days

YEAR-OVER-YEAR DETAIL

METRIC	2025	2026	CHANGE
Closed sales	121	91	**−24.8%**
Dollar volume	$163M	$127M	**−22.4%**
Average sale price	$1,348,097	$1,390,138	**+3.1%**
Median sale price	$925,000	$960,500	**+3.8%**
Average price per sq. ft.	$790	$738	**−6.5%**
Average days on market	38.4	51.0	**+12.6 days**
Average sale-to-list ratio	100.1%	98.1%	**−2.0 pts**
Sales over asking	21.5%	18.7%	**−2.8 pts**
Sales taking 60+ days	18.2%	30.8%	**+12.6 pts**

2026 BY PRICE TIER

UNDER $1.6M

57 sales

Median **$725,000** · 50 days on market
SP/LP **98.3%** · sales −34.5% vs. 2025

$1.6M AND UP

34 sales

Median **$2,012,500** · 53 days on market
SP/LP **97.9%** · sales 0.0% vs. 2025

The sharpest slowdown in the report. Market time rose 12.6 days to 51 — the slowest of the seven — and the share of listings taking 60+ days jumped 12.6 points to 30.8%. The sale-to-list ratio gave back 2.0 points and price per square foot fell 6.5% — by far the steepest per-foot decline here, three and a half times the next. The median rose 3.8%, which on 91 sales is mix, not strength.

Playa Vista

Year to date through September 23 · 2026 compared with 2025 · 145 closed sales analyzed across both periods

CLOSED SALES	MEDIAN SALE PRICE	AVG. MARKET TIME
−14.1%	**+0.8%**	**+3.9 days**
78 → 67	$1,300,000 → $1,310,000	34.5 → 38.4 days

YEAR-OVER-YEAR DETAIL

METRIC	2025	2026	CHANGE
Closed sales	78	67	**−14.1%**
Dollar volume	$116M	$101M	**−13.1%**
Average sale price	$1,483,995	$1,502,119	**+1.2%**
Median sale price	$1,300,000	$1,310,000	**+0.8%**
Average price per sq. ft.	$866	$874	**+1.0%**
Average days on market	34.5	38.4	**+3.9 days**
Average sale-to-list ratio	99.4%	98.5%	**−0.8 pts**
Sales over asking	24.4%	17.9%	**−6.4 pts**
Sales taking 60+ days	14.1%	26.9%	**+12.8 pts**

2026 BY PRICE TIER

UNDER $1.6M	$1.6M AND UP
44 sales	**23 sales**
Median **$1,042,000** · 43 days on market	Median **$2,200,000** · 29 days on market
SP/LP **98.3%** · sales −22.8% vs. 2025	SP/LP **99.0%** · sales +9.5% vs. 2025

The smallest neighborhood in the study and the second-clearest slowdown. Its share of listings taking 60+ days nearly doubled, from 14.1% to 26.9%, and the share selling over asking fell 6.4 points. Price held — the median up 0.8%, price per square foot up 1.0% — so sellers are still getting their number, just slowly. On 67 sales in 2026, read the percentages as direction.

How this was built

Source and window

MLS market-snapshot exports. Closed sales with a recorded close date between January 1 and September 23 in each year, in Venice, Mar Vista, Culver City, Westchester, Marina del Rey, Playa del Rey and Playa Vista. September is partial in both years and cut at the same calendar day, so the two periods are directly comparable.

2,645 closed sales — 1,423 in 2025, 1,222 in 2026. Ten duplicate records across overlapping exports were removed, and a further 143 sales fell outside the January 1 – September 23 window in one year or the other and were excluded from both.

How neighborhoods were assigned

By export, not by the City field. The MLS records Mar Vista and Westchester sales as "Los Angeles", so each neighborhood's figures come from its own pull rather than that column.

Three further LA exports were set aside. They carry 812 sales labeled only "Los Angeles" — Baldwin Hills, Leimert Park, Hyde Park, Village Green and West Adams mixed together with nothing in the export to separate them.

Definitions

Dollar volume — the sum of every sale price in the period.

Median sale price — the true middle sale. **Average** figures are means. Both are shown on every market page because they answer different questions.

Average price per sq. ft. — the mean of each sale's own price per foot.

Sale-to-list ratio — sale price against the most recent list price.

Sales over asking — closed above that most recent list price.

The caveat that matters

Every neighborhood here clears 60 sales in both years, so none of these pages carries a small-sample warning. The thinnest is Playa Vista at 78 and 67. The area totals lean on Mar Vista, Culver City, Westchester and Venice, which together account for 911 of the 1,222 sales in 2026.

Information deemed reliable but not guaranteed. Prepared as market data for real estate professionals and property owners. It is not an appraisal, a valuation, or advice on any specific transaction. Prepared by Team Goeglein at Fidelity National Title.

WANT YOUR OWN NUMBERS?

Every market is really a dozen markets.

An area average is a starting point, not an answer. If you want this run on a single community, a price band, or the street a listing is on — ask, and we will pull it.

Matt Goeglein

310-293-0784
mgoeglein@gmail.com

Xavier de la Piedra IV

562-217-9933
xavierdlp4@gmail.com

We'll just take care of it.