WESTSIDE PRICE STUDY · JAN–OCT 2026

Westside price ranges by city

What 2,965 closed sales say about where Westside homes are selling, price range by price range, across 11 cities and neighborhoods.

2,965
closed sales

11
cities & areas

$1.6M
YTD median

−0.1%
median vs Jan–Oct 2025

Santa Monica · Venice · Mar Vista · Marina del Rey · Playa Vista · Playa del Rey · Westchester · Culver City · West LA · Baldwin Hills, View Park & Leimert Park · Ladera Heights
MLS closed sales, January 1 to October 31, 2026 vs the same months of 2025 · medians

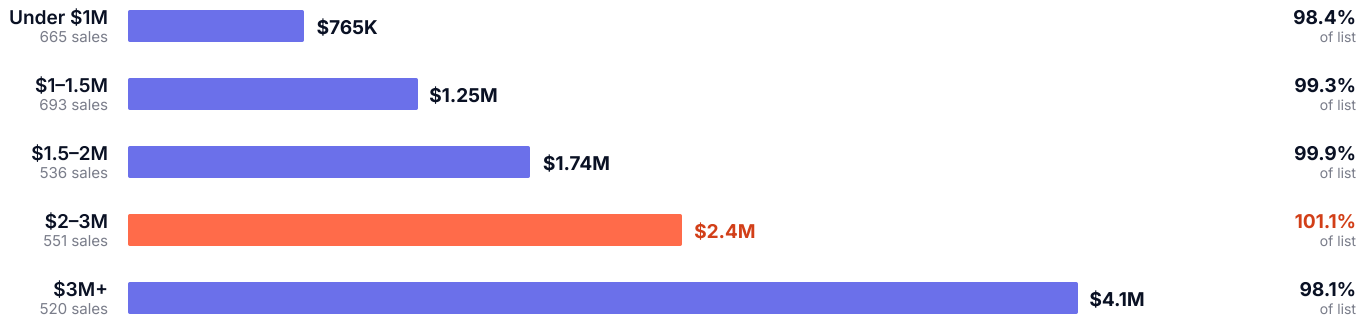
Westside sold 2,965 homes Jan–Oct at a $1.6M median.

Every Westside closed sale from January through October 2026, sorted into price ranges and compared with the same ten months of 2025. The hottest range is the one that sold closest to (or above) its list price, among ranges with at least 3 sales.

YTD MEDIAN PRICE	MEDIAN CHANGE	YTD CLOSED SALES	HOTTEST PRICE RANGE
$1.6M	**−0.1%**	**2,965**	**$2–3M**
vs $1.6M in Jan–Oct 2025	Jan–Oct 2026 vs Jan–Oct 2025	vs 3,386 · −12.4%	101.1% of list · 33 days · 551 sales

October 2026 snapshot. Median $1.66M (+8.0% vs October 2025), 99.3% of list, 244 sales so far. October is still filling in with late-reported closings, so read the median and % of list, not the count.

MEDIAN SALE PRICE AND % OF LIST BY PRICE RANGE · JAN–OCT 2026



ALL HOME TYPES BY PRICE RANGE

PRICE RANGE	SALES YTD '26	SALES YTD '25	SHARE	MEDIAN YTD '26	MEDIAN YTD '25	MEDIAN CHANGE	% OF LIST	AVG. DOM
Under $1M	665	693	22.4%	$765K	$760K	+0.7%	**98.4%**	45
$1–1.5M	693	825	23.4%	$1.25M	$1.25M	+0.4%	**99.3%**	35
$1.5–2M	536	593	18.1%	$1.74M	$1.69M	+2.7%	**99.9%**	38
$2–3M HOTTEST	551	616	18.6%	$2.4M	$2.4M	−0.2%	**101.1%**	33
$3M+	520	659	17.5%	$4.1M	$4.42M	−7.3%	**98.1%**	38
Total	**2,965**	**3,386**	**100%**	**$1.6M**	**$1.6M**	**−0.1%**	**99.3%**	**38**

HOUSES · 1,809 SALES · MEDIAN $2.08M (−1.2%)

PRICE RANGE	SALES	MEDIAN	CHANGE	% OF LIST	DOM
Under $1M	109	$875K	+5.4%	**98.0%**	42
$1–1.5M	352	$1.3M	+1.2%	**99.9%**	31
$1.5–2M	401	$1.75M	+2.9%	**100.2%**	33
$2–3M	453	$2.4M	−0.2%	**101.6%**	32
$3M+	494	$4.13M	−7.1%	**98.1%**	37

CONDOS & TOWNHOMES · 1,156 SALES · MEDIAN $1.02M (−3.4%)

PRICE RANGE	SALES	MEDIAN	CHANGE	% OF LIST	DOM
Under $600K	135	$511K	−3.6%	**97.7%**	54
$600–900K	312	$752K	+0.8%	**98.8%**	43
$900K–$1.2M	277	$1.03M	−1.0%	**98.1%**	42
$1.2–1.6M	210	$1.38M	+2.2%	**99.3%**	40
$1.6M+	222	$2.11M	+2.8%	**98.6%**	49

Every Westside city, side by side.

Jan–Oct 2026 against Jan–Oct 2025 for each city and area in this study. Each one gets its own page next, with the full price-range breakdown for all homes, houses and condos.

JAN–OCT 2026 AT A GLANCE

CITY / AREA	SALES YTD '26	SALES YTD '25	MEDIAN YTD '26	MEDIAN YTD '25	MEDIAN CHANGE	% OF LIST	AVG. DOM	HOTTEST RANGE
Santa Monica	530	586	$1.8M	$1.93M	−6.9%	99.6%	40	$2–3M
Venice	201	188	$2.26M	$2.35M	−3.8%	98.3%	45	Under $1M
Mar Vista	401	475	$1.88M	$1.85M	+1.4%	100.5%	29	$2–3M
Marina del Rey	161	197	$1.27M	$1.34M	−4.9%	98.0%	43	$1.5–2M
Playa Vista	86	100	$1.45M	$1.28M	+13.6%	98.5%	36	$3M+
Playa del Rey	106	135	$935K	$892K	+4.9%	98.2%	49	$900K–$1.2M
Westchester	227	239	$1.69M	$1.68M	+0.4%	100.6%	28	$1–1.5M
Culver City	170	212	$1.38M	$1.15M	+19.8%	101.7%	30	$3M+
West LA *	809	894	$1.62M	$1.74M	−7.0%	98.8%	40	$1.5–2M
Baldwin Hills, View Park & Leimert Park	312	385	$1.19M	$1.2M	−0.7%	98.7%	43	$900K–$1.2M
Ladera Heights *	41	61	$1.7M	$1.8M	−5.5%	97.4%	52	$2–3M

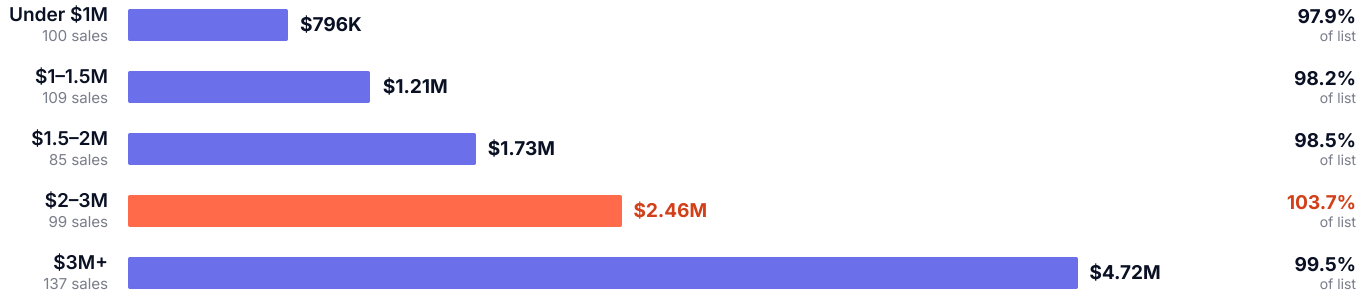
* Data note on that city's page. MarVenice is not shown: it overlaps Venice and Marina del Rey and has a known 2026 data gap.

Santa Monica

MLS area: mapped by neighborhood · ZIP 90401, 90402, 90403, 90404, 90405

YTD MEDIAN PRICE	MEDIAN CHANGE	YTD CLOSED SALES	HOTTEST PRICE RANGE
$1.8M	**−6.9%**	**530**	**$2–3M**
vs $1.93M in Jan–Oct 2025	Jan–Oct 2026 vs Jan–Oct 2025	vs 586 · −9.6%	103.7% of list · 30 days · 99 sales

MEDIAN SALE PRICE AND % OF LIST BY PRICE RANGE · JAN–OCT 2026



ALL HOME TYPES BY PRICE RANGE

PRICE RANGE	SALES YTD '26	SALES YTD '25	SHARE	MEDIAN YTD '26	MEDIAN YTD '25	MEDIAN CHANGE	% OF LIST	AVG. DOM
Under $1M	100	101	18.9%	$796K	$800K	−0.5%	**97.9%**	54
$1–1.5M	109	99	20.6%	$1.21M	$1.22M	−1.4%	**98.2%**	41
$1.5–2M	85	98	16.0%	$1.73M	$1.65M	+4.8%	**98.5%**	50
$2–3M HOTTEST	99	99	18.7%	$2.46M	$2.4M	+2.6%	**103.7%**	30
$3M+	137	189	25.8%	$4.72M	$5.2M	−9.1%	**99.5%**	30
Total	**530**	**586**	**100%**	**$1.8M**	**$1.93M**	**−6.9%**	**99.6%**	**40**

HOUSES · 203 SALES · MEDIAN $3.35M (−19.3%)

PRICE RANGE	SALES	MEDIAN	CHANGE	% OF LIST	DOM
Under $1.5M	11	$1.18M	+0.2%	**97.8%**	45
$1.5–2.5M	38	$2.05M	+1.2%	**102.8%**	27
$2.5–4M	72	$3.08M	−3.9%	**105.1%**	20
$4–6M	47	$4.87M	−0.6%	**100.7%**	28
$6M+	35	$8M	+1.1%	**94.4%**	45

CONDOS & TOWNHOMES · 327 SALES · MEDIAN $1.3M (0.0%)

PRICE RANGE	SALES	MEDIAN	CHANGE	% OF LIST	DOM
Under $1M	98	$792K	−1.4%	**98.1%**	51
$1–1.5M	100	$1.2M	−1.7%	**98.1%**	43
$1.5–2M	68	$1.73M	+4.5%	**98.3%**	57
$2–3M	46	$2.37M	−0.2%	**99.4%**	35
$3M+	15	$4.48M	+12.3%	**99.8%**	36

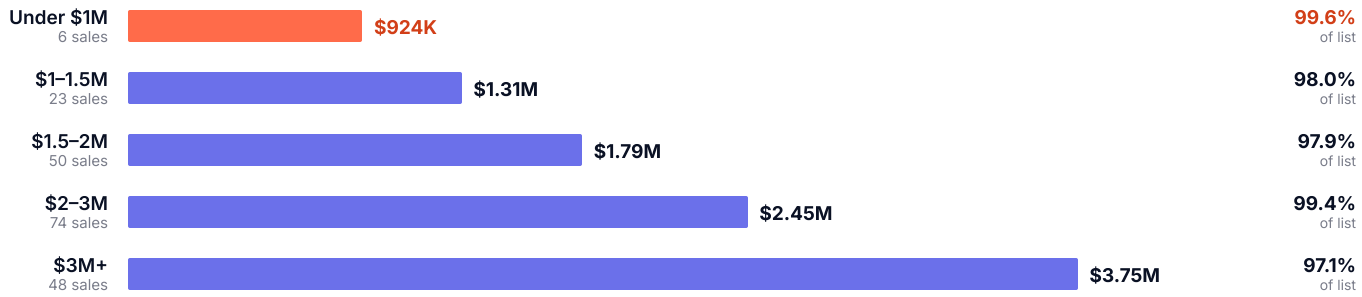
Venice

MLS area: mapped by neighborhood

Includes: Canals 28th Dell, Beach Front West Pacific, South of Venice Blvd, South California To Venice Blvd, Oakwood, East of Lincoln, Abbot Kinney West Pacific

YTD MEDIAN PRICE	MEDIAN CHANGE	YTD CLOSED SALES	HOTTEST PRICE RANGE
$2.26M	**−3.8%**	**201**	**Under $1M**
vs $2.35M in Jan–Oct 2025	Jan–Oct 2026 vs Jan–Oct 2025	vs 188 · +6.9%	99.6% of list · 80 days · 6 sales

MEDIAN SALE PRICE AND % OF LIST BY PRICE RANGE · JAN–OCT 2026



ALL HOME TYPES BY PRICE RANGE

PRICE RANGE	SALES YTD '26	SALES YTD '25	SHARE	MEDIAN YTD '26	MEDIAN YTD '25	MEDIAN CHANGE	% OF LIST	AVG. DOM
Under $1M HOTTEST	6	3	3.0%	$924K	$940K	−1.7%	**99.6%**	80
$1–1.5M	23	17	11.4%	$1.31M	$1.35M	−2.6%	**98.0%**	50
$1.5–2M	50	46	24.9%	$1.79M	$1.64M	+9.2%	**97.9%**	41
$2–3M	74	66	36.8%	$2.45M	$2.39M	+2.3%	**99.4%**	39
$3M+	48	56	23.9%	$3.75M	$3.8M	−1.3%	**97.1%**	52
Total	**201**	**188**	**100%**	**$2.26M**	**$2.35M**	**−3.8%**	**98.3%**	**45**

HOUSES · 180 SALES · MEDIAN $2.4M (−3.3%)

PRICE RANGE	SALES	MEDIAN	CHANGE	% OF LIST	DOM
Under $1M	2	–	–	**–**	–
$1–1.5M	16	$1.37M	−0.5%	**96.8%**	57
$1.5–2M	43	$1.77M	+7.3%	**97.9%**	43
$2–3M	71	$2.45M	+2.4%	**99.5%**	40
$3M+	48	$3.75M	−1.3%	**97.1%**	52

CONDOS & TOWNHOMES · 21 SALES · MEDIAN $1.48M (−4.7%)

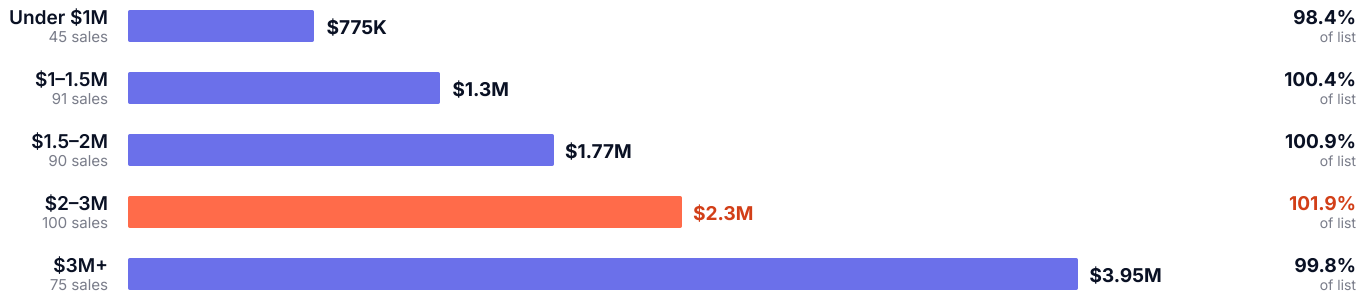
PRICE RANGE	SALES	MEDIAN	CHANGE	% OF LIST	DOM
Under $1M	4	$938K	–	**99.5%**	72
$1–1.5M	7	$1.2M	−1.5%	**100.8%**	32
$1.5–2M	7	$1.9M	+22.6%	**97.9%**	30
$2–3M	3	$2.05M	−12.6%	**97.5%**	30
$3M+	0	–	–	**–**	–

Mar Vista

MLS area: mapped by neighborhood
Includes: Del Ray North, Del Ray South, Washington Venice, Prime, Westdale

YTD MEDIAN PRICE	MEDIAN CHANGE	YTD CLOSED SALES	HOTTEST PRICE RANGE
$1.88M	**+1.4%**	**401**	**$2–3M**
vs $1.85M in Jan–Oct 2025	Jan–Oct 2026 vs Jan–Oct 2025	vs 475 · −15.6%	101.9% of list · 25 days · 100 sales

MEDIAN SALE PRICE AND % OF LIST BY PRICE RANGE · JAN–OCT 2026



ALL HOME TYPES BY PRICE RANGE

PRICE RANGE	SALES YTD '26	SALES YTD '25	SHARE	MEDIAN YTD '26	MEDIAN YTD '25	MEDIAN CHANGE	% OF LIST	AVG. DOM
Under $1M	45	55	11.2%	$775K	$765K	+1.3%	**98.4%**	43
$1–1.5M	91	105	22.7%	$1.3M	$1.29M	+0.8%	**100.4%**	27
$1.5–2M	90	108	22.4%	$1.77M	$1.75M	+1.1%	**100.9%**	27
$2–3M HOTTEST	100	120	24.9%	$2.3M	$2.39M	−3.7%	**101.9%**	25
$3M+	75	87	18.7%	$3.95M	$4M	−1.2%	**99.8%**	32
Total	**401**	**475**	**100%**	**$1.88M**	**$1.85M**	**+1.4%**	**100.5%**	**29**

HOUSES · 354 SALES · MEDIAN $1.97M (+0.8%)

PRICE RANGE	SALES	MEDIAN	CHANGE	% OF LIST	DOM
Under $1M	8	$907K	+6.7%	**99.5%**	34
$1–1.5M	81	$1.33M	+2.3%	**100.5%**	26
$1.5–2M	90	$1.77M	+1.1%	**100.9%**	27
$2–3M	100	$2.3M	−3.7%	**101.9%**	25
$3M+	75	$3.95M	−1.2%	**99.8%**	32

CONDOS & TOWNHOMES · 47 SALES · MEDIAN $790K (+2.7%)

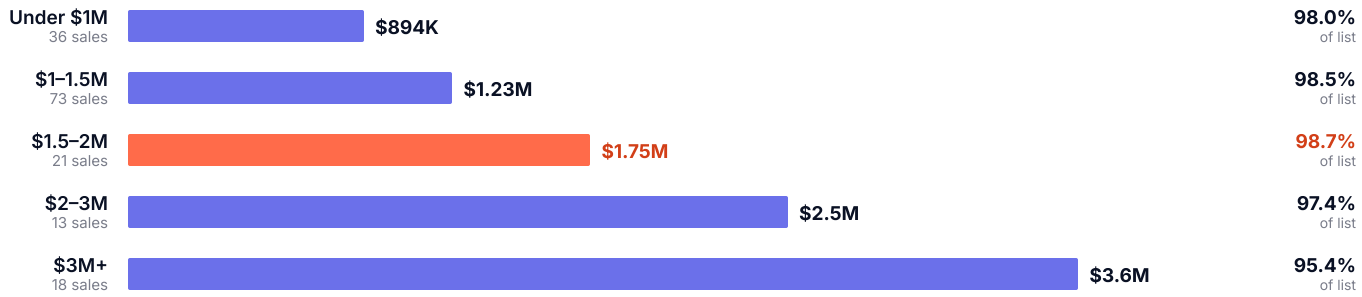
PRICE RANGE	SALES	MEDIAN	CHANGE	% OF LIST	DOM
Under $600K	10	$522K	+0.5%	**96.7%**	63
$600–900K	18	$736K	−2.8%	**98.2%**	46
$900K–$1.2M	15	$980K	−0.9%	**99.3%**	30
$1.2–1.6M	4	$1.28M	−3.6%	**99.2%**	29
$1.6M+	0	–	–	–	–

Marina del Rey

MLS area: mapped by neighborhood
Includes: Marina Peninsula, Silver Strand, Oxford Triangle, Marina Pointe, LA Villa West, LA Villa East, Marina del Rey New Build Condos

YTD MEDIAN PRICE	MEDIAN CHANGE	YTD CLOSED SALES	HOTTEST PRICE RANGE
$1.27M	**−4.9%**	**161**	**$1.5–2M**
vs $1.34M in Jan–Oct 2025	Jan–Oct 2026 vs Jan–Oct 2025	vs 197 · −18.3%	98.7% of list · 56 days · 21 sales

MEDIAN SALE PRICE AND % OF LIST BY PRICE RANGE · JAN–OCT 2026



ALL HOME TYPES BY PRICE RANGE

PRICE RANGE	SALES YTD '26	SALES YTD '25	SHARE	MEDIAN YTD '26	MEDIAN YTD '25	MEDIAN CHANGE	% OF LIST	AVG. DOM
Under $1M	36	30	22.4%	$894K	$855K	+4.5%	**98.0%**	44
$1–1.5M	73	93	45.3%	$1.23M	$1.24M	−0.8%	**98.5%**	40
$1.5–2M HOTTEST	21	32	13.0%	$1.75M	$1.65M	+6.4%	**98.7%**	56
$2–3M	13	22	8.1%	$2.5M	$2.7M	−7.3%	**97.4%**	32
$3M+	18	20	11.2%	$3.6M	$4M	−10.0%	**95.4%**	49
Total	**161**	**197**	**100%**	**$1.27M**	**$1.34M**	**−4.9%**	**98.0%**	**43**

HOUSES · 27 SALES · MEDIAN $3M (+7.1%)

PRICE RANGE	SALES	MEDIAN	CHANGE	% OF LIST	DOM
Under $1.5M	6	$1.25M	–	**100.1%**	36
$1.5–2.5M	5	$1.84M	+3.4%	**101.0%**	18
$2.5–4M	11	$3.27M	+9.0%	**96.1%**	52
$4–6M	5	$4.32M	+3.4%	**96.1%**	47
$6M+	0	–	–	–	–

CONDOS & TOWNHOMES · 134 SALES · MEDIAN $1.21M (−3.0%)

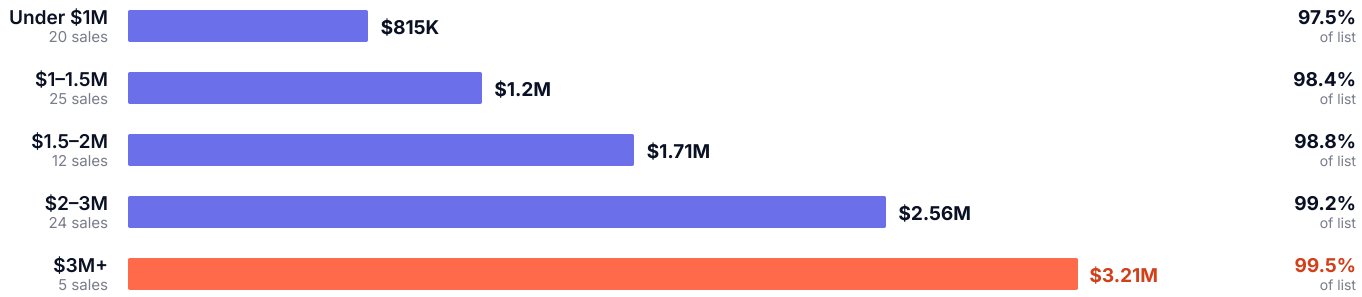
PRICE RANGE	SALES	MEDIAN	CHANGE	% OF LIST	DOM
Under $1M	35	$888K	+3.9%	**98.0%**	42
$1–1.5M	68	$1.22M	−0.5%	**98.3%**	42
$1.5–2M	18	$1.75M	+6.2%	**98.6%**	61
$2–3M	9	$2.5M	−7.4%	**95.7%**	32
$3M+	4	$3.91M	+7.6%	**94.3%**	47

Playa Vista

MLS area: mapped by neighborhood
Includes: Playa Vista

YTD MEDIAN PRICE	MEDIAN CHANGE	YTD CLOSED SALES	HOTTEST PRICE RANGE
$1.45M	**+13.6%**	**86**	**$3M+**
vs $1.28M in Jan–Oct 2025	Jan–Oct 2026 vs Jan–Oct 2025	vs 100 · −14.0%	99.5% of list · 7 days · 5 sales

MEDIAN SALE PRICE AND % OF LIST BY PRICE RANGE · JAN–OCT 2026



ALL HOME TYPES BY PRICE RANGE

PRICE RANGE	SALES YTD '26	SALES YTD '25	SHARE	MEDIAN YTD '26	MEDIAN YTD '25	MEDIAN CHANGE	% OF LIST	AVG. DOM
Under $1M	20	27	23.3%	$815K	$890K	−8.4%	**97.5%**	36
$1–1.5M	25	37	29.1%	$1.2M	$1.22M	−1.6%	**98.4%**	49
$1.5–2M	12	14	14.0%	$1.71M	$1.78M	−3.8%	**98.8%**	42
$2–3M	24	17	27.9%	$2.56M	$2.52M	+1.5%	**99.2%**	24
$3M+ HOTTEST	5	5	5.8%	$3.21M	$3.65M	−12.1%	**99.5%**	7
Total	**86**	**100**	**100%**	**$1.45M**	**$1.28M**	**+13.6%**	**98.5%**	**36**

HOUSES · 12 SALES · MEDIAN $2.73M (−8.6%)

PRICE RANGE	SALES	MEDIAN	CHANGE	% OF LIST	DOM
Under $1.5M	0	–	–	**–**	–
$1.5–2.5M	3	$1.9M	–	**100.3%**	49
$2.5–4M	8	$2.86M	−3.9%	**99.1%**	9
$4–6M	1	–	–	**–**	–
$6M+	0	–	–	**–**	–

CONDOS & TOWNHOMES · 74 SALES · MEDIAN $1.32M (+9.5%)

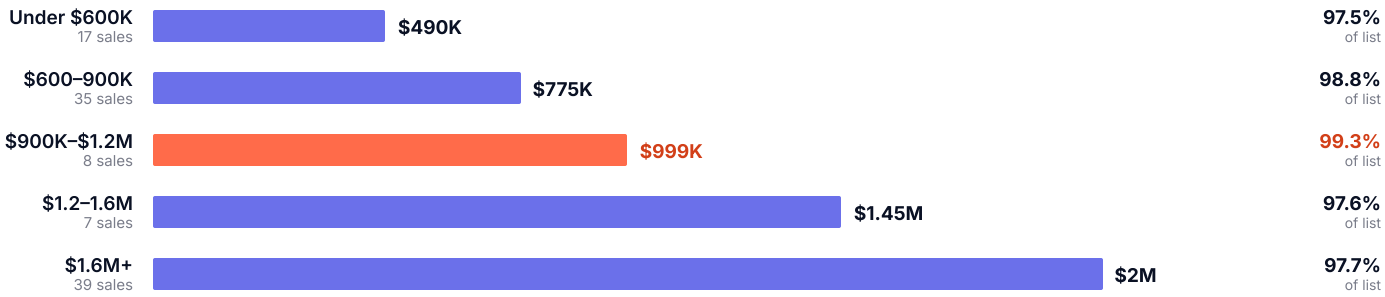
PRICE RANGE	SALES	MEDIAN	CHANGE	% OF LIST	DOM
Under $1M	20	$815K	−8.4%	**97.5%**	36
$1–1.5M	25	$1.2M	−1.6%	**98.4%**	49
$1.5–2M	10	$1.62M	−9.1%	**99.3%**	37
$2–3M	17	$2.25M	−2.2%	**98.7%**	31
$3M+	2	–	–	**–**	–

Playa del Rey

MLS area: mapped by neighborhood
Includes: Playa del Rey Condos, Playa del Rey City

YTD MEDIAN PRICE	MEDIAN CHANGE	YTD CLOSED SALES	HOTTEST PRICE RANGE
$935K	**+4.9%**	**106**	**$900K–$1.2M**
vs $892K in Jan–Oct 2025	Jan–Oct 2026 vs Jan–Oct 2025	vs 135 · −21.5%	99.3% of list · 27 days · 8 sales

MEDIAN SALE PRICE AND % OF LIST BY PRICE RANGE · JAN–OCT 2026



ALL HOME TYPES BY PRICE RANGE

PRICE RANGE	SALES YTD '26	SALES YTD '25	SHARE	MEDIAN YTD '26	MEDIAN YTD '25	MEDIAN CHANGE	% OF LIST	AVG. DOM
Under $600K	17	18	16.0%	$490K	$525K	−6.7%	**97.5%**	43
$600–900K	35	51	33.0%	$775K	$740K	+4.7%	**98.8%**	49
$900K–$1.2M HOTTEST	8	16	7.5%	$999K	$970K	+3.0%	**99.3%**	27
$1.2–1.6M	7	14	6.6%	$1.45M	$1.4M	+3.6%	**97.6%**	59
$1.6M+	39	36	36.8%	$2M	$2.33M	−14.0%	**97.7%**	53
Total	**106**	**135**	**100%**	**$935K**	**$892K**	**+4.9%**	**98.2%**	**49**

HOUSES · 38 SALES · MEDIAN $2M (−4.8%)

PRICE RANGE	SALES	MEDIAN	CHANGE	% OF LIST	DOM
Under $1M	0	–	–	**–**	–
$1–1.5M	3	$1.41M	+0.7%	**96.3%**	50
$1.5–2M	15	$1.74M	+3.6%	**96.6%**	30
$2–3M	12	$2.14M	−9.0%	**100.8%**	59
$3M+	8	$3.44M	−7.7%	**95.4%**	75

CONDOS & TOWNHOMES · 68 SALES · MEDIAN $756K (+2.2%)

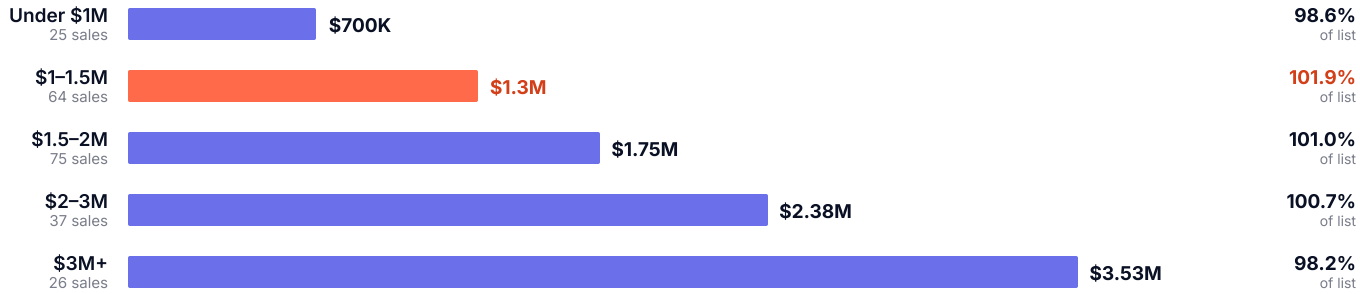
PRICE RANGE	SALES	MEDIAN	CHANGE	% OF LIST	DOM
Under $600K	17	$490K	−6.7%	**97.5%**	43
$600–900K	35	$775K	+5.1%	**98.8%**	49
$900K–$1.2M	8	$999K	+3.0%	**99.3%**	27
$1.2–1.6M	3	$1.45M	−0.3%	**99.1%**	88
$1.6M+	5	$1.85M	–	**97.4%**	59

Westchester

MLS area: mapped by neighborhood
Includes: Osage, Marlow Burns Tract, Westport Heights, Emerson Manor, South Kentwood, North Kentwood, Loyola Village, West Westchester, Westchester Knowles

YTD MEDIAN PRICE	MEDIAN CHANGE	YTD CLOSED SALES	HOTTEST PRICE RANGE
$1.69M	**+0.4%**	**227**	**$1–1.5M**
vs $1.68M in Jan–Oct 2025	Jan–Oct 2026 vs Jan–Oct 2025	vs 239 · −5.0%	101.9% of list · 25 days · 64 sales

MEDIAN SALE PRICE AND % OF LIST BY PRICE RANGE · JAN–OCT 2026



ALL HOME TYPES BY PRICE RANGE

PRICE RANGE	SALES YTD '26	SALES YTD '25	SHARE	MEDIAN YTD '26	MEDIAN YTD '25	MEDIAN CHANGE	% OF LIST	AVG. DOM
Under $1M	25	28	11.0%	$700K	$738K	−5.1%	**98.6%**	28
$1–1.5M HOTTEST	64	63	28.2%	$1.3M	$1.32M	−1.9%	**101.9%**	25
$1.5–2M	75	73	33.0%	$1.75M	$1.72M	+1.6%	**101.0%**	26
$2–3M	37	52	16.3%	$2.38M	$2.41M	−1.4%	**100.7%**	27
$3M+	26	23	11.5%	$3.53M	$3.55M	−0.6%	**98.2%**	41
Total	**227**	**239**	**100%**	**$1.69M**	**$1.68M**	**+0.4%**	**100.6%**	**28**

HOUSES · 212 SALES · MEDIAN $1.71M (−0.7%)

PRICE RANGE	SALES	MEDIAN	CHANGE	% OF LIST	DOM
Under $1M	14	$906K	+2.2%	**98.4%**	27
$1–1.5M	60	$1.3M	−1.9%	**102.0%**	25
$1.5–2M	75	$1.75M	+1.6%	**101.0%**	26
$2–3M	37	$2.38M	−1.4%	**100.7%**	27
$3M+	26	$3.53M	−0.6%	**98.2%**	41

CONDOS & TOWNHOMES · 15 SALES · MEDIAN $650K (+1.6%)

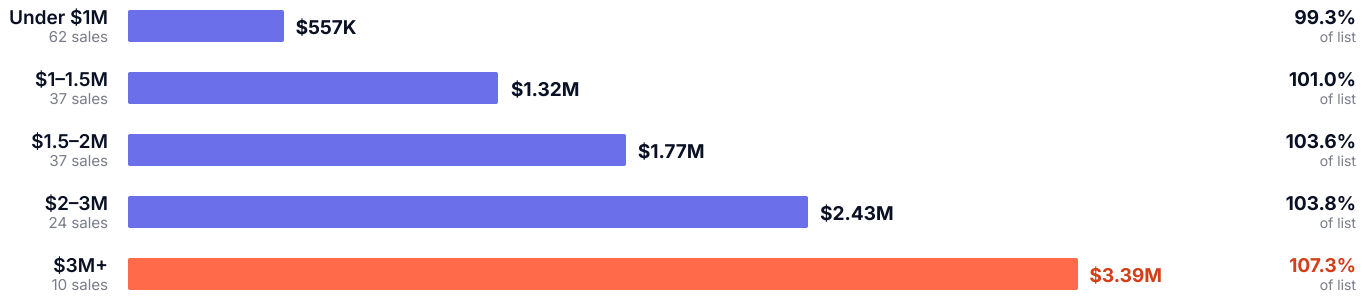
PRICE RANGE	SALES	MEDIAN	CHANGE	% OF LIST	DOM
Under $400K	2	–	–	**–**	–
$400–600K	3	$550K	+10.7%	**99.6%**	25
$600–800K	5	$650K	−3.7%	**97.9%**	40
$800K–$1M	1	–	–	**–**	–
$1M+	4	$1.06M	–	**101.8%**	22

Culver City

MLS area: mapped by neighborhood
Includes: Blair Hills, Carlson Park, Washington Culver Blvd, Vets Park, Sunkist Park, Lindberg Park, Culver Crest, Fox Hills

YTD MEDIAN PRICE	MEDIAN CHANGE	YTD CLOSED SALES	HOTTEST PRICE RANGE
$1.38M	**+19.8%**	**170**	**$3M+**
vs $1.15M in Jan–Oct 2025	Jan–Oct 2026 vs Jan–Oct 2025	vs 212 · −19.8%	107.3% of list · 24 days · 10 sales

MEDIAN SALE PRICE AND % OF LIST BY PRICE RANGE · JAN–OCT 2026



ALL HOME TYPES BY PRICE RANGE

PRICE RANGE	SALES YTD '26	SALES YTD '25	SHARE	MEDIAN YTD '26	MEDIAN YTD '25	MEDIAN CHANGE	% OF LIST	AVG. DOM
Under $1M	62	93	36.5%	$557K	$625K	−10.9%	**99.3%**	43
$1–1.5M	37	40	21.8%	$1.32M	$1.26M	+4.8%	**101.0%**	30
$1.5–2M	37	38	21.8%	$1.77M	$1.73M	+2.6%	**103.6%**	15
$2–3M	24	33	14.1%	$2.43M	$2.3M	+5.4%	**103.8%**	19
$3M+ HOTTEST	10	8	5.9%	$3.39M	$3.33M	+1.9%	**107.3%**	24
Total	**170**	**212**	**100%**	**$1.38M**	**$1.15M**	**+19.8%**	**101.7%**	**30**

HOUSES · 94 SALES · MEDIAN $1.82M (+3.0%)

PRICE RANGE	SALES	MEDIAN	CHANGE	% OF LIST	DOM
Under $1M	1	–	–	**–**	–
$1–1.5M	26	$1.37M	+5.2%	**100.1%**	34
$1.5–2M	34	$1.8M	+4.0%	**104.0%**	15
$2–3M	23	$2.4M	+4.4%	**103.9%**	20
$3M+	10	$3.39M	+1.9%	**107.3%**	24

CONDOS & TOWNHOMES · 76 SALES · MEDIAN $596K (−5.6%)

PRICE RANGE	SALES	MEDIAN	CHANGE	% OF LIST	DOM
Under $400K	2	–	–	**–**	–
$400–600K	37	$490K	−10.9%	**99.0%**	45
$600–800K	20	$670K	+3.1%	**100.6%**	29
$800K–$1M	2	–	–	**–**	–
$1M+	15	$1.26M	+15.3%	**102.1%**	18

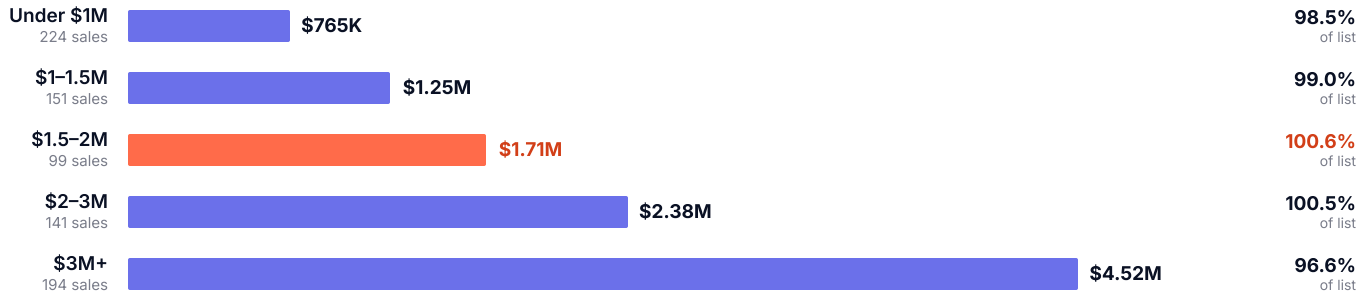
West LA

MLS area: mapped by neighborhood
Includes: West LA 90064, West LA 90025, Cheviot Hills, Rancho Park, Westside Village, West Los Angeles Subdivision, Brentwood

YTD MEDIAN PRICE	MEDIAN CHANGE	YTD CLOSED SALES	HOTTEST PRICE RANGE
$1.62M	**−7.0%**	**809**	**$1.5–2M**
vs $1.74M in Jan–Oct 2025	Jan–Oct 2026 vs Jan–Oct 2025	vs 894 · −9.5%	100.6% of list · 38 days · 99 sales

Data note. The 2026 source file looks incomplete (809 YTD sales vs. 894 a year ago), so sales counts and their change are probably understated. Medians and % of list are less affected.

MEDIAN SALE PRICE AND % OF LIST BY PRICE RANGE · JAN–OCT 2026



ALL HOME TYPES BY PRICE RANGE

PRICE RANGE	SALES YTD '26	SALES YTD '25	SHARE	MEDIAN YTD '26	MEDIAN YTD '25	MEDIAN CHANGE	% OF LIST	AVG. DOM
Under $1M	224	173	27.7%	$765K	$798K	−4.1%	**98.5%**	44
$1–1.5M	151	208	18.7%	$1.25M	$1.2M	+4.2%	**99.0%**	31
$1.5–2M HOTTEST	99	110	12.2%	$1.71M	$1.66M	+3.0%	**100.6%**	38
$2–3M	141	155	17.4%	$2.38M	$2.5M	−5.0%	**100.5%**	40
$3M+	194	248	24.0%	$4.52M	$4.79M	−5.6%	**96.6%**	42
Total	**809**	**894**	**100%**	**$1.62M**	**$1.74M**	**−7.0%**	**98.8%**	**40**

HOUSES · 427 SALES · MEDIAN $2.65M (−8.7%)

PRICE RANGE	SALES	MEDIAN	CHANGE	% OF LIST	DOM
Under $1.5M	44	$1.31M	+1.0%	**99.4%**	16
$1.5–2.5M	153	$2M	+6.7%	**101.0%**	33
$2.5–4M	115	$3.15M	+5.2%	**98.3%**	35
$4–6M	51	$4.7M	−1.2%	**97.2%**	28
$6M+	64	$9.29M	−2.2%	**95.2%**	55

CONDOS & TOWNHOMES · 382 SALES · MEDIAN $934K (−11.1%)

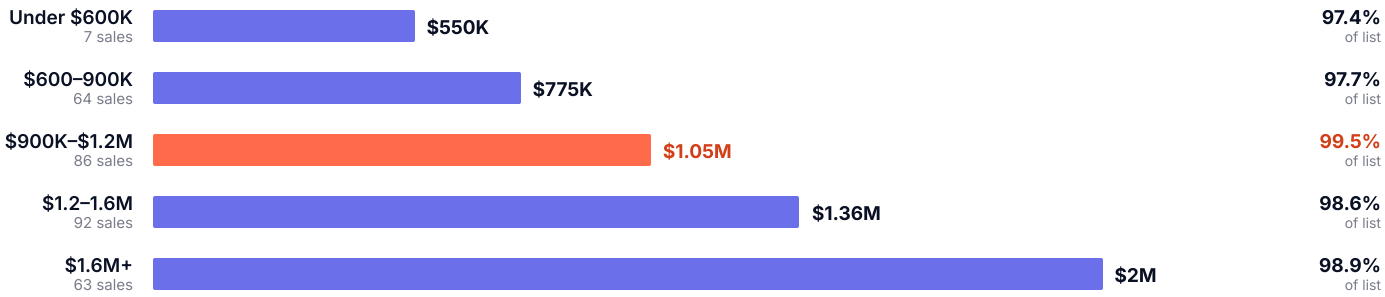
PRICE RANGE	SALES	MEDIAN	CHANGE	% OF LIST	DOM
Under $600K	45	$510K	−2.4%	**97.1%**	65
$600–900K	124	$759K	−2.1%	**99.1%**	34
$900K–$1.2M	106	$1M	−3.8%	**98.1%**	48
$1.2–1.6M	68	$1.39M	+6.2%	**99.9%**	29
$1.6M+	39	$2.29M	+6.7%	**99.0%**	82

Baldwin Hills, View Park & Leimert Park

MLS area: mapped by neighborhood
Includes: Leimert Park, Ladera Heights, Baldwin Vista, Baldwin Hills, Windsor Hills, West Adams, View Park, View Heights, Old Ladera Heights

YTD MEDIAN PRICE	MEDIAN CHANGE	YTD CLOSED SALES	HOTTEST PRICE RANGE
$1.19M	**−0.7%**	**312**	**$900K–$1.2M**
vs $1.2M in Jan–Oct 2025	Jan–Oct 2026 vs Jan–Oct 2025	vs 385 · −19.0%	99.5% of list · 46 days · 86 sales

MEDIAN SALE PRICE AND % OF LIST BY PRICE RANGE · JAN–OCT 2026



ALL HOME TYPES BY PRICE RANGE

PRICE RANGE	SALES YTD '26	SALES YTD '25	SHARE	MEDIAN YTD '26	MEDIAN YTD '25	MEDIAN CHANGE	% OF LIST	AVG. DOM
Under $600K	7	14	2.2%	$550K	$502K	+9.5%	**97.4%**	34
$600–900K	64	83	20.5%	$775K	$798K	−2.9%	**97.7%**	37
$900K–$1.2M HOTTEST	86	96	27.6%	$1.05M	$1.06M	−0.9%	**99.5%**	46
$1.2–1.6M	92	107	29.5%	$1.36M	$1.38M	−0.9%	**98.6%**	38
$1.6M+	63	85	20.2%	$2M	$1.96M	+2.0%	**98.9%**	52
Total	**312**	**385**	**100%**	**$1.19M**	**$1.2M**	**−0.7%**	**98.7%**	**43**

HOUSES · 295 SALES · MEDIAN $1.22M (−0.4%)

PRICE RANGE	SALES	MEDIAN	CHANGE	% OF LIST	DOM
Under $1M	81	$839K	+1.6%	**98.0%**	38
$1–1.5M	123	$1.2M	0.0%	**99.0%**	37
$1.5–2M	59	$1.61M	−2.4%	**99.3%**	55
$2–3M	32	$2.2M	−1.7%	**98.8%**	45
$3M+	0	–	–	**–**	–

CONDOS & TOWNHOMES · 17 SALES · MEDIAN $616K (+2.5%)

PRICE RANGE	SALES	MEDIAN	CHANGE	% OF LIST	DOM
Under $400K	0	–	–	**–**	–
$400–600K	4	$558K	+8.8%	**95.4%**	59
$600–800K	12	$662K	−10.4%	**98.1%**	68
$800K–$1M	1	–	–	**–**	–
$1M+	0	–	–	**–**	–

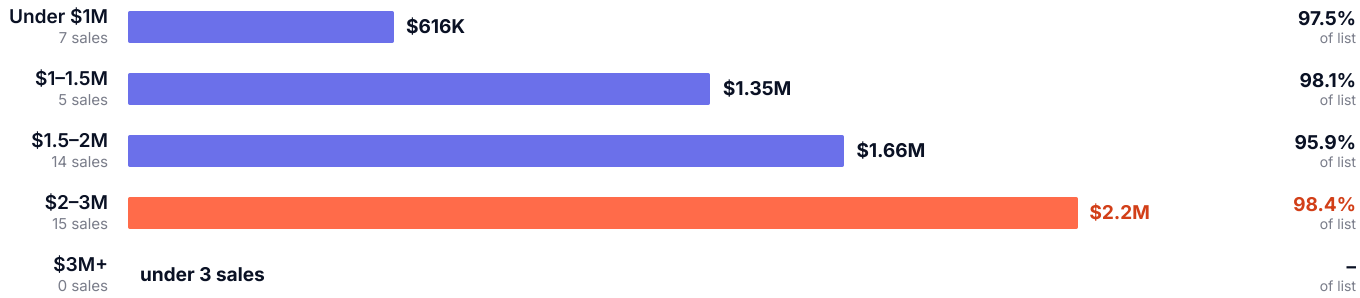
Ladera Heights

MLS area: mapped by neighborhood
Includes: Ladera Heights

YTD MEDIAN PRICE	MEDIAN CHANGE	YTD CLOSED SALES	HOTTEST PRICE RANGE
$1.7M	**−5.5%**	**41**	**$2–3M**
vs $1.8M in Jan–Oct 2025	Jan–Oct 2026 vs Jan–Oct 2025	vs 61 · −32.8%	98.4% of list · 47 days · 15 sales

Data note. Small sample: 41 YTD sales. Ladera Heights sales are also counted in the Baldwin Hills, View Park & Leimert Park page.

MEDIAN SALE PRICE AND % OF LIST BY PRICE RANGE · JAN–OCT 2026



ALL HOME TYPES BY PRICE RANGE

PRICE RANGE	SALES YTD '26	SALES YTD '25	SHARE	MEDIAN YTD '26	MEDIAN YTD '25	MEDIAN CHANGE	% OF LIST	AVG. DOM
Under $1M	7	8	17.1%	$616K	$634K	−2.8%	**97.5%**	44
$1–1.5M	5	7	12.2%	$1.35M	$1.4M	−3.6%	**98.1%**	43
$1.5–2M	14	26	34.1%	$1.66M	$1.69M	−1.9%	**95.9%**	64
$2–3M HOTTEST	15	17	36.6%	$2.2M	$2.25M	−2.2%	**98.4%**	47
$3M+	0	3	0.0%	–	$3.2M	–	–	–
Total	**41**	**61**	**100%**	**$1.7M**	**$1.8M**	**−5.5%**	**97.4%**	**52**

HOUSES · 34 SALES · MEDIAN $1.82M (−1.7%)

PRICE RANGE	SALES	MEDIAN	CHANGE	% OF LIST	DOM
Under $1M	0	–	–	–	–
$1–1.5M	5	$1.35M	−3.6%	**98.1%**	43
$1.5–2M	14	$1.66M	−1.9%	**95.9%**	64
$2–3M	15	$2.2M	−2.2%	**98.4%**	47
$3M+	0	–	–	–	–

CONDOS & TOWNHOMES · 7 SALES · MEDIAN $616K (+4.9%)

PRICE RANGE	SALES	MEDIAN	CHANGE	% OF LIST	DOM
Under $400K	0	–	–	–	–
$400–600K	2	–	–	–	–
$600–800K	4	$664K	−13.6%	**98.0%**	60
$800K–$1M	1	–	–	–	–
$1M+	0	–	–	–	–

How this was built

Source

Closed sales from The MLS, January 1 to October 31, 2026 vs the same months of 2025. Houses and condos/townhomes. Duplicates (same address, sale date and price) removed; sales under $100K excluded.

Price ranges

Each city's ranges are set by its own median sale price, so a $600K range in Carson and a $6M range in Manhattan Beach both get a fair cut. The lower bound of each range is included.

Definitions

Median: the middle sale price. **% of list**: the average of sale price ÷ final list price. **Avg. DOM**: average days on market. **Hottest range**: highest % of list among ranges with at least 3 sales (ties go to fewer days).

Small samples

Ranges with fewer than 3 sales show "–". Cities with under 30 YTD sales are flagged on their page; read their range figures as direction, not precision.

Known data gaps

West LA's 2026 file looks incomplete, so its sales counts are probably understated. Ladera Heights is a small sample and is also counted in Baldwin Hills, View Park & Leimert Park. MarVenice is left out because it overlaps Venice and Marina del Rey and has a 2026 data gap.

Checks

Every figure in this report was recomputed independently and matched. 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.

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We'll just take care of it.