Westside prices by price range

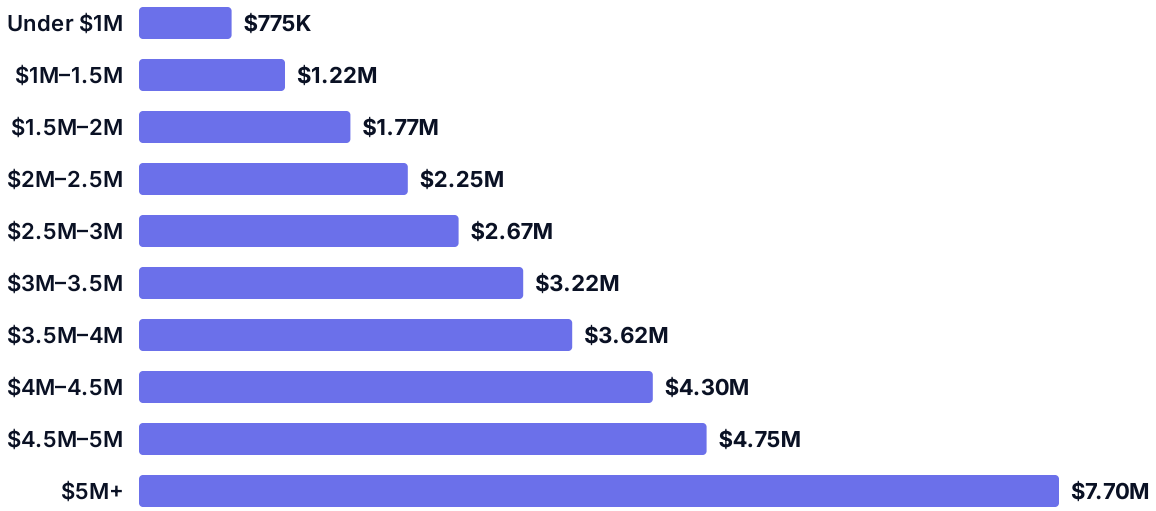
Q3 2026 VS Q3 2025 · $500K PRICE RANGES

Q3 MEDIAN PRICE	Q3 SALES	SALE TO LIST	OCTOBER MEDIAN
$1.66M	**938**	**99.3%**	**$1.66M**
vs $1.55M in Q3 2025, +7.3%	vs 1,020, −8.0%	41 days on market	vs $1.54M Oct 2025, +8.0%

HOTTEST PRICE RANGE, Q3

$2.5M–3M **102.4%** of list in 33 days

Median sale price by price range, Q3 2026



Sales mix: share of Q3 sales by price range



Under $1M 21.5% · $1M–1.5M 22.6% · $1.5M–2M 18.1% · $2M–2.5M 12.6% · $2.5M–3M 6.3% · $3M–3.5M 5.0% · $3.5M–4M 3.3% · $4M–4.5M 2.6% · $4.5M–5M 1.5% · $5M+ 6.5%

October data runs through Oct 30, 2026 and is not final. October figures are shown at the region and home-type level only.

Source: The MLS. Data through Oct 30, 2026.

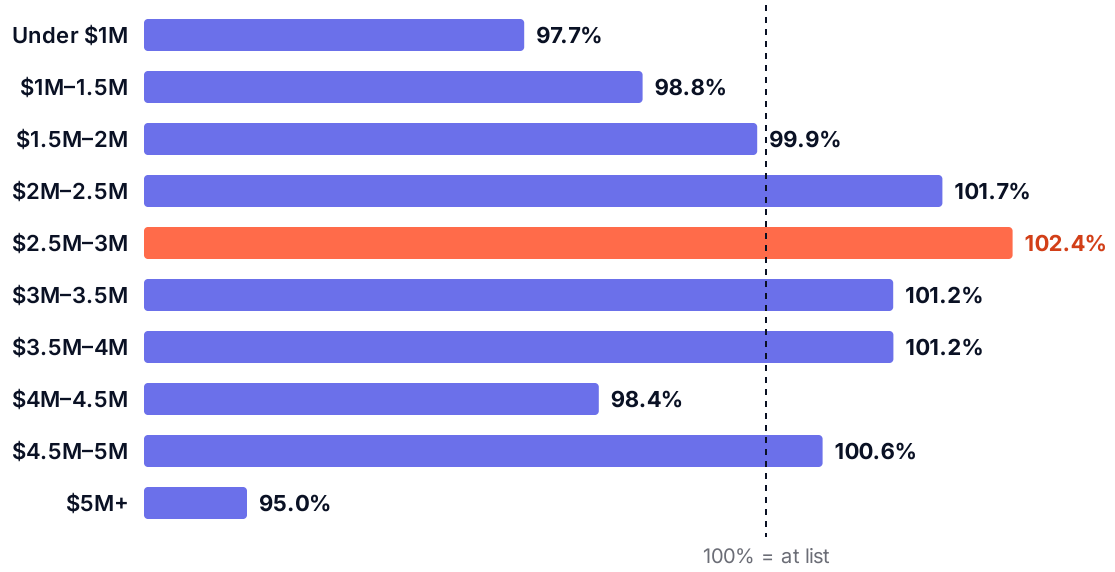
Westside prices by price range

ALL HOME TYPES, Q3 2026 VS Q3 2025

All home types by price range

PRICE RANGE	SALES Q3 '26	SALES Q3 '25	SHARE	MEDIAN Q3 '26	MEDIAN Q3 '25	MEDIAN CHANGE	% OF LIST	DOM
Under $1M	202	226	21.5%	$775K	$747K	+3.7%	**97.7%**	59
$1M–1.5M	212	259	22.6%	$1.22M	$1.25M	−2.6%	**98.8%**	38
$1.5M–2M	170	168	18.1%	$1.77M	$1.70M	+4.1%	**99.9%**	34
$2M–2.5M	118	117	12.6%	$2.25M	$2.25M	0.0%	**101.7%**	32
$2.5M–3M	59	66	6.3%	$2.67M	$2.71M	−1.3%	**102.4%**	33
$3M–3.5M	47	34	5.0%	$3.22M	$3.20M	+0.5%	**101.2%**	34
$3.5M–4M	31	33	3.3%	$3.62M	$3.75M	−3.3%	**101.2%**	27
$4M–4.5M	24	21	2.6%	$4.30M	$4.21M	+2.1%	**98.4%**	29
$4.5M–5M	14	25	1.5%	$4.75M	$4.76M	−0.1%	**100.6%**	20
$5M+	61	71	6.5%	$7.70M	$7.42M	+3.8%	**95.0%**	61
Total	938	1,020	100%	$1.66M	$1.55M	+7.3%	**99.3%**	41

Sale price as % of list price, Q3 2026



Source: The MLS. Data through Oct 30, 2026.

Westside prices by price range

HOUSES AND CONDOS, Q3 2026 VS Q3 2025

HOME TYPE	Q3 SALES	Q3 MEDIAN	MEDIAN CHANGE	% OF LIST	DOM	OCT MEDIAN	VS OCT '25
All home types	938	$1.66M	+7.3%	99.3%	41	$1.66M	+8.0%
Houses	594	$2.14M	+2.2%	99.9%	35	$1.96M	+1.9%
Condos/townhomes	344	$1.02M	+0.3%	98.3%	51	$1.22M	+13.5%

Houses by price range

PRICE RANGE	SALES Q3 '26	SALES Q3 '25	SHARE	MEDIAN Q3 '26	MEDIAN Q3 '25	MEDIAN CHANGE	% OF LIST	DOM
Under $1M	35	43	5.9%	$890K	$835K	+6.6%	**97.3%**	52
$1M–1.5M	103	132	17.3%	$1.25M	$1.29M	−3.1%	**99.0%**	32
$1.5M–2M	129	127	21.7%	$1.77M	$1.70M	+4.4%	**100.2%**	33
$2M–2.5M	99	101	16.7%	$2.25M	$2.25M	0.0%	**102.3%**	26
$2.5M–3M	57	59	9.6%	$2.70M	$2.72M	−0.7%	**102.5%**	34
$3M–3.5M	44	34	7.4%	$3.23M	$3.20M	+1.0%	**101.3%**	36
$3.5M–4M	31	32	5.2%	$3.62M	$3.75M	−3.3%	**101.2%**	27
$4M–4.5M	23	20	3.9%	$4.29M	$4.21M	+2.0%	**98.3%**	30
$4.5M–5M	14	25	2.4%	$4.75M	$4.76M	−0.1%	**100.6%**	20
$5M+	59	69	9.9%	$7.73M	$7.42M	+4.1%	**94.9%**	62
Total	594	642	100%	$2.14M	$2.10M	+2.2%	**99.9%**	35

Condos/townhomes by price range

PRICE RANGE	SALES Q3 '26	SALES Q3 '25	SHARE	MEDIAN Q3 '26	MEDIAN Q3 '25	MEDIAN CHANGE	% OF LIST	DOM
Under $1M	167	183	48.5%	$738K	$730K	+1.1%	**97.7%**	60
$1M–1.5M	109	127	31.7%	$1.18M	$1.20M	−1.7%	**98.6%**	44
$1.5M–2M	41	41	11.9%	$1.73M	$1.70M	+1.7%	**99.1%**	38
$2M–2.5M	19	16	5.5%	$2.27M	$2.27M	−0.2%	**98.8%**	62
$2.5M–3M	2	7	0.6%	–	$2.69M	–	**–**	–
$3M+	6	4	1.7%	$3.87M	$5.20M	−25.5%	**99.2%**	12
Total	344	378	100%	$1.02M	$1.01M	+0.3%	**98.3%**	51

Source: The MLS. Data through Oct 30, 2026.

Westside prices by price range

METHODOLOGY

How these numbers were built

Closed sales from The MLS for the cities and areas in our Westside region. Duplicate listings (same address, sale date and price) were removed. Sales under $100K were excluded. Houses are single-family residences; condos include townhomes.

Periods. Q3 is July 1 to September 30, compared with the same months of 2025. October covers sales recorded through Oct 30, 2026 and is not final; late entries are still coming in.

Price ranges. Under $1M, then $500K steps by sale price (lower bound included), with a top range of $5M+ for all home types and houses and $3M+ for condos.

Measures. Median is the median sale price. % of list is the average of sale price divided by list price. DOM is average days on market. Share is the range's share of the period's sales. The hottest range has the highest % of list among ranges with at least 3 sales (ties go to fewer days on market).

Small samples. Ranges with fewer than 3 sales show "–" for median, % of list and DOM, and median change is shown only when both years have at least 3 sales. Ranges with few sales can swing a lot from year to year.

Data notes. Some Westside source files look incomplete (West LA shows far fewer sales than a year ago, and Marina del Rey/Venice has almost no 2026 data), so Westside sales counts and their year-over-year changes may be understated. Medians and % of list are less affected.

Questions or want this for a specific city? Matt Goeglein, Vice President, 310-293-0784 · Xavier A. Delapiedra IV, Vice President, 562-217-9933.

We'll just take care of it.

Source: The MLS. Data through Oct 30, 2026. Information deemed reliable but not guaranteed.