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PROPERTY VALUATION.

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AUGUST 2026

THE OUTPOST REPORT

PUBLISHED BY ANTHONY MIAN

THEOUTPOSTREPORT.COM

OUTPOST ESTATES

AUGUST 2026

4

HOMES SOLD

\$3,990,000

MEDIAN LIST PRICE

14

ACTIVE LISTINGS

3

UNDER CONTRACT

TONY'S MARKET INSIGHTS

Three sales this month put a number on something that's been easy to feel in Outpost Estates but hard to prove: this neighborhood's Spanish and Mediterranean stock is holding value in a real way.

1836 Outpost Drive, a 1928 Mediterranean home, closed at \$3,665,000, which is over \$300,000 above asking, after last selling for \$3,250,000 in 2025. Just up the hill, 2225 Malaga Road sold for \$4,280,000, up from \$3,925,000 in that same window. And 2017 El Cerrito Place, another lower Outpost Spanish estate, went under contract in just 8 days on market.

Three different pockets of the neighborhood, same story: **buyers are competing hard for character and craftsmanship, and moving fast when they find it.**

That kind of appreciation and speed doesn't happen by accident. All three homes leaned into what makes Outpost Estates architecturally distinct, and all were priced to invite competition rather than test the ceiling.

However, not every listing found that same reception. July also saw six properties come off the market without selling: two canceled, two expired, two withdrawn, against just four closed sales. A home that's overpriced or doesn't show well isn't just sitting; increasingly, it's coming off the market altogether.

The takeaway is that Outpost Estates is rewarding precision right now, not patience. The homes finding buyers are priced to create urgency, and when that happens, they're not just selling, they're appreciating.



**Data reflects sales closed through July 31, 2026.*

OUTPOST ESTATES | MARKET REPORT PUBLISHED BY ANTHONY MIAN

AUGUST 2026 MARKET UPDATE

ACTIVE LISTINGS

2657 LARMAR ROAD	\$9,750,000
7107 MACAPA DRIVE	\$7,999,000
1910 OUTPOST DRIVE	\$5,995,000
7139 MACAPA DRIVE	\$4,888,000
2635 CARMAN CREST DRIVE	\$4,750,000
6911 LOS TILOS ROAD	\$3,995,000
2229 CASTILIAN DRIVE	\$3,990,000
1805 OUTPOST DRIVE	\$3,990,000
7230 OUTPOST COVE DRIVE	\$3,195,000
2109 CASTILIAN DRIVE	\$2,995,000
7132 MACAPA DRIVE	\$2,364,000
2736 OUTPOST DRIVE	\$2,275,000
7003 LA PRESA DRIVE	\$1,990,000
2627 OUTPOST DRIVE	\$1,990,000

PENDING SALES

2017 EL CERRITO PLACE	\$3,590,000
7050 LA PRESA DRIVE	\$3,395,000
2034 OUTPOST DRIVE	\$2,750,000

SOLD

2225 MALAGA ROAD	\$4,280,000
1836 OUTPOST DRIVE	\$3,665,000
2055 OUTPOST DRIVE	\$2,669,000
2120 OUTPOST DRIVE	\$2,060,000

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