OUTPOST ESTATES · LOS ANGELES

The Outpost Report

NOVEMBER 2026 MARKET UPDATE

Published by Anthony Mian, Realtor® | Douglas Elliman

0	13	3	$3,690,000
HOMES SOLD	ACTIVE LISTINGS	UNDER CONTRACT	MEDIAN LIST PRICE

Tony's Market Insights

October real estate activity in Outpost Estates was defined by new contracts rather than closings. No sales closed during the month, but the number of homes under contract rose from one to three, and active inventory held steady at 13 homes with a median list price of $3,690,000.

2657 Larmar Road illustrates the month's activity. The new construction residence was listed in May at $11,500,000, reduced to $10,495,000 in June, and reduced again to $8,995,000 in late August. It entered escrow on October 19 at $8,995,000 after 171 days on the market, approximately 78% of its original list price.

7107 Macapa Drive reflects an earlier stage of the same process. Originally listed at $7,999,000, the home was withdrawn in September after 92 days without a price change. It returned on October 5 at $7,495,000 and was reduced to $6,995,000 on October 30, now about 13% below its first asking price.

More broadly, the month's movement followed price. 7132 Macapa Drive, first offered at $2,650,000, went pending on October 20 at $2,364,000 after a relist and a reduction. 2109 Castilian Drive returned at $2,595,000, about 23% below its March list price, and 7139 Macapa Drive and 7230 Outpost Cove Drive each reduced by $100,000. Three of the four homes that came to market in October had been offered before.

The takeaway is that demand exists in Outpost Estates at every price point, but buyers are responding once pricing aligns with value. Both homes that went under contract in October did so only after meaningful reductions from where they started. Sellers who are positioned correctly at launch are in the best position to avoid the longer path of incremental adjustments.

Behind the Numbers

October's two new contracts, and a home earlier in the same process, side by side.

2657 Larmar Road

UNDER CONTRACT

Original list price	$11,500,000
Price at escrow	$8,995,000
Days on market	171
Percent of original ask	78%

New construction. Listed in May. Entered escrow October 19.

7132 Macapa Drive

UNDER CONTRACT

First offered at	$2,650,000
Price at pending	$2,364,000
Pending date	October 20
Percent of first ask	89%

Went pending after a relist and a reduction.

7107 Macapa Drive

RELISTED

Original list price	$7,999,000
Current price	$6,995,000
Days before withdrawal	92
Percent of original ask	87%

Withdrawn in September. Returned October 5 at $7,495,000. Reduced October 30.

Listing Activity

Everything on the market in Outpost Estates, listed high to low.

ACTIVE LISTINGS

2402 Carman Crest Drive	$9,950,000
7107 Macapa Drive	$6,995,000
1910 Outpost Drive	$5,995,000
7139 Macapa Drive	$4,695,000
2636 Larmar Road	$4,499,000
2229 Castilian Drive	$3,699,000
1805 Outpost Drive	$3,690,000
2608 Carman Crest Drive	$3,690,000
7230 Outpost Cove Drive	$2,995,000
2109 Castilian Drive	$2,595,000
7218 La Presa Drive	$2,150,000
2130 Outpost Drive	$1,995,000
7003 La Presa Drive	$1,985,000

UNDER CONTRACT

2657 Larmar Road	$8,995,000
7132 Macapa Drive	$2,364,000
2736 Outpost Drive	$2,125,000

SOLD

None in October

Data reflects sales closed through October 31, 2026.
Source: The MLS / CLAW.



Curious what your home is worth?

I offer complimentary, no-obligation valuations for Outpost Estates homeowners.

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