

OUTPOST ESTATES · LOS ANGELES

The Outpost Report



OCTOBER 2026 MARKET UPDATE

Published by Anthony Mian, Realtor® | Douglas Elliman

1
HOME SOLD

13
ACTIVE LISTINGS

1
UNDER CONTRACT

\$3,699,000
MEDIAN LIST PRICE

Tony's Market Insights

September real estate activity in Outpost Estates was defined by a return of inventory rather than new sales. Active listings increased from 10 to 13 homes, but four of the six properties that came to market during the month had already been listed earlier this year. Each was withdrawn and relisted, in most cases at a lower price.

7003 La Presa Drive illustrates this trend. Originally listed in April at \$1,995,000, the home was withdrawn after 154 days and relisted the same day at \$1,985,000. 2402 Carman Crest Drive, which was listed at \$11,450,000 in April, returned to market at \$9,950,000. 7139 Macapa Drive, which was under contract at the time of last month's report, is also back on the market at \$4,795,000.

The month's only closed sale reflects a similar pattern. 2627 Outpost Drive was listed in June at \$2,100,000, reduced to \$1,990,000, and entered escrow in late August. The home closed on September 9 at \$1,625,000, approximately 82% of its final asking price and 77% of its original list price.

More broadly, forward activity remains limited. Only one home is currently under contract, 2736 Outpost Drive, which entered escrow after 104 days and two price reductions. The four longest-running listings in the neighborhood have now been on the market between 138 days and nearly one year, with reductions ranging from 10% to 22% off their original prices.

The takeaway is that relisting a home does not reset buyer perception on its own. Earlier this year, 2055 Outpost Drive and 7050 La Presa Drive both found buyers after relaunching, but in each case the new price represented a meaningful adjustment. In the current market, pricing remains the primary factor in how quickly a home sells.

Behind the Numbers

September's only sale, and two of the homes that came back to market, side by side.

2627 Outpost Drive

SOLD

Original list price	\$2,100,000
Closed price	\$1,625,000
Days to escrow	79
Percent of original ask	77%

Reduced once to \$1,990,000. Closed September 9 at about 82% of its final ask. \$959 per sq. ft.

7003 La Presa Drive

RELISTED

Original list price	\$1,995,000
Relisted price	\$1,985,000
Days before withdrawal	154
Percent of original ask	99.5%

Listed April 10. Withdrawn and relisted the same day, September 11.

2402 Carman Crest Drive

RELISTED

Original list price	\$11,450,000
Relisted price	\$9,950,000
Days on new listing	14
Percent of original ask	87%

Reduced to \$10,750,000 before coming off the market over the summer. Relisted September 16.

Listing Activity

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

ACTIVE LISTINGS

2402 Carman Crest Drive	\$9,950,000
2657 Larmar Road	\$8,995,000
1910 Outpost Drive	\$5,995,000
7139 Macapa Drive	\$4,795,000
2636 Larmar Road	\$4,499,000
2635 Carman Crest Drive	\$4,499,000
2229 Castilian Drive	\$3,699,000
1805 Outpost Drive	\$3,690,000
7230 Outpost Cove Drive	\$3,095,000
2109 Castilian Drive	\$2,795,000
7132 Macapa Drive	\$2,364,000
2130 Outpost Drive	\$1,995,000
7003 La Presa Drive	\$1,985,000

UNDER CONTRACT

2736 Outpost Drive	\$2,125,000
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SOLD

2627 Outpost Drive	\$1,625,000
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September's closed sale is detailed at the top of this page.

Data reflects sales closed through September 30, 2026.
Source: The MLS / CLAW.



Curious what your home is worth?

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

ANTHONY MIAN

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