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MARKET PULSE

Westside, Best side!

As we settle into the final stretch of the year, the Westside luxury market continues to show remarkable stability and selective strength, particularly across Bel-Air, Brentwood, and West Los Angeles.

Bel-Air has been especially active with discerning buyers prioritizing architectural homes, gated estates, and view properties that rarely appear twice. Just a few minutes down the hill, Brentwood maintains its reputation for timeless charm, tree-lined streets, equestrian pockets, and a quiet elegance that feels a world away from the city while still being central to everything. Meanwhile, West Los Angeles continues to be the gateway for buyers looking to transition into more established luxury markets, offering incredible value relative to its proximity to Beverly Hills, Century City, Santa Monica, and the canyons.

This month, we're proud to highlight our new listing on [Bellagio Road](#), an exceptional opportunity for someone looking to break into Bel-Air's prestigious market. It's priced thoughtfully for buyers who want the advantage of location without the typical Bel-Air price tag. Opportunities like this don't come around often!

Beyond the market, the Westside continues to shine with lifestyle moments that make living here so special. From weekend brunches at the Brentwood Country Mart, to sunset walks at the Bel-Air's Stone Canyon Overlook, to shopping and dining at Westfield Century City, the daily experience is as elevated as the real estate itself.

If you'd like to schedule a private tour of Bellagio Road or discuss how today's market trends can support your next move our team is here to guide you with clarity, strategy, and confidence!

Lets connect! [Here](#)

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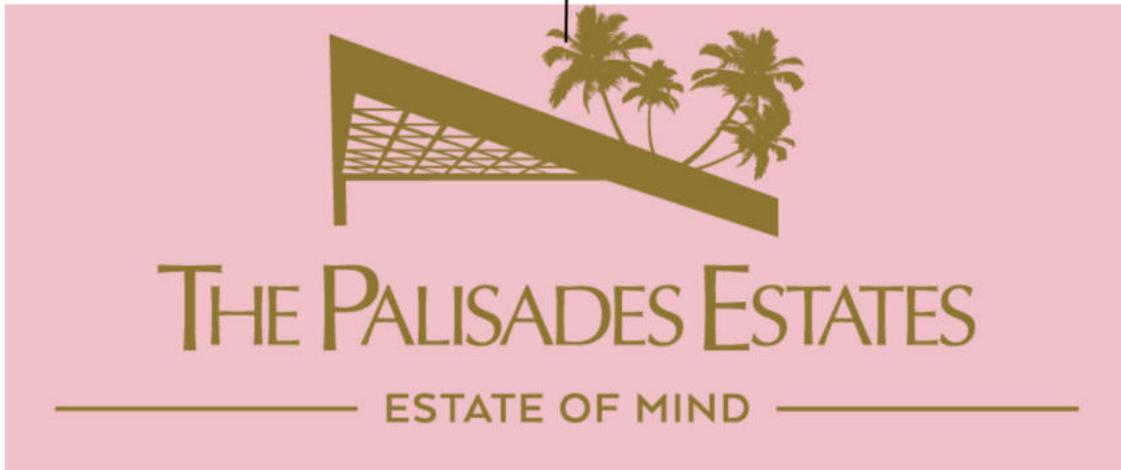
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Shauna & Nicole

IN THE PRESS

BEVERLY HILLS ESTATES HEADS TO PALISADES WITH LAUNCH OF NEW DIVISION



JUST SOLD



OFF MARKET
PRIVATE SALE

\$53,000,000
HORSE PROPERTY

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JUST LISTED



1316
CAPRI LN

ASKING \$5,999,000
5 BED 7 BATHS

COMING SOON



ADDRESS UPON
REQUEST

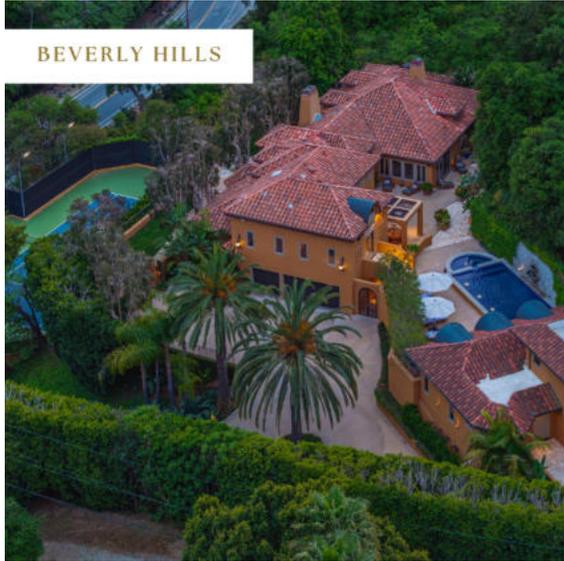
ASKING \$35,000,000
5 BED 7 BATHS

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IN ESCROW



BEVERLY HILLS

2719 BENEDICT CANYON DR

ASKING \$9,999,000
5 BED & 7 BATH



PACIFIC
PALISADES

15309 FRIENDS ST

ASKING \$2,550,000
LAND

FEATURED LISTINGS

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1200
BEL AIR RD

ASKING \$108,888,888
12 BEDS 17 BATHS



9330
FLICKER WAY

ASKING \$68,000,000
9 BEDS 14 BATHS



976
N ALPINE DR

ASKING \$23,950,000
5 BEDS 5 BATHS

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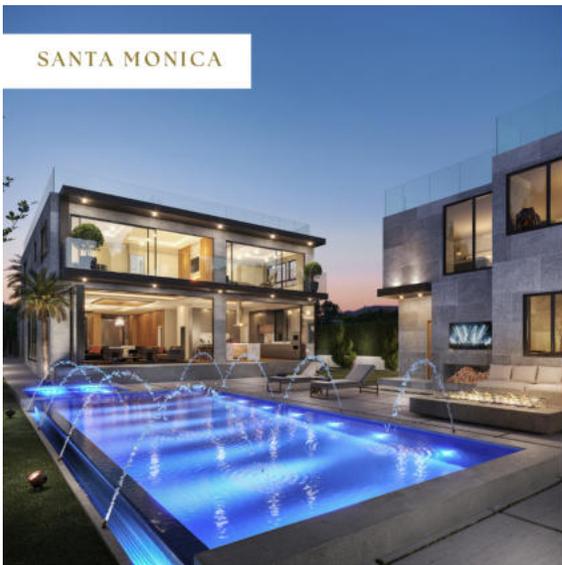
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627 17TH STREET

ASKING \$19,995,000
7 BED & 8 BATH



439 21ST ST

ASKING \$19,995,000
7 BED & 8 BATH



508 W DILIDO DR

ASKING \$19,950,000
4 BEDS 5 BATHS

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248
N GLENROY AVE

ASKING \$9,999,990
5 BED & 6 BATH



1455
ROBMAR DR

ASKING \$8,500,000/LEASE AT \$55K
5 BED & 8 BATH



6435
MEADOWS CT

ASKING \$7,995,000
VACANT LAND

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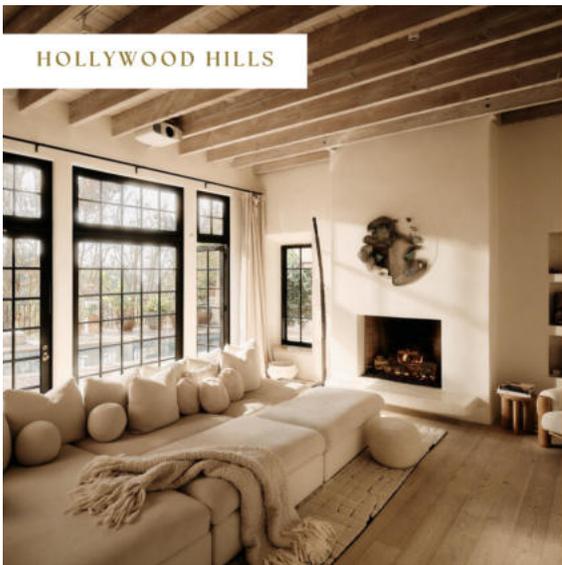
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2110 HILL DR

ASKING \$6,750,000
5 BED 6 BATHS



HOLLYWOOD HILLS

2729 NICHOLS CANYON

ASKING \$5,795,000
4 BED & 5 BATH



ENCINO

4439 PETIT AVE

ASKING \$3,999,999
5 BED 6 BATHS

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11601
BELLAGIO RD

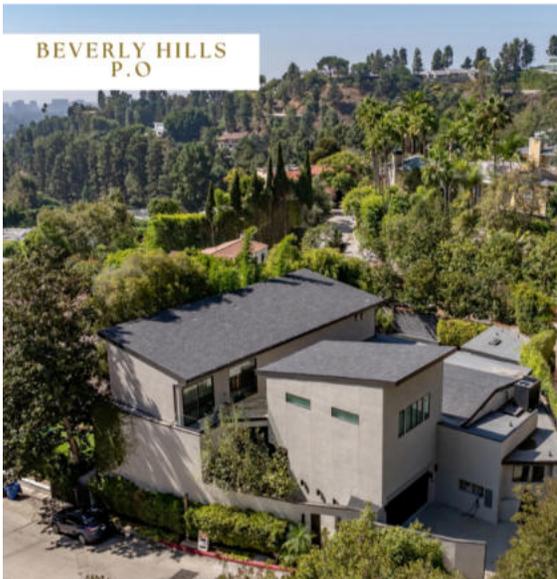
ASKING \$3,795,000
4 BED 5 BATHS



MIRACLE MILE

5558
EDGEWOOD PL

ASKING \$2,995,000
9 BED & 9 BATH



BEVERLY HILLS
P.O

1531
LINDACREST DR

ASKING \$2,599,000
5 BED 6 BATHS

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22370
MACFARLANE DR

ASKING \$1,199,000
3 BED & 2 BATH



BIG BEAR

665
BUTTE AVE

ASKING \$1,050,000
3 BED & 2 BATH



SHERMAN OAKS

14242 BURBANK
BLVD #103

ASKING \$635,000
2 BED & 2 BATH

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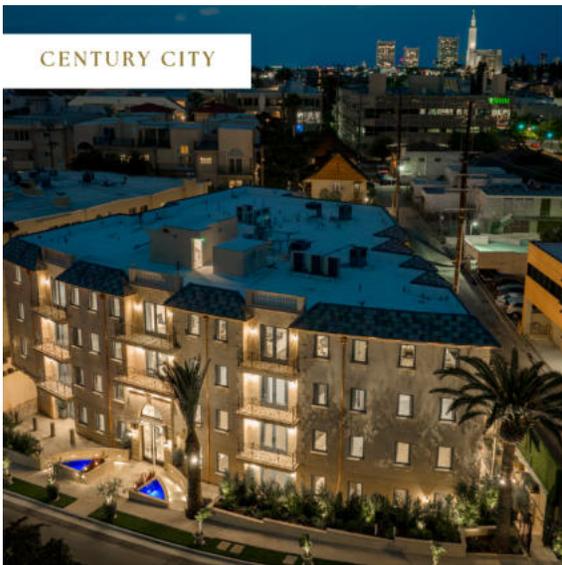
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211
ELM CT #3D
BY TAR LEGACY PROPERTIES

ASKING \$50,000/MO
2 BED 3 BATHS



1825
PANDORA AVE #101

ASKING \$10,975/MO
3 BED 4 BATHS

OPEN HOUSES

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1455 ROBMAR DR

ASKING \$8,500,000
5 BED & 8 BATH



SUNDAY 1PM-4PM

2729 NICHOLS CANYON RD

ASKING \$5,795,000
4 BED & 5 BATH

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11601
BELLAGIO RD

ASKING \$3,795,000
4 BED 5 BATHS



5558 EDGEWOOD
PL

ASKING \$2,995,000
6 BED & 9 BATH

SEE ALL OUR LISTINGS

SCHEDULE A SHOWING

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