

THE COMMUNITIES · OCTOBER 2026

The Bridges

$7.7m

MEDIAN SALE · OCT 2026

The market report · October 2026

The large figures cover October alone, however many homes sold. Beside each: July to September, and the twelve months to October 31st. A dash means nothing sold in October.

01
OCTOBER 2026

$7.7m	$840	53.3%	280	3
MEDIAN SALE	PRICE PER SQ FT	OF ORIGINAL ASK	TOTAL DAYS ON MARKET	CLOSINGS
Q3 2026: $4.25m 12 months: $4.78m	Q3 2026: $1,011 12 months: $962	Q3 2026: 89.1% 12 months: 89.1%	Q3 2026: 107 12 months: 110.5	Q3 2026: 5 12 months: 15

WHAT IT MEANS IF YOU'RE BUYING

This quarter is busier than last year. The Bridges closed three homes in October. It's on track for about six this quarter, against 2 in the same three months last year. There are two homes for sale right now, down from 3 at the start of October. At the pace homes have sold over the last year, that's about 1.6 months' worth.

Buyers are taking their time. The homes that sold in October took a median of 280 days from the first listing to the sale, relistings included. They sold at a median of about 91% of their last asking price. Counting earlier listings, both homes for sale have cut the price.

If you're buying, there isn't much to choose from right now, so it pays to have your criteria and financing settled before the right home comes up. Tell me what you're after and I'll show you what's selling in that range.

02

THIS QUARTER AND THE SEVEN BEFORE

The Card

THIS QUARTER
Q4 2026

3	$7.7m	6	0	2
CLOSED SO FAR	MEDIAN SO FAR	FORECAST	IN ESCROW NOW	SAME QUARTER LAST YEAR

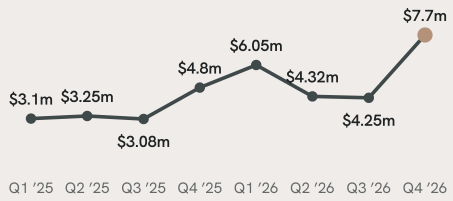
QUARTER BY QUARTER
MOST RECENT FIRST

QUARTER	SALES	MEDIAN SALE	$ / SQ FT	TOTAL DAYS	OF ORIGINAL
Q4 2026 so far	**3**	**$7.7m**	**$840**	**280**	**53.3%**
Q3 2026	5	$4.25m	$1,011	107	89.1%
Q2 2026	4	$4.32m	$974	68.5	89.8%
Q1 2026	1	$6.05m	$963	28	96.1%
Q4 2025	2	$4.8m	$883	107	88.8%
Q3 2025	1	$3.08m	$992	53	92.6%
Q2 2025	5	$3.25m	$1,047	14	97.4%
Q1 2025	1	$3.1m	$930	222	88.6%

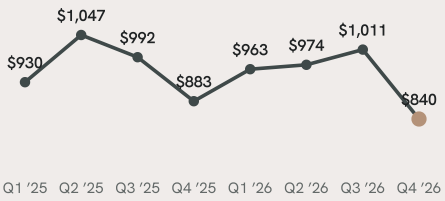
Every quarter shows its medians, however many homes sold; a dash means nothing sold. Total days count every listing of the home.

EIGHT-QUARTER SHAPE · Q1 '25 TO Q4 '26 SO FAR

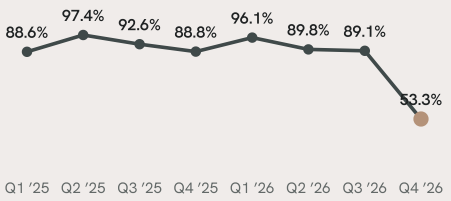
MEDIAN SALE



$ PER SQ FT



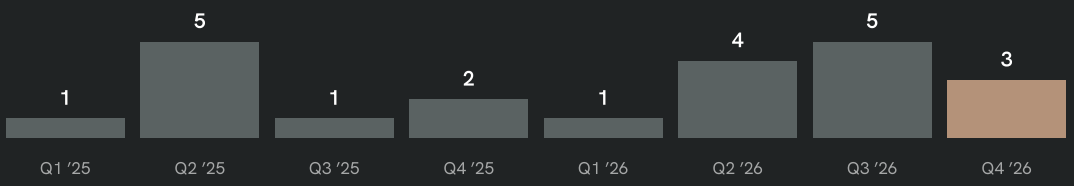
% OF ORIGINAL



SUPPLY

1.6 months of supply, down from 3.0 on October 4th. 2 for sale and 0 pending on November 1st, 2026.

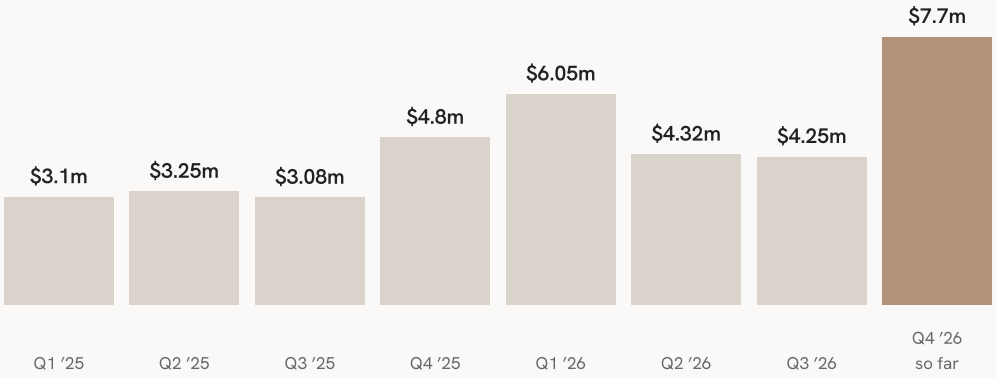
CLOSINGS BY QUARTER



03
EIGHT QUARTERS, OLDEST TO NEWEST

The trend

MEDIAN SALE PRICE, QUARTER BY QUARTER · Q4 '26 SO FAR IN GOLD

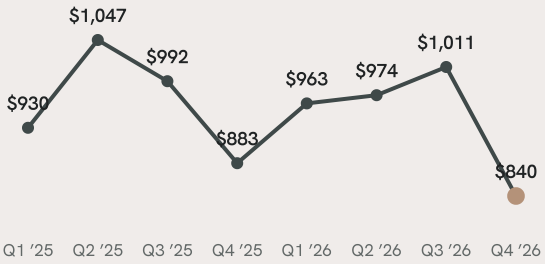


$4.78m

TWELVE-MONTH MEDIAN

The latest full quarter, July to September, closed at a median of $4.25m, down 2% from $4.32m in April to June. One quarter mostly reflects which homes happened to sell, so I'd weigh the last two together.

PRICE PER SQ FT

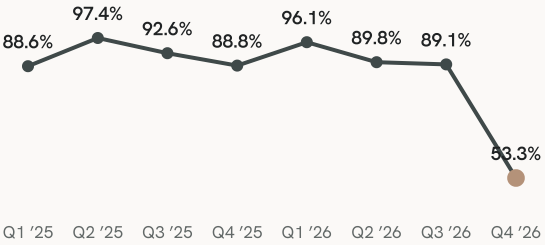


$962

TWELVE MONTHS

Price per square foot was $1,011 in July to September against $974 the quarter before. Check the lot every time you compare two homes on price per foot.

OF ORIGINAL ASK



89.1%

TWELVE MONTHS

Homes sold at a median of 89.1% of their first asking price in July to September, against 89.8% in April to June. There is usually room between where a home starts and where it closes.

WHAT THE MONEY BOUGHT

	HOMES	MEDIAN PRICE	MEDIAN SQ FT	MEDIAN LOT	$ / SQ FT
Sold, Oct 2026	3	$7.7m	9,169	0.82 ac	$840
Sold, last 12 months	15	$4.78m	4,932	0.69 ac	$962
For sale, November 1st, 2026 (asking)	2	$8.75m	9,558	1.90 ac	$926

Asking prices are not sale prices, so read the last row on its own.

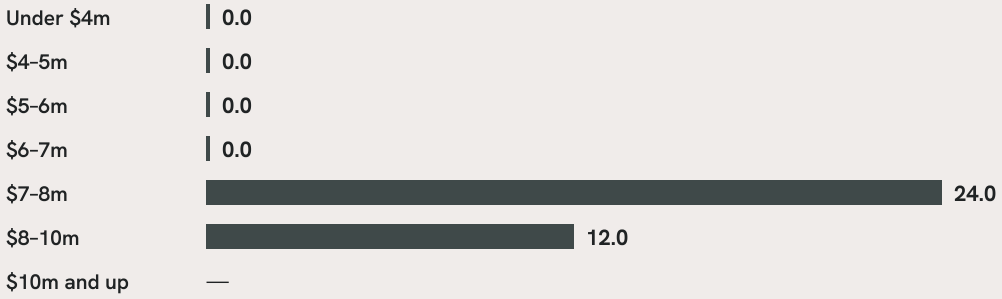
04

WHAT EACH PRICE RANGE BUYS, AND HOW IT'S MOVING

The Range Finder

PRICE RANGE	SOLD, 12 MO	MEDIAN SQ FT	MEDIAN LOT	$ / SQ FT	TOTAL DAYS	FOR SALE	VS OCT 4TH	SUPPLY (MO)
Under $4m	2	3,797	0.26 ac	$1,006	17.5	0	—	0.0 —
$4–5m	8	4,891	0.62 ac	$965	102	0	—	0.0 —
$5–6m	2	7,754	0.84 ac	$734	434.5	0	—	0.0 —
$6–7m	1	6,284	0.58 ac	$963	28	0	—	0.0 —
$7–8m	1	9,169	0.91 ac	$840	275	1	—	24.0 24-mo pace
$8–10m	1	9,350	0.76 ac	$856	994	1	▼ 50%	12.0 24-mo pace
$10m and up	0	—	—	—	—	0	—	—

MONTHS OF SUPPLY BY PRICE RANGE



WHAT IT MEANS

Between $8 and $10 million, there is one fewer home for sale than on October 4th.

Sold, size, lot, $/sq ft and total days: closings over the last twelve months, medians of however many sold. For sale: homes listed on November 1st, 2026, by asking price. Vs Oct 4th: the change in homes for sale since October 4th, up in green, down in red, a dash if the same. Supply: homes for sale divided by that range's monthly pace of sales, with its change since October 4th beneath. Where a range had fewer than six sales in twelve months, its pace reaches back by whole months until six sales, never past two years, and the months used show beneath.



THE TEN HIGHEST SALES · JUN–OCT 2026

The Leaderboard

$8,000,000

1 · 6709 CALLE PONTE BELLA · CLOSED 10/13/26

9,350 sq ft · 0.76 ac · first asked $15,000,000 · 994 total days



2 · CLOSED 10/19/26

6615 Calle Ponte Bella

$7,700,000

9,169 sq ft · 0.91 ac · first asked $14,995,000 · 275 total days



3 · CLOSED 6/1/26

18441 Calle Tramonto

$5,725,000

7,993 sq ft · 0.86 ac · first asked $6,795,000 · 589 total days



4 · CLOSED 10/9/26

6627 Calle Ponte Bella

$5,650,000

7,514 sq ft · 0.82 ac · first asked $6,495,000 · 280 total days

	ADDRESS	CLOSED	SQ FT	LOT	FIRST ASKED	SOLD	TOTAL DAYS
5	18504 Calle La Serra	7/8/26	4,856	—	$4,995,000	**$4,910,000**	3
6	6955 Corte Spagna	7/30/26	3,332	0.25 ac	—	**$4,400,000**	—
7	4272 Via Ravello	9/1/26	4,389	1.04 ac	$4,795,000	**$4,250,000**	119
8	18669 Via Catania	7/13/26	4,932	1.60 ac	$5,080,000	**$4,100,000**	306
9	6937 Corte Spagna	7/29/26	3,797	0.28 ac	$4,575,000	**$4,100,000**	95
10	6951 Calle Portone	6/16/26	3,797	0.19 ac	$4,150,000	**$3,740,000**	0

THE WINDOW

The ten highest sales from June 1st, 2026 to October 31st, 2026. The window starts with October and reaches back by whole months only until there are ten sales to rank. Days are total days on market across every listing of the home. A dash in first asked and days: a sale entered in the MLS only to record it, never marketed.

06
EIGHT SALES
JUL–OCT 2026

Closed sales



CLOSED 10/19/26
6615 Calle Ponte Bella
9,169 sq ft · 7 bd · 0.91 ac · first asked $14,995,000 · 275 total days

$7,700,000
$840 / sq ft
51.4% of original



CLOSED 10/13/26
6709 Calle Ponte Bella
9,350 sq ft · 6 bd · 0.76 ac · first asked $15,000,000 · 994 total days

$8,000,000
$856 / sq ft
53.3% of original



CLOSED 10/9/26
6627 Calle Ponte Bella
7,514 sq ft · 5 bd · 0.82 ac · first asked $6,495,000 · 280 total days

$5,650,000
$752 / sq ft
87.0% of original



CLOSED 9/1/26
4272 Via Ravello
4,389 sq ft · 3 bd · 1.04 ac · first asked $4,795,000 · 119 total days

$4,250,000
$968 / sq ft
88.6% of original

NO PHOTOGRAPH ON FILE

CLOSED 7/30/26
6955 Corte Spagna
3,332 sq ft · 4 bd · 0.25 ac · entered only to record the sale, never marketed

$4,400,000
$1,321 / sq ft
— of original



CLOSED 7/29/26
6937 Corte Spagna
3,797 sq ft · 4 bd · 0.28 ac · first asked $4,575,000 · 95 total days

$4,100,000
$1,080 / sq ft
89.6% of original

06
EIGHT SALES
JUL–OCT 2026

Closed sales (continued)



CLOSED 7/13/26

18669 Via Catania

4,932 sq ft · 4 bd · 1.60 ac · first asked $5,080,000 · 306 total days

$4,100,000
$831 / sq ft
80.7% of original



CLOSED 7/8/26

18504 Calle La Serra

4,856 sq ft · 3 bd · — · first asked $4,995,000 · 3 total days

$4,910,000
$1,011 / sq ft
98.3% of original

THE WINDOW

Every closing from July 1st, 2026 to October 31st, 2026, most recent first. October alone had fewer than six, so this page reaches back by whole months until it shows six. It is the only page that does.

07

AS OF NOVEMBER 1ST, 2026

For sale and pending

MONTHS OF SUPPLY

1.6

Two homes are for sale today, against 3 on October 4th. At the pace homes have sold over the last year, that's 1.6 months of supply, down from 3.0 four weeks ago.



FOR SALE · 137 TOTAL DAYS

6749 Calle Ponte Bella

11,072 sq ft · 6 bd · 0.95 ac · re-listed 10/19/26

$9,495,000

first asked $9,995,000



FOR SALE · 551 TOTAL DAYS

18486 Via Candela

8,043 sq ft · 5 bd · 2.84 ac · re-listed 12/11/25

$7,999,000

first asked $8,250,000

PENDING · 0

Nothing is in escrow here today.

SOLD RECENTLY
JUL–OCT 2026

ADDRESS	CLOSED	SQ FT	LOT	FIRST ASKED	SOLD	TOTAL DAYS
6615 Calle Ponte Bella	10/19/26	9,169	0.91 ac	$14,995,000	**$7,700,000**	275
6709 Calle Ponte Bella	10/13/26	9,350	0.76 ac	$15,000,000	**$8,000,000**	994
6627 Calle Ponte Bella	10/9/26	7,514	0.82 ac	$6,495,000	**$5,650,000**	280
4272 Via Ravello	9/1/26	4,389	1.04 ac	$4,795,000	**$4,250,000**	119
6955 Corte Spagna	7/30/26	3,332	0.25 ac	—	**$4,400,000**	—
6937 Corte Spagna	7/29/26	3,797	0.28 ac	$4,575,000	**$4,100,000**	95
18669 Via Catania	7/13/26	4,932	1.60 ac	$5,080,000	**$4,100,000**	306
18504 Calle La Serra	7/8/26	4,856	—	$4,995,000	**$4,910,000**	3

The most recent sales, to set the homes for sale against.

Total days count every listing of the home in an unbroken run. Re-listed: the home was listed before and came back on the market.

08
CAME OFF WITHOUT SELLING, LAST 30 DAYS

Off the market

THE LAST 30 DAYS

One home came off the market here in the last 30 days and is already back for sale, so it is in the for-sale list.



A NOTE FROM AJ

If I were buying in The Bridges right now

I've been a member at the Bridges for almost a decade, and homes here don't come up often. When one does, the buyers who have already done their homework on the community are the ones who get it.

Before you compare two homes on price per foot, compare the lots. A lot of the value here sits in the land, and price per foot hides it.

Some of the best opportunities I see are homes a buyer can make their own. My design and renovation background is how I help clients see what a home becomes and what the work is worth.

AJ Powers
BROKER/OWNER, IRONS & ESTATES

CALL OR TEXT AJ | EMAIL AJ