



Residential Market Pulse

VENICE

Q3 2025 Real Estate Data,
Presented by Pardee Properties



A note from Tami Pardee

Dear neighbors and friends,

I hope you've had a wonderful summer and found a chance to slow down and enjoy our beautiful community. As we head into fall, I've been reflecting on **how different this year's market has felt compared to years past**. Instead of the usual seasonal rhythm, **2025 has danced to its own tune**.

- **Homes that are well-priced and beautifully presented continue to sell, while those holding onto 2021 expectations are taking longer.**
- **Inventory remains lean, keeping competition strong for move-in-ready listings.**
- **Sellers still hold healthy equity, with long-term appreciation balancing slower sales cycles.**

With interest rates higher than we were used to a few years ago, **many buyers have taken a wait-and-see approach**. But with the Fed hinting at possible cuts ahead, **energy is slowly building again**. The buyers who are out there now are confident and focused—ready to move quickly on homes that are well-priced, beautifully presented, and **realistic for today's market**.

What's encouraging is that **our neighborhoods remain strong and resilient**. Sellers continue to see meaningful equity, and buyers are finding homes that fit where they are in life right now.

Trying to time the market perfectly is stressful. **Buy the lifestyle you want, and the numbers will follow.**

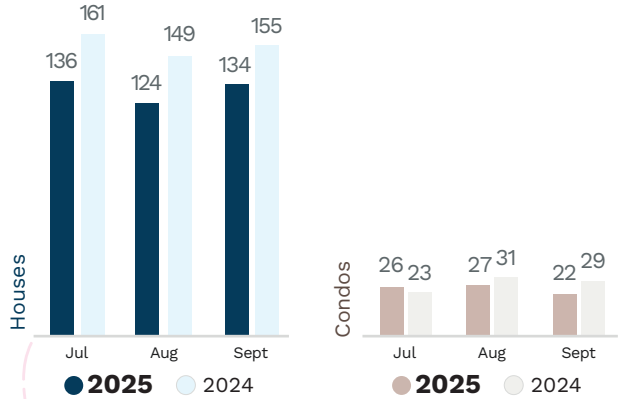
In gratitude,

Tami Pardee
Founder/CEO

What I'm noticing in the market

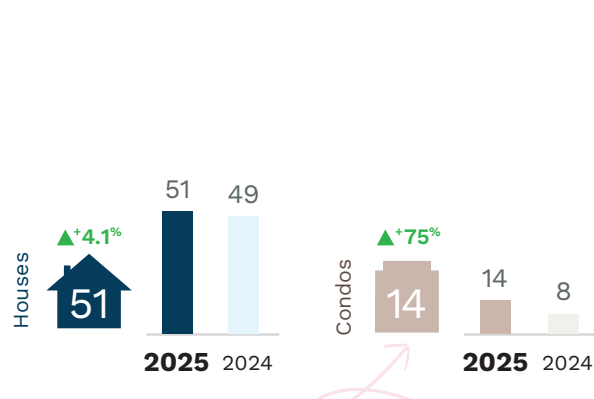
- **For Sellers:** Today's buyers are thoughtful and discerning. Homes that are well-priced, beautifully presented, and aligned with current market realities are still selling quickly and competitively. Presentation and strategy matter more than ever.
- **For Buyers:** With rates still elevated but more balance returning to the market, buyers now have more time and choice than in past years. Focus on the right fit and fair value—not timing the market perfectly—and you'll set yourself up for long-term success.

Homes for sale | Q3



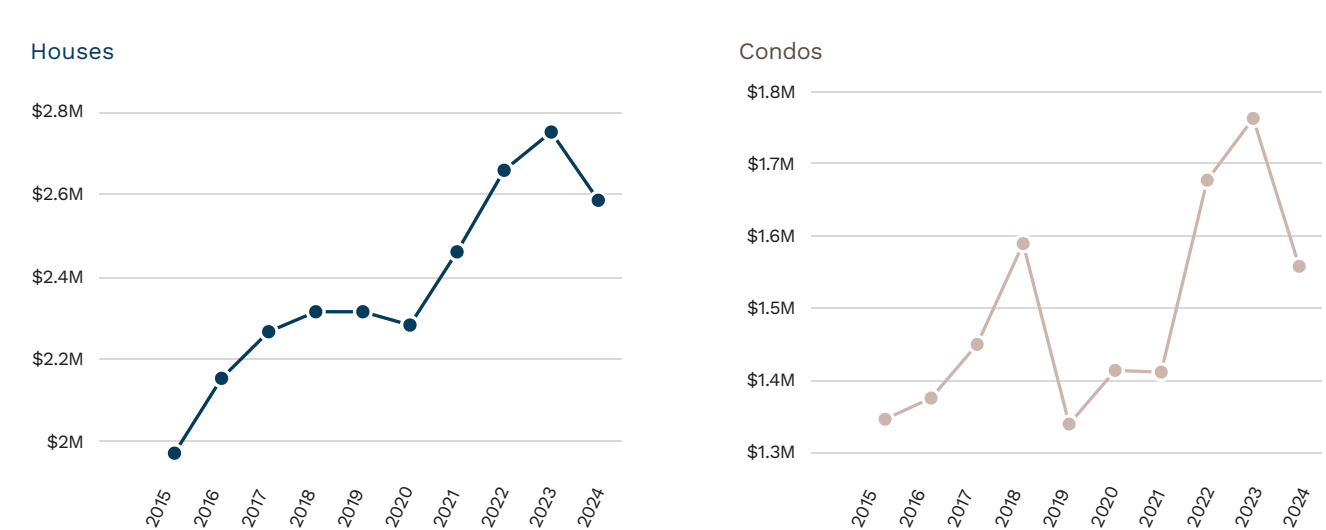
In Q3, inventory tightened compared to last year, with fewer houses and condos on the market—keeping supply limited and competition steady for well-positioned listings.

Homes sold | Q3



Condo sales have picked up steam since last year, so if you’re thinking about selling, buyer interest is definitely heating up.

Venice average sold prices | past 10 years



What does this tell us?

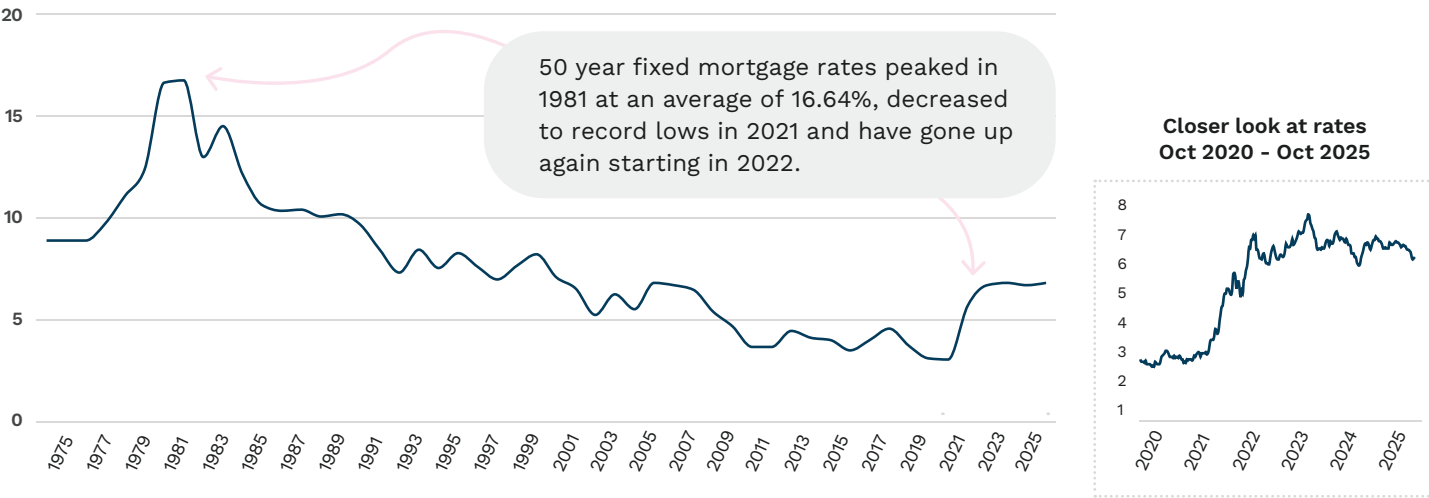
The dip you see in 2024 isn’t about falling values — it reflects a year with more smaller, older homes sold in original condition and fewer luxury sales. This kind of activity could suggest redevelopment, which could help boost values over time.

Venice market notable sales

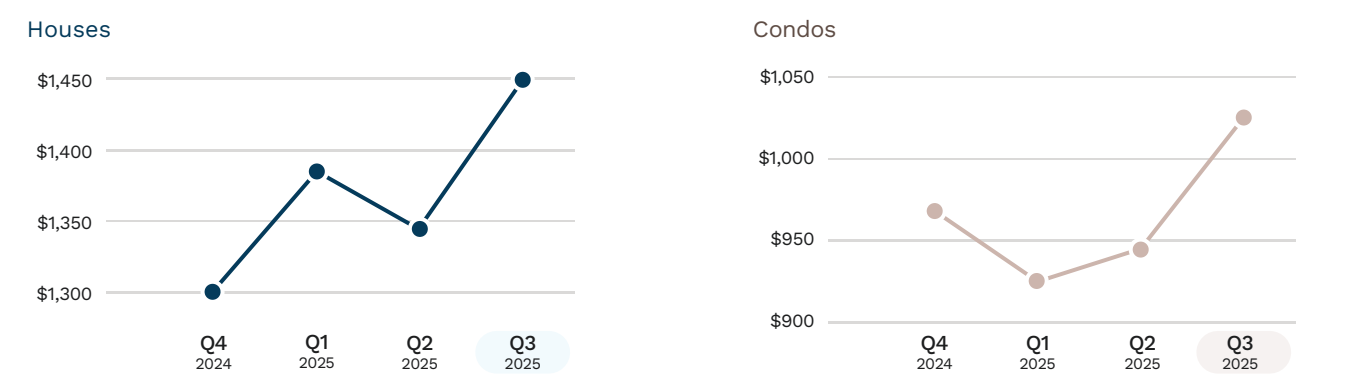
*Properties nearest to the median sales price in the area

	Address	Bed	Bath	Sold Date	DOM (Days On Market)	Sq. Ft.	Sold Price	
Houses	1246 Morningside Way	6	7	7/24/2025	40	5,587	\$6,300,000	Highest
	2311 Glencoe Ave	4	2	8/27/2025	72	1,850	\$2,375,000	Median*
	1411 Linden Ave	2	1	8/7/2025	19	684	\$875,000	Lowest
Condos	25 Brooks Ave #1	2	3	9/12/2025	123	1,836	\$2,300,000	Highest
	17 20th Ave #B	2	3	8/7/2025	84	1,449	\$1,480,000	Median*
	245 Main St #314	2	2	9/26/2025	199	1,450	\$1,365,000	Median*
	235 Main St #121	2	2	9/4/2025	9	1,188	\$888,000	Lowest

As we look at interest rates over a 50-year period, we see the downward slope — but there’s been a significant rise since 2022.



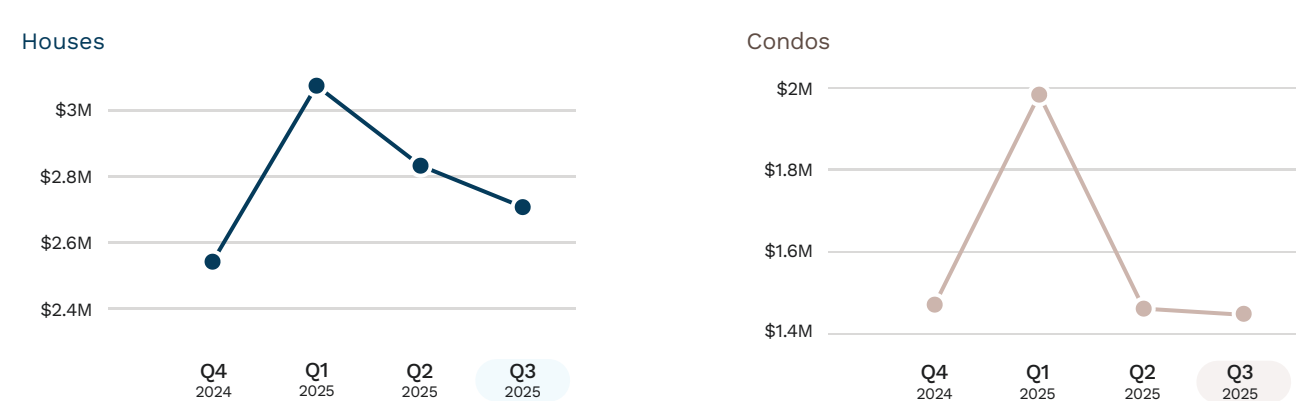
Average price per sq. ft. | Previous 4 Quarters



Houses increased to \$1,449 per sq. ft. in Q3 of 2025.

Condos increased to \$1,025 per sq. ft. in Q3 of 2025.

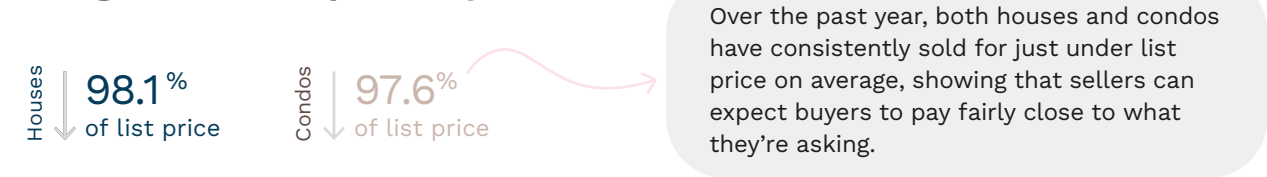
Average sold price | Previous 4 Quarters



Houses decreased to \$2,715,525 in Q3 of 2025.

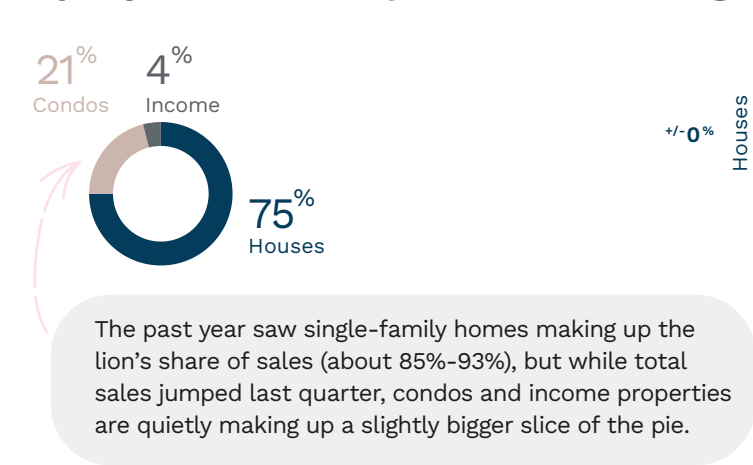
Condos decreased to \$1,438,745 in Q3 of 2025.

Average sold vs. list price | Q3



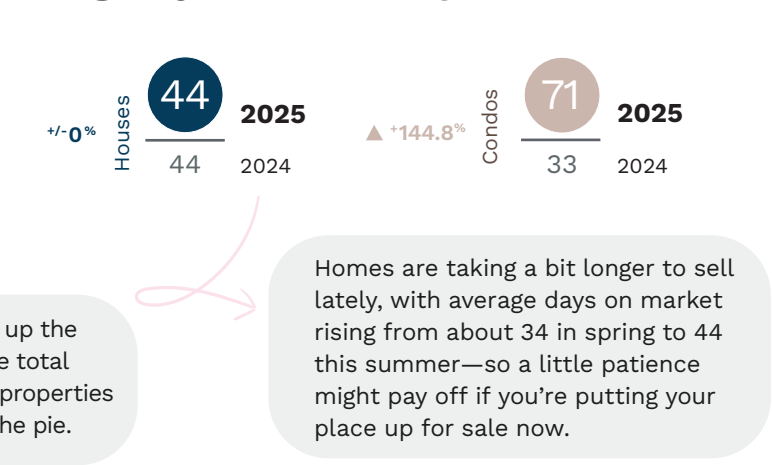
Over the past year, both houses and condos have consistently sold for just under list price on average, showing that sellers can expect buyers to pay fairly close to what they’re asking.

Property breakdown | Q3



The past year saw single-family homes making up the lion’s share of sales (about 85%-93%), but while total sales jumped last quarter, condos and income properties are quietly making up a slightly bigger slice of the pie.

Average days on market | Q3



Homes are taking a bit longer to sell lately, with average days on market rising from about 34 in spring to 44 this summer—so a little patience might pay off if you’re putting your place up for sale now.



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SOLD by PARDEE

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Manhattan Beach
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SOLD by PARDEE

346 Brooks Avenue
Venice
\$1,770,000



SOLD by PARDEE

601 Strand Street #609
Santa Monica
\$5,750,000



SOLD by PARDEE

25 Brooks Ave #1
Venice
\$2,300,000



SOLD by PARDEE

4 Quarterdeck Street #301
Marina del Rey
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SOLD by PARDEE

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Westchester
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SOLD by PARDEE

522 Altair Place
Venice
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SOLD by PARDEE

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\$1,250,000



SOLD by PARDEE

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\$2,375,000



SOLD by PARDEE

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SOLD by PARDEE

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Long Beach
\$1,189,940



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SOLD by PARDEE

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