



# Residential Market Pulse



CULVER CITY

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.**

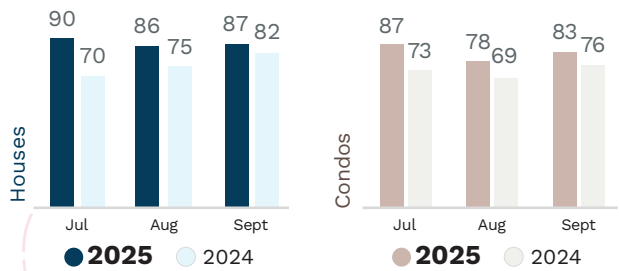
In gratitude,

*Tami Pardee*  
Founder/CEO

### What I'm noticing in the market

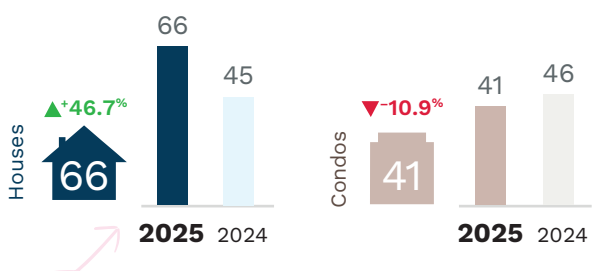
- **For Sellers:** Today's buyers are thoughtful and discerning. Homes that are well-priced, beautifully presented, and aligned with current market realities are still selling quickly and competitively. Presentation and strategy matter more than ever.
- **For Buyers:** With rates still elevated but more 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



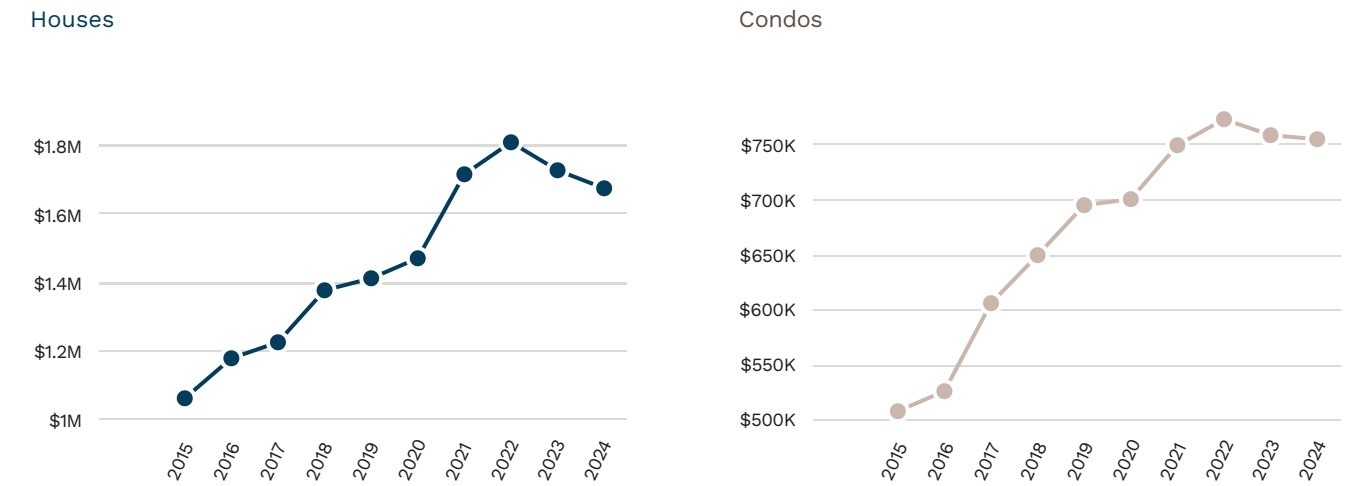
Culver City’s Q3 inventory ticked up from last year, with both homes and condos for sale rising roughly 15–20% year over year—offering buyers a bit more choice while keeping supply relatively tight.

Homes sold | Q3



More homes are changing hands, with house sales climbing from 45 to 66 and condo activity leveling off after early-year highs.

Culver City average sold prices | past 10 years

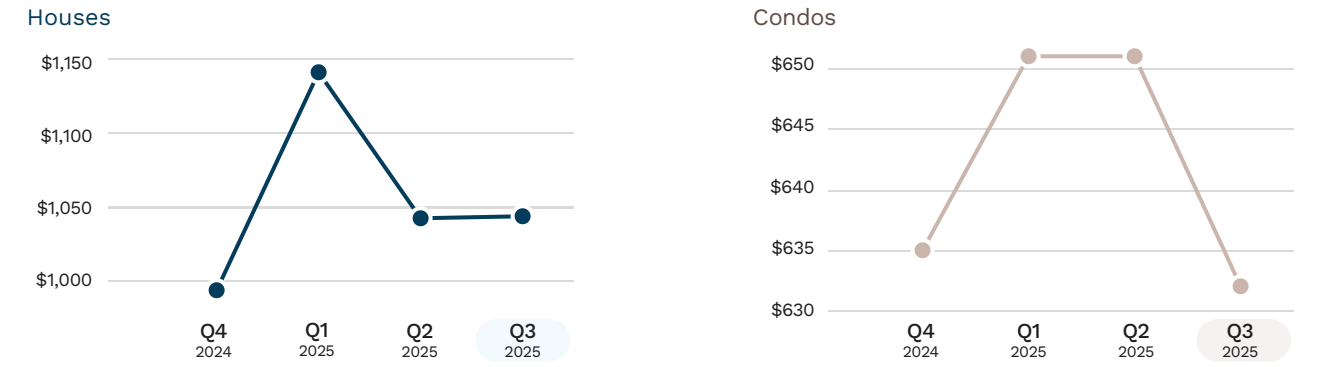


Culver City market notable sales

\*Properties nearest to the median sales price in the area

	Address	Bed	Bath	Sold Date	DOM (Days On Market)	Sq. Ft.	Sold Price	
Houses	4457 Keystone Avenue	5	6	9/24/2025	0	4,200	\$5,100,000	Highest
	11150 Orville Street	4	2	8/12/2025	8	1,621	\$1,660,000	Median*
	3588 Helms Avenue	2	2	9/5/2025	12	1,256	\$1,651,000	Median*
	10801 Galvin Street	4	3	9/3/2025	280	1,838	\$1,660,000	Median*
Condos	11116 Culver Blvd	2	1	7/24/2025	0	855	\$740,000	Lowest
	3645 Helms Avenue	3	3	7/31/2025	60	1,770	\$1,475,000	Highest
	5870 Green Valley Circle #130	2	2	8/13/2025	48	1,090	\$635,000	Median
	8316 Raintree Circle	1	1	9/12/2025	102	738	\$450,000	Lowest

Average price per sq. ft. | Previous 4 Quarters



Houses increased to \$1,043 per sq. ft. in Q3 of 2025. Condos decreased to \$632 per sq. ft. in Q3 of 2025.

What does this tell us?

Over the past 10 years, the average sales price of single-family homes in Culver City rose by 58% and condos by 49—a steady climb that shows just how well local real estate has held its value, even through recent market shifts.

Average sold vs. list price | Q3



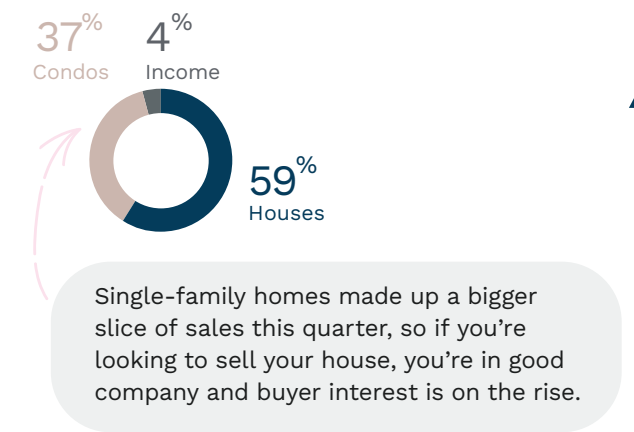
House sellers are still seeing offers come in above asking price, but the premium has slipped slightly from earlier highs. Meanwhile condos are selling under asking, on average, but still very close to 100%.

Average sold price | Previous 4 Quarters



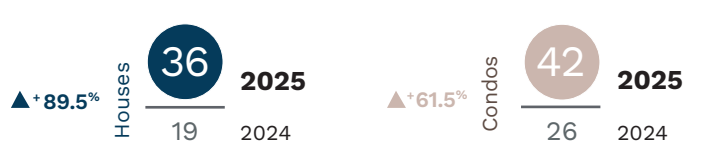
Houses decreased to \$1,831,287 in Q3 of 2025. Condos decreased to \$699,317 in Q3 of 2025.

Property breakdown | Q3



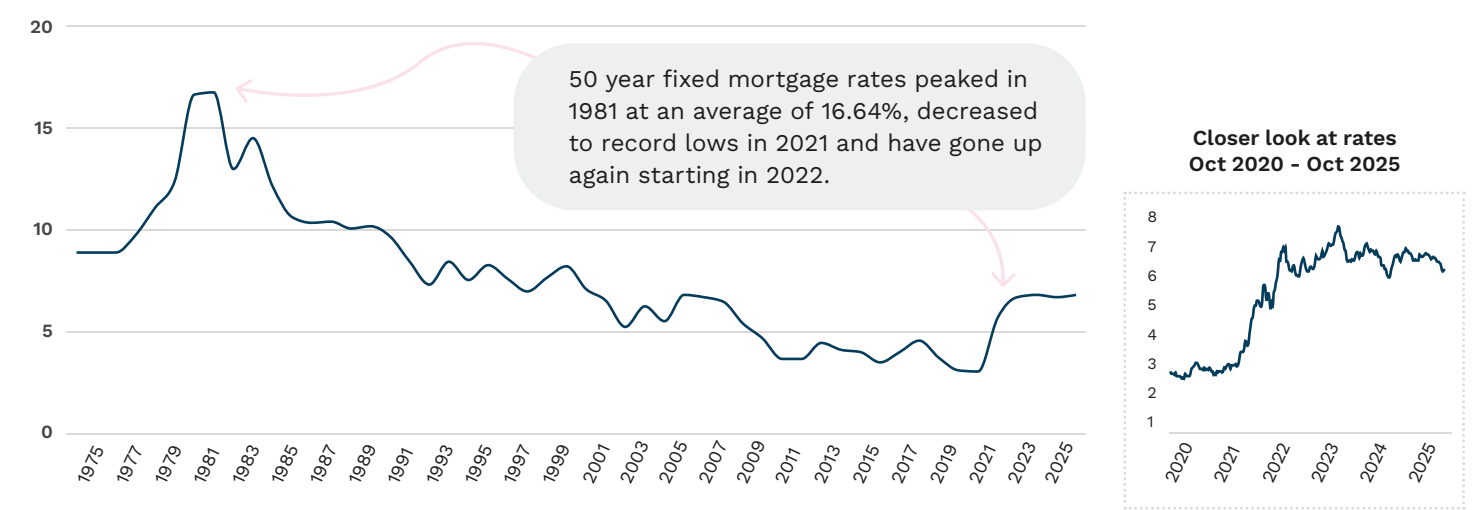
Single-family homes made up a bigger slice of sales this quarter, so if you're looking to sell your house, you're in good company and buyer interest is on the rise.

Average days on market | Q3



Both condos and houses in our area are taking longer to sell than last year, so if you're thinking about listing, be prepared for a bit more patience before finding a buyer.

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.



Curious how this data affects your own home?

- Email: [hello@pardeeproperties.com](mailto:hello@pardeeproperties.com)
- Call or Text: 310.861.7719
- Visit: [marketpulse2025.com](https://marketpulse2025.com)





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\$5,750,000



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346 Brooks Avenue  
Venice  
\$1,770,000



**SOLD** by PARDEE  
601 Strand Street #609  
Santa Monica  
\$5,750,000



**SOLD** by PARDEE  
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Venice  
\$2,300,000



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Marina del Rey  
\$2,788,000



**SOLD** by PARDEE  
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Westchester  
\$1,599,800



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Venice  
\$1,720,000



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4215 Glencoe Avenue UNIT 417  
Marina del Rey  
\$1,250,000



**SOLD** by PARDEE  
2311 Glencoe Avenue  
Venice  
\$2,375,000



**SOLD** by PARDEE  
970 Palm Avenue #221  
West Hollywood  
\$540,000



**SOLD** by PARDEE  
3653 Falcon Avenue  
Long Beach  
\$1,189,940



**SOLD** by PARDEE  
3017 Sentney Avenue  
Culver City  
\$1,409,250



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425 S Kenmore Avenue APT 201  
Koreatown Los Angeles  
\$329,000



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1052 Palms Blvd  
Venice  
\$3,850,000



**SOLD** by PARDEE  
729 Superba Avenue  
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\$2,480,000