



PARDEE  
— PROPERTIES —

# Residential Market Pulse

WESTCHESTER

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.**

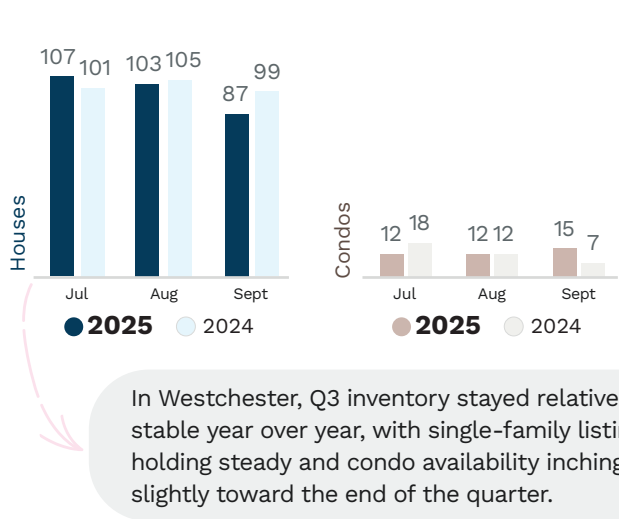
In gratitude,

*Tami Pardee*  
Founder/CEO

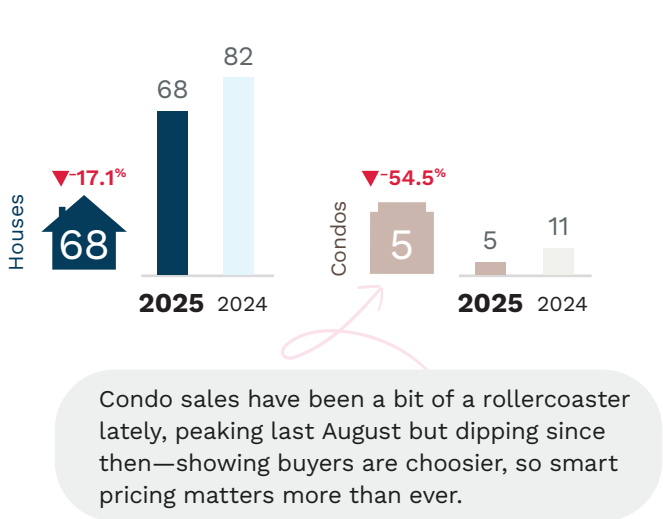
### What I'm noticing in the market

- **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.

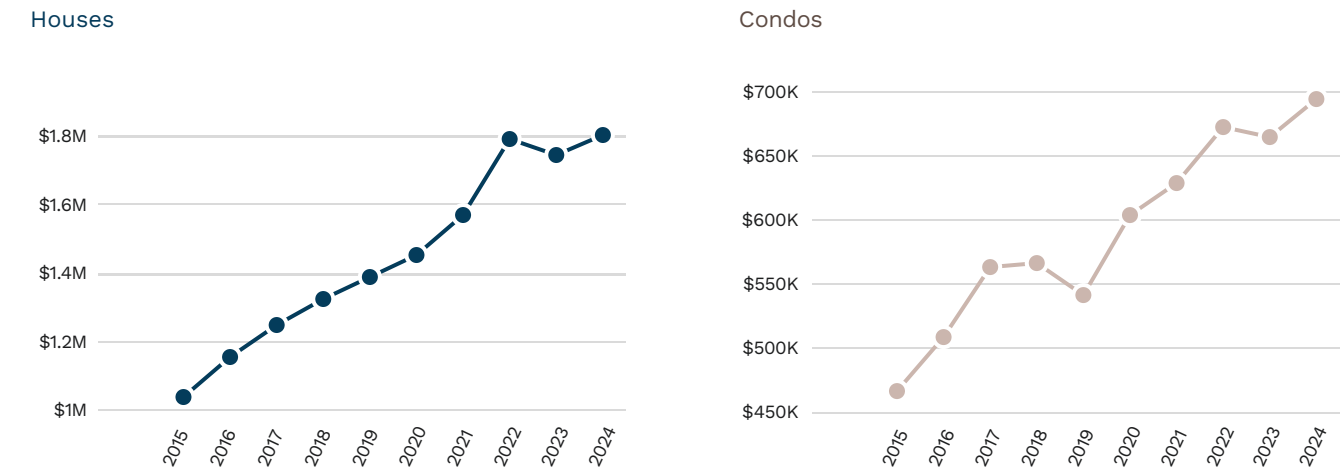
Homes for sale | Q3



Homes sold | Q3



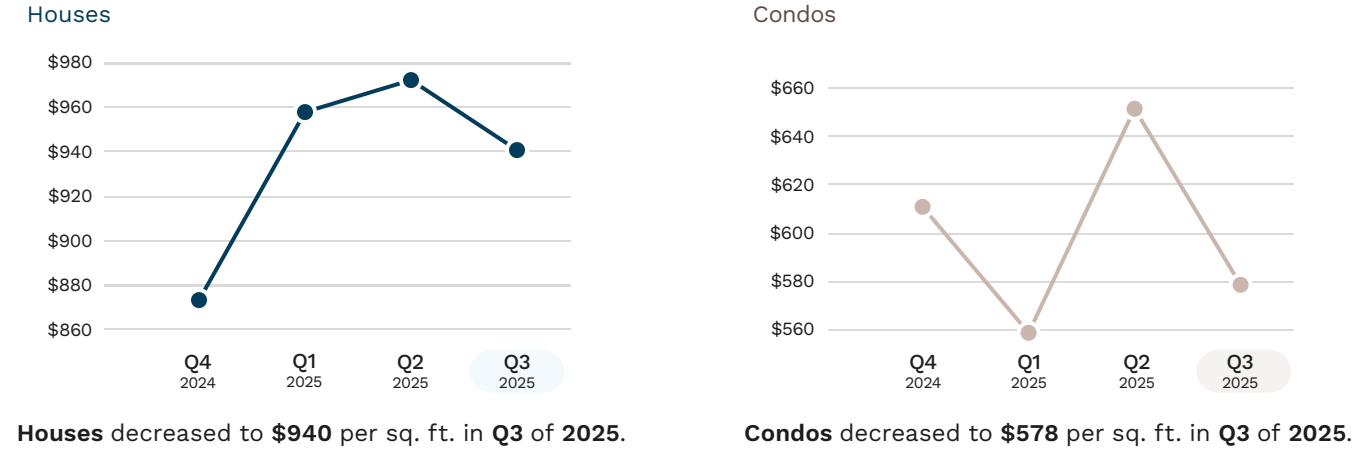
Westchester average sold prices | past 10 years



Westchester market notable sales

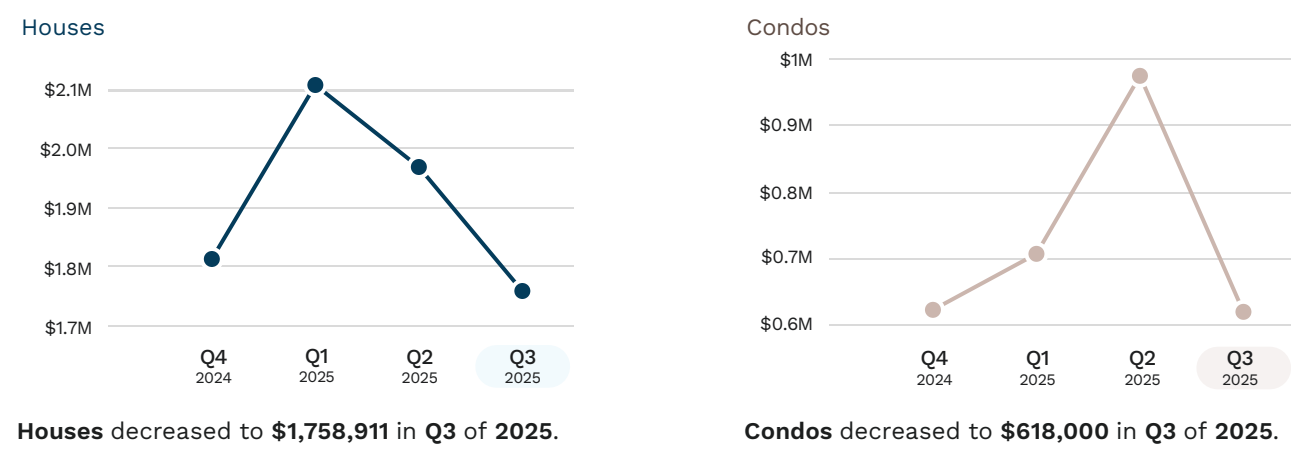
*Properties nearest to the median sales price in the area							
Address	Bed	Bath	Sold Date	DOM (Days On Market)	Sq. Ft.	Sold Price	
6401 Riggs Place	5	5	8/15/2025	25	3,459	\$4,569,000	Highest
7941 Agnew Avenue	2	2	9/3/2025	10	1,497	\$1,649,000	Median*
8310 Colegio Drive	4	3	9/25/2025	43	2,522	\$1,643,000	Median*
7906 Agnew Avenue	3	1	8/13/2025	0	1,197	\$350,000	Lowest
7100 Alvern Street #409	2	2	7/14/2025	14	1,140	\$735,000	Highest
8650 Belford Avenue #225	3	2	7/25/2025	27	1,190	\$625,000	Median
7111 La Tijera Blvd #C101	2	2	7/9/2025	0	1,033	\$525,000	Lowest

Average price per sq. ft. | Previous 4 Quarters



Houses decreased to \$940 per sq. ft. in Q3 of 2025.

Average sold price | Previous 4 Quarters



Houses decreased to \$1,758,911 in Q3 of 2025.

Condos decreased to \$578 per sq. ft. in Q3 of 2025.

Condos decreased to \$618,000 in Q3 of 2025.

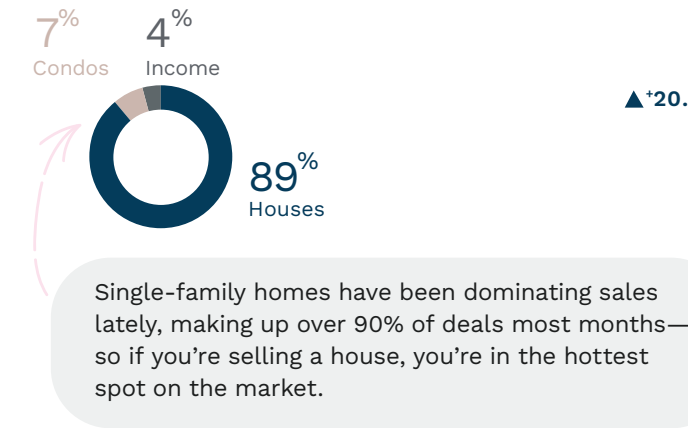
What does this tell us?

House prices in Westchester have nearly doubled over the past decade. While the steepest price jumps happened between 2020–2022 (pandemic-fueled), prices have continued inching up, even after a small dip in 2023. Condos appreciated more slowly—about 25 percentage points less, but have still seen strong gains.

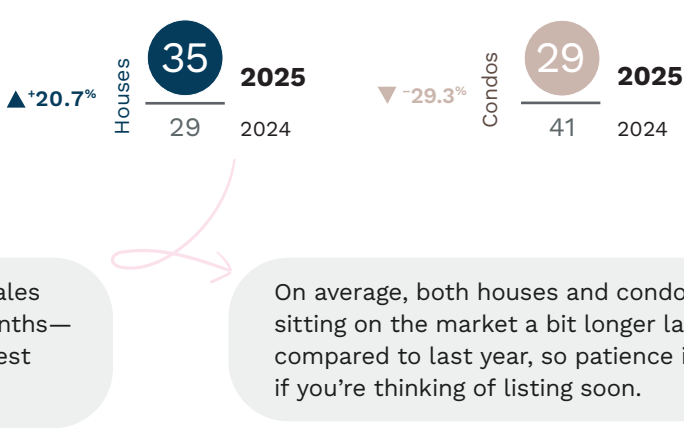
Average sold vs. list price | Q3



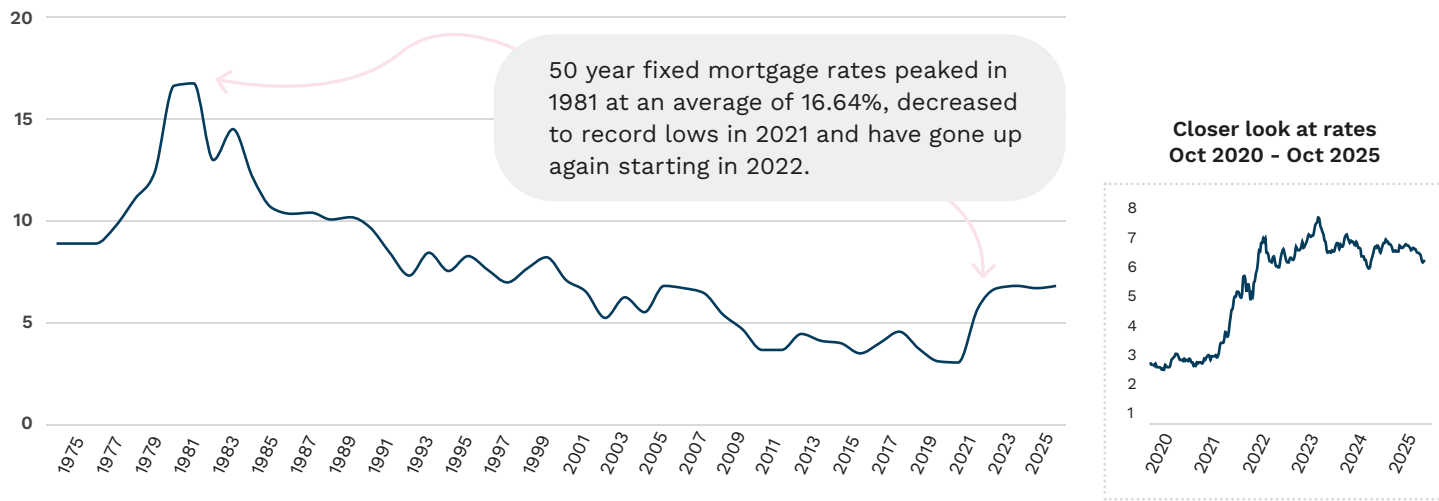
Property breakdown | Q3



Average days on market | Q3



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?

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**SOLD** by PARDEE

8828 Pershing Drive #313  
Playa Del Rey  
\$865,000



**SOLD** by PARDEE

127 6th Street  
Manhattan Beach  
\$5,750,000



**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  
\$2,788,000



**SOLD** by PARDEE

6129 W 76th Street  
Westchester  
\$1,599,800



**SOLD** by PARDEE

522 Altair Place  
Venice  
\$1,720,000



**SOLD** by PARDEE

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



**SOLD** by PARDEE

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



**SOLD** by PARDEE

1052 Palms Blvd  
Venice  
\$3,850,000



**SOLD** by PARDEE

729 Superba Avenue  
Venice  
\$2,480,000