



Residential Market Pulse

VIEW PARK

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.**

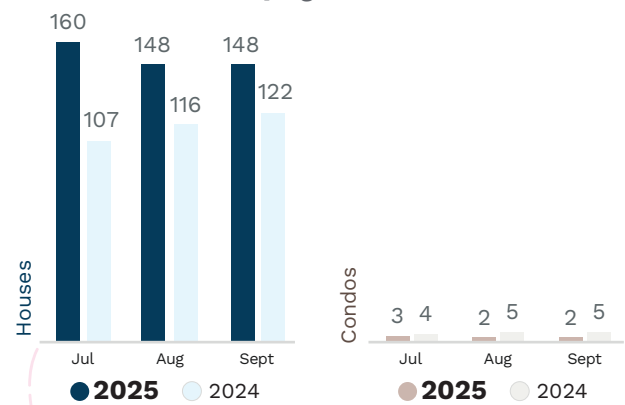
In gratitude,

Tami Pardee
Founder/CEO

What I'm noticing in the market

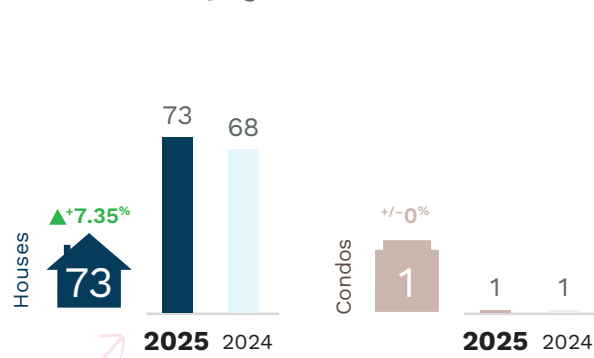
- **For Sellers:** Today's buyers are thoughtful and discerning. Homes that are well-priced, beautifully presented, and aligned with current market realities are still selling quickly and competitively. Presentation and strategy matter more than ever.
- **For Buyers:** With rates still elevated but more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



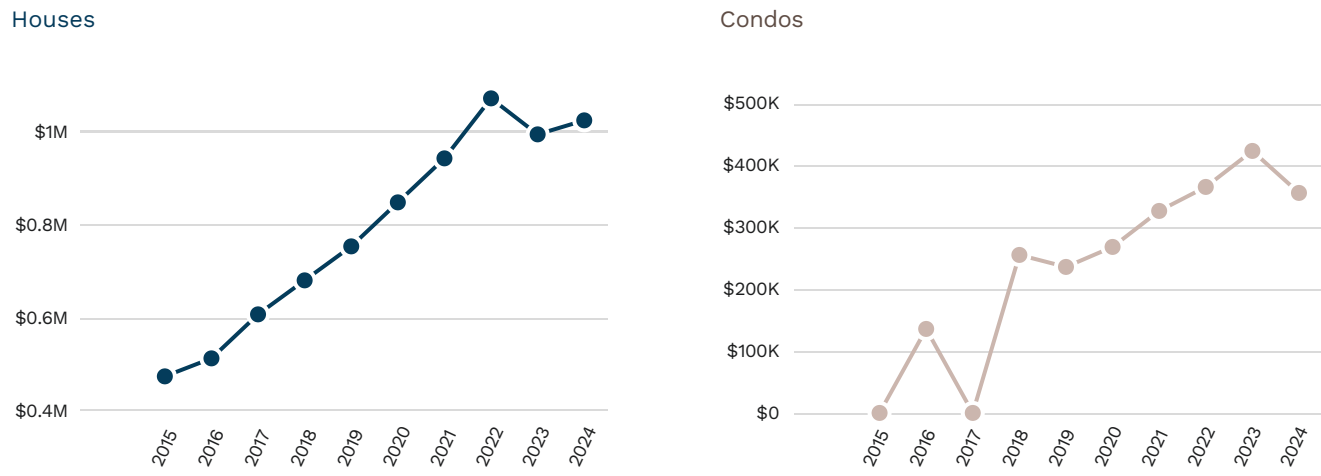
Inventory in View Park climbed notably this quarter, with homes for sale up roughly 30–40% from last year, while condo listings remained scarce.

Homes sold | Q3



Home sales in View Park held steady year over year, with 73 houses sold compared to 68 last Q3, while condo activity remained quiet—showing an overall stable market.

View Park average sold prices | past 10 years



What does this tell us?

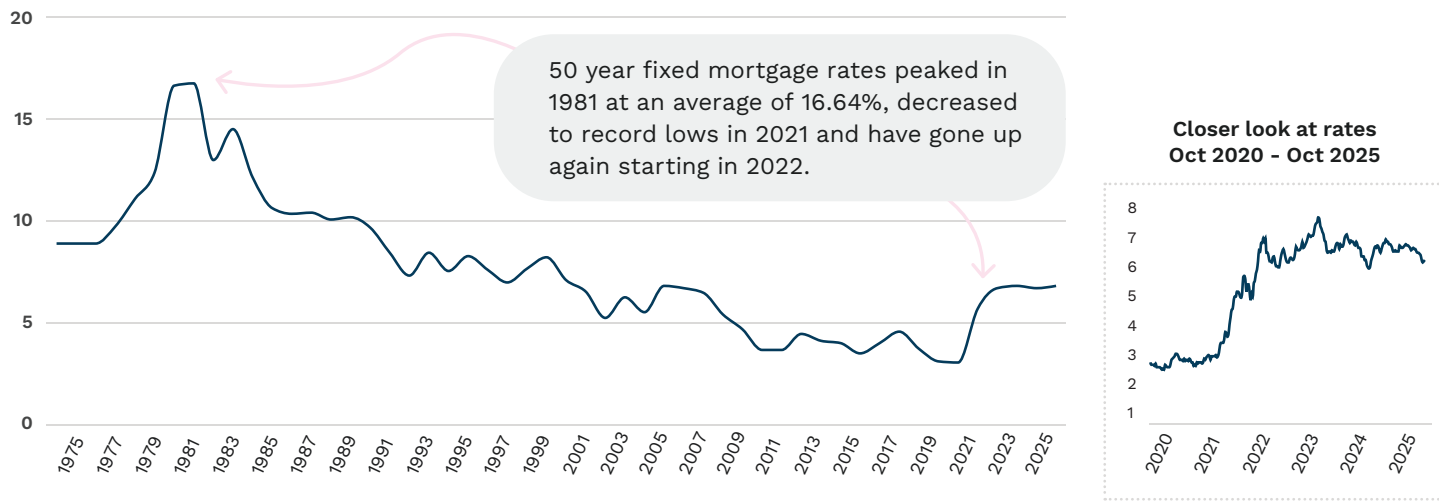
View Park has seen remarkable long-term growth. Houses have more than doubled in value over the past 10 years. Condo sales were less frequent in some years, but where data exists, the trend points up, showing how steady demand has lifted values across the neighborhood.

View Park 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	4508 Mount Vernon Drive	3	4	9/29/2025	13	2,953	\$2,475,000	Highest
	5407 8th Avenue	3	3	9/4/2025	11	1,601	\$862,000	Median
Condos	6622 5th Avenue	3	2	8/19/2025	27	1,086	\$414,643	Lowest
	3311 1/2 W 78th St	2	1	9/10/2025	223	862	\$320,000	Only Q3 sale

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.



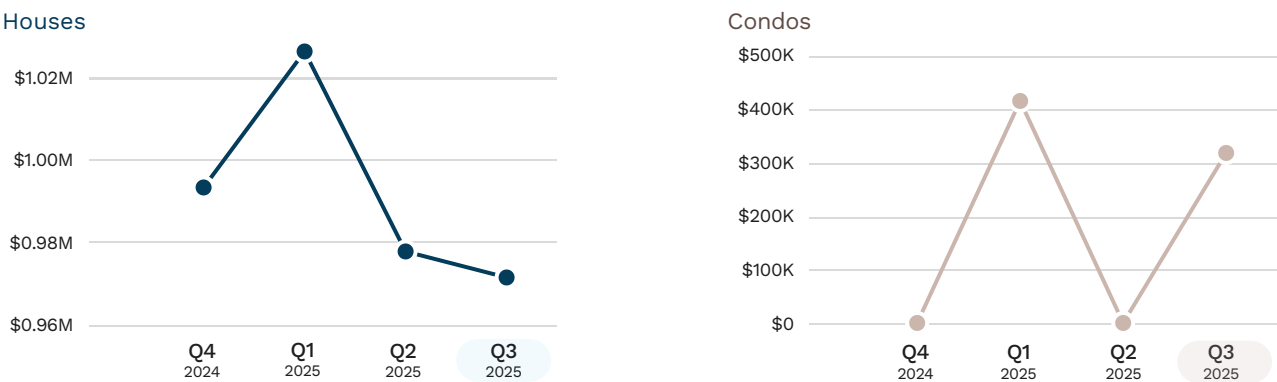
Average price per sq. ft. | Previous 4 Quarters



Houses decreased to \$598 per sq. ft. in Q3 of 2025.

Condos increased to \$371 per sq. ft. in Q3 of 2025.

Average sold price | Previous 4 Quarters



Houses decreased to \$971,593 in Q3 of 2025.

Condos increased to \$675,000 in August*

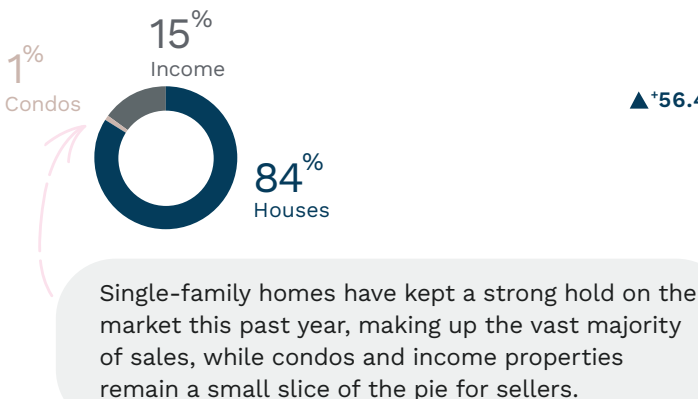
*No condos sold in Q4, 2024 or Q2, 2025

Average sold vs. list price | Q3

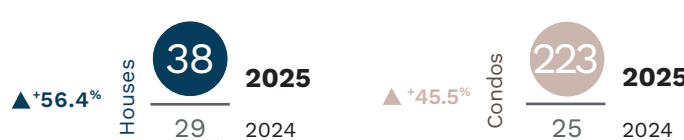


This past year, both houses and condos have mostly sold right around (or a little above) their asking price, so sellers are generally getting what they hope for—and sometimes a bit more.

Property breakdown | Q3



Average days on market | Q3



Houses are sitting on the market a bit longer this quarter, giving buyers more options and meaning you may need a bit more patience (plus the right prep) to get your house sold. For condos, only 1 unit sold this quarter.



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Santa Monica
\$5,750,000



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Venice
\$2,300,000



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Westchester
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