



Residential Market Pulse

PLAYA DEL REY

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.**

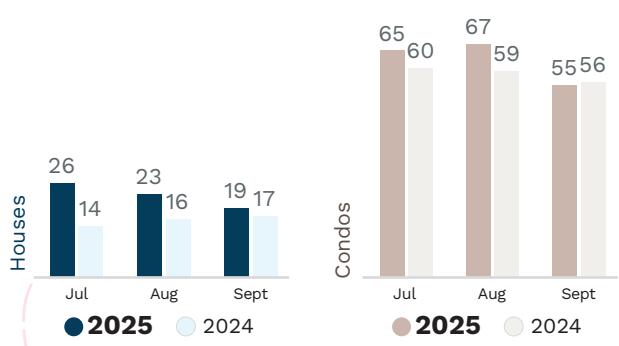
In gratitude,

Tami Pardee
Founder/CEO

What I'm noticing in the market

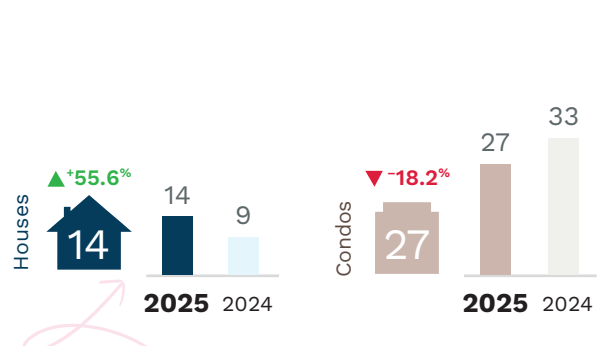
- **For Sellers:** Today's buyers are thoughtful and discerning. Homes that are well-priced, beautifully presented, and aligned with current market realities are still selling quickly and competitively. Presentation and strategy matter more than ever.
- **For Buyers:** With rates still elevated but more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



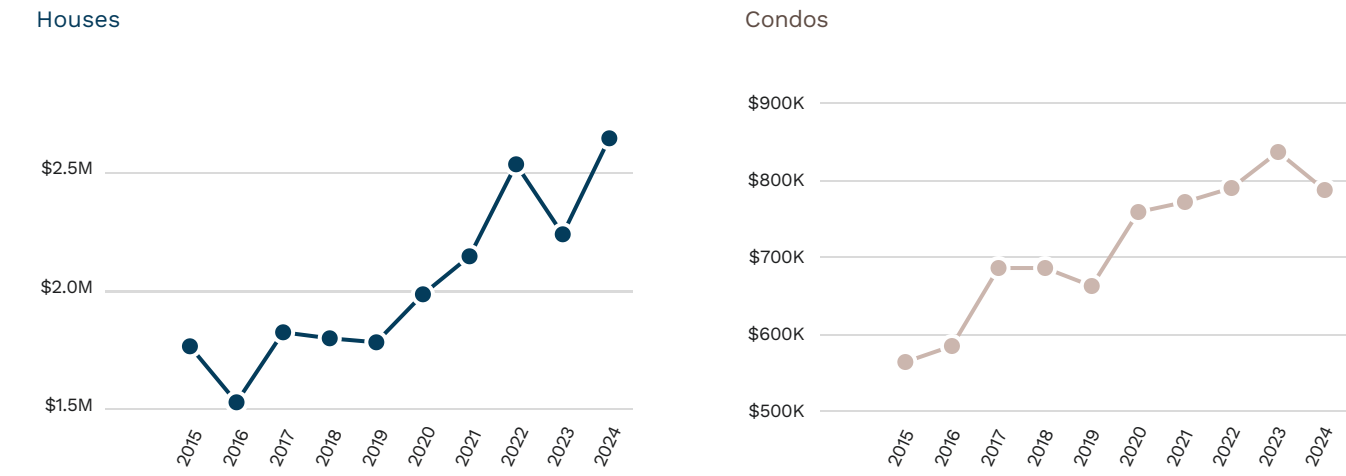
Inventory rose modestly year over year—house listings were up nearly 40%, while condo supply held mostly steady, giving buyers a touch more variety.

Homes sold | Q3



Home sales gained momentum this year, with single-family closings nearly doubling from late 2024 while condo activity stayed steady—showing that buyers are still engaged across both segments.

Playa Del Rey average sold prices | past 10 years



What does this tell us?

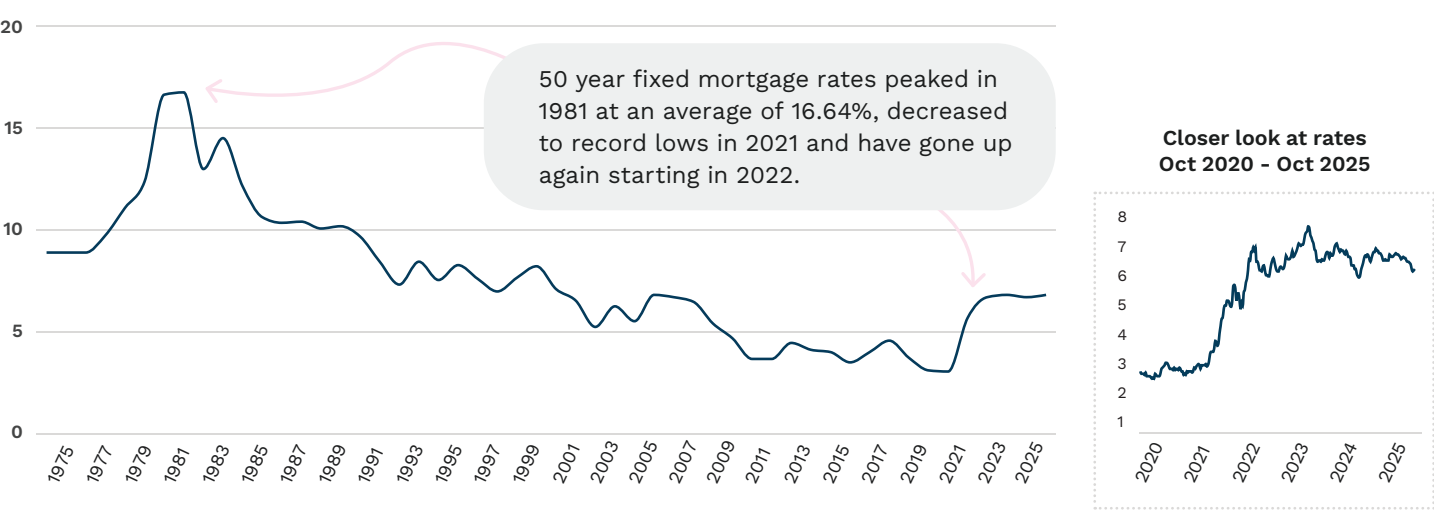
Playa Del Rey’s housing market has shown steady strength over the past 10 years—both houses and condos have gained significant value, with prices today sitting near record highs. Even with a few ups and downs, the neighborhood’s long-term growth story remains a strong one.

Playa Del Rey market notable sales

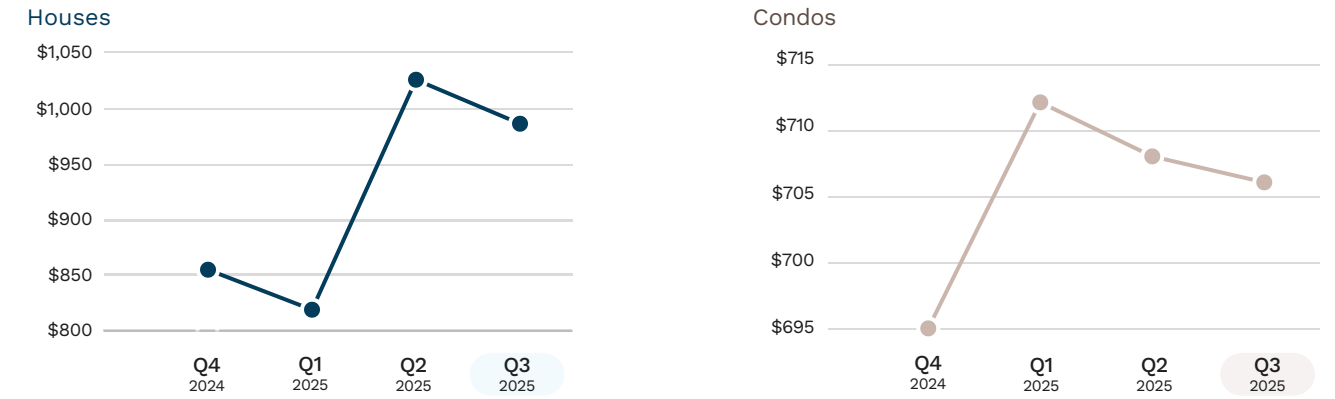
*Properties nearest to the median sales price in the area

	Address	Bed	Bath	Sold Date	DOM (Days On Market)	Sq. Ft.	Sold Price	
Houses	145 Napoleon Street	4	4	8/20/2025	43	3,529	\$4,200,000	Highest
	7907 W 80th Street	4	3	9/26/2025	1	2,616	\$1,740,000	Median*
	8140 Calabar Avenue	4	3	8/23/2025	36	3,346	\$1,750,000	Median*
Condos	405 Waterview Street	3	2	8/16/2025	27	1,202	\$1,350,000	Lowest
	142 Convoy Street	2	3	9/10/2025	26	1,854	\$1,950,000	Highest
	8701 Delgany Avenue #210	2	2	8/27/2025	97	1,325	\$650,000	Median
	8148 Redlands Street #104	1	1	9/9/2025	80	450	\$399,000	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.



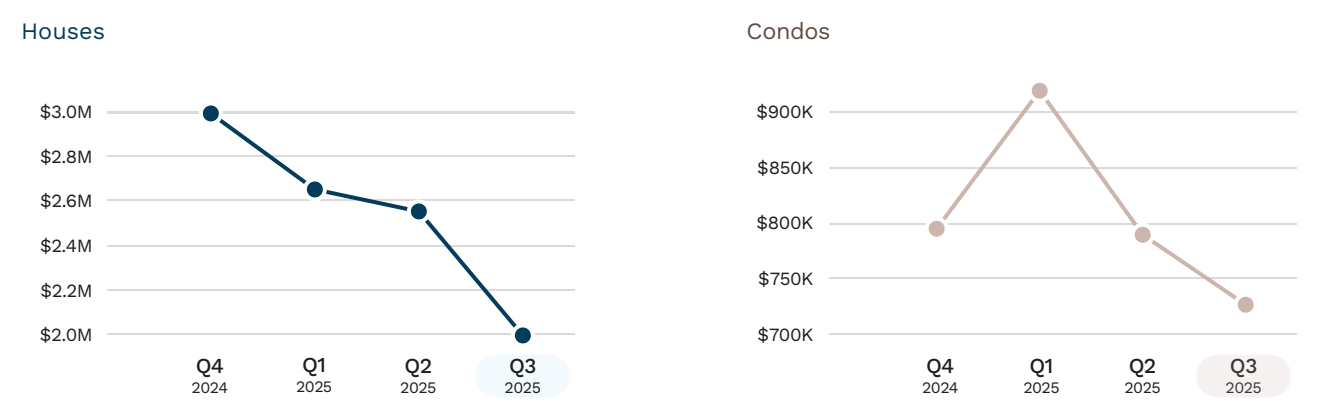
Average price per sq. ft. | Previous 4 Quarters



Houses decreased to \$986 per sq. ft. in Q3 of 2025.

Condos decreased to \$706 per sq. ft. in Q3 of 2025.

Average sold price | Previous 4 Quarters



Houses decreased to \$1,992,286 in Q3 of 2025.

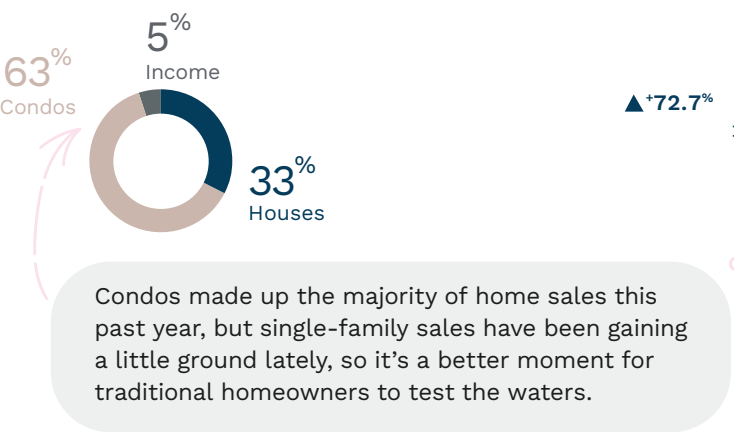
Condos decreased to \$726,054 in Q3 of 2025.

Average sold vs. list price | Q3



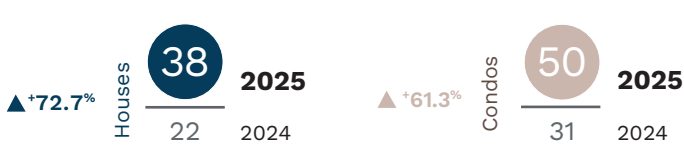
After a rocky dip last winter, single family home sellers are now landing offers much closer to their asking prices while condos are mostly selling right at or just under list price.

Property breakdown | Q3



Condos made up the majority of home sales this past year, but single-family sales have been gaining a little ground lately, so it’s a better moment for traditional homeowners to test the waters.

Average days on market | Q3



Houses are starting to sell faster again after a slower winter and condos have been selling faster this year compared to last year but a little slower again in Q3.



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Manhattan Beach
\$5,750,000



SOLD by PARDEE

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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



SOLD by PARDEE

4 Quarterdeck Street #301
Marina del Rey
\$2,788,000



SOLD by PARDEE

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Westchester
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Venice
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SOLD by PARDEE

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SOLD by PARDEE

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SOLD by PARDEE

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West Hollywood
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SOLD by PARDEE

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