



Residential Market Pulse



MARINA 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.**

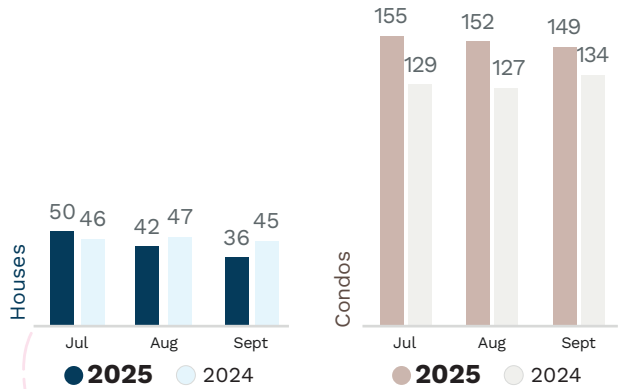
In gratitude,

Tami Pardee
Founder/CEO

What I'm noticing in the market

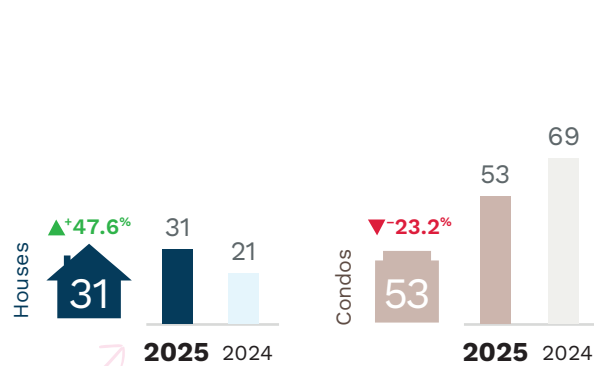
- **For Sellers:** Today's buyers are thoughtful and discerning. Homes that are well-priced, beautifully presented, and aligned with current market realities are still selling quickly and competitively. Presentation and strategy matter more than ever.
- **For Buyers:** With rates still elevated but more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



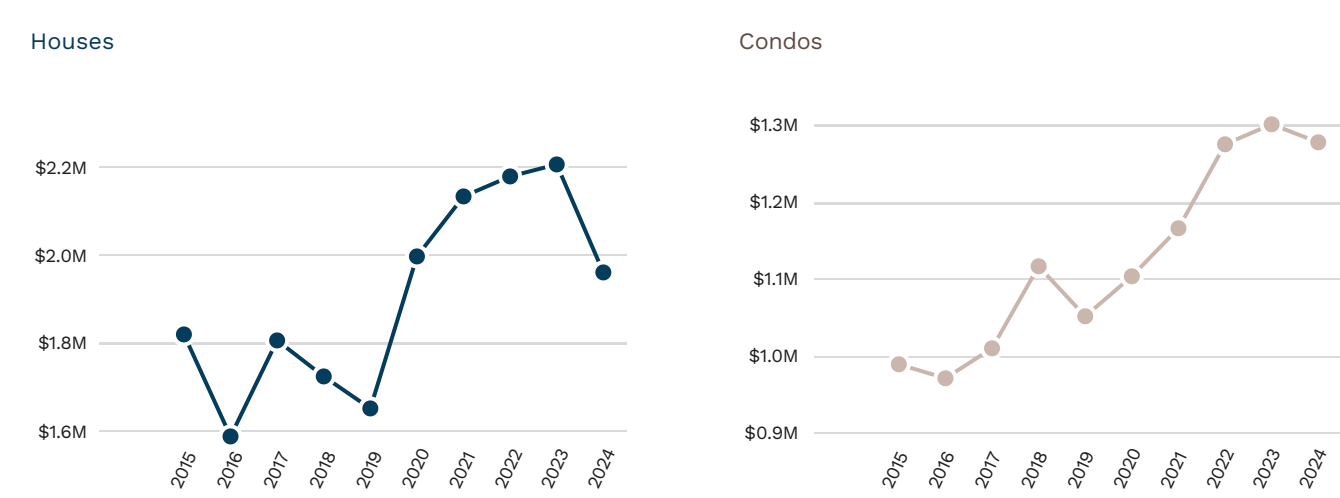
In Q3, inventory held fairly steady for houses but rose about 15–20% for condos, giving buyers a few more options while keeping overall supply tight.

Homes sold | Q3



More homes are selling each quarter, which means it's a good time to put your place on the market while buyer demand keeps climbing.

Marina Del Rey average sold prices | past 10 years

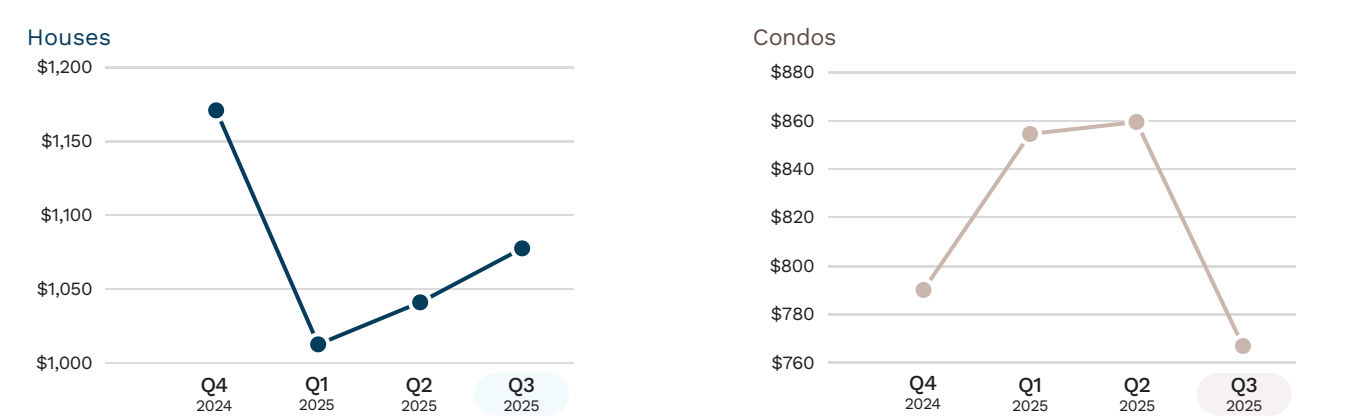


Marina Del Rey market notable sales

*Properties nearest to the median sales price in the area

	Address	Bed	Bath	Sold Date	DOM (Days On Market)	Sq. Ft.	Sold Price	
Houses	4 Yawl Street	4	6	8/12/2025	78	6,603	\$8,750,000	Highest
	12821 Greene Avenue	3	3	8/7/2025	13	1,422	\$1,676,150	Median
	4238 Corinth Avenue	2	1	8/1/2025	0	900	\$750,000	Lowest
Condos	5515 Pacific Avenue #3	2	3	9/17/2025	21	1,829	\$2,825,000	Highest
	4351 Redwood Avenue #6	2	2	8/29/2025	54	1,057	\$1,160,000	Median*
	4115 Glencoe Avenue #406	3	2	9/24/2025	14	1,720	\$1,160,000	Median*
	4337 Marina City Drive #249	3	2	9/16/2025	29	1,722	\$630,000	Lowest

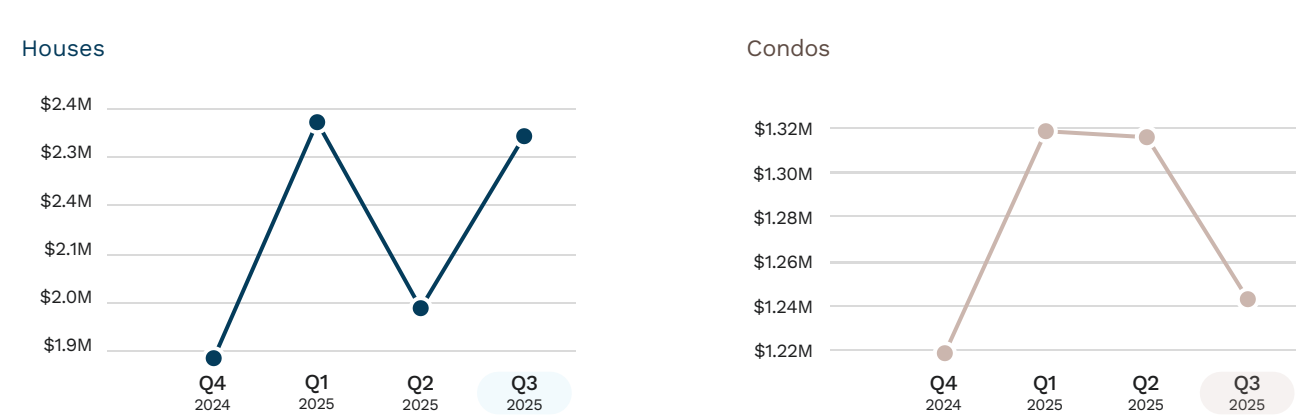
Average price per sq. ft. | Previous 4 Quarters



Houses increased to \$1,077 per sq. ft. in Q3 of 2025.

Condos decreased to \$767 per sq. ft. in Q3 of 2025.

Average sold price | Previous 4 Quarters



Houses increased to \$2,341,890 in Q3 of 2025.

Condos decreased to \$1,242,196 in Q3 of 2025.

What does this tell us?

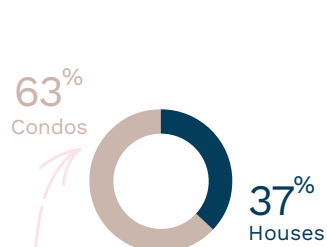
The dip you see in 2024 isn't about falling values — it reflects a year with more smaller, older homes sold in original condition and fewer luxury sales. This kind of activity could suggest redevelopment, which could help boost values over time.

Average sold vs. list price | Q3



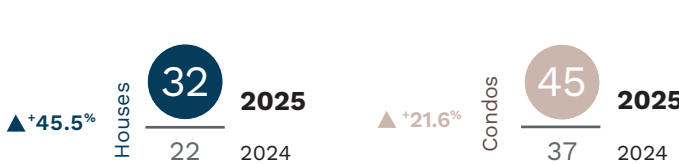
After a hot streak of homes selling above list price last year, the market has cooled, with both condos and single-family homes now selling just under asking on average.

Property breakdown | Q3



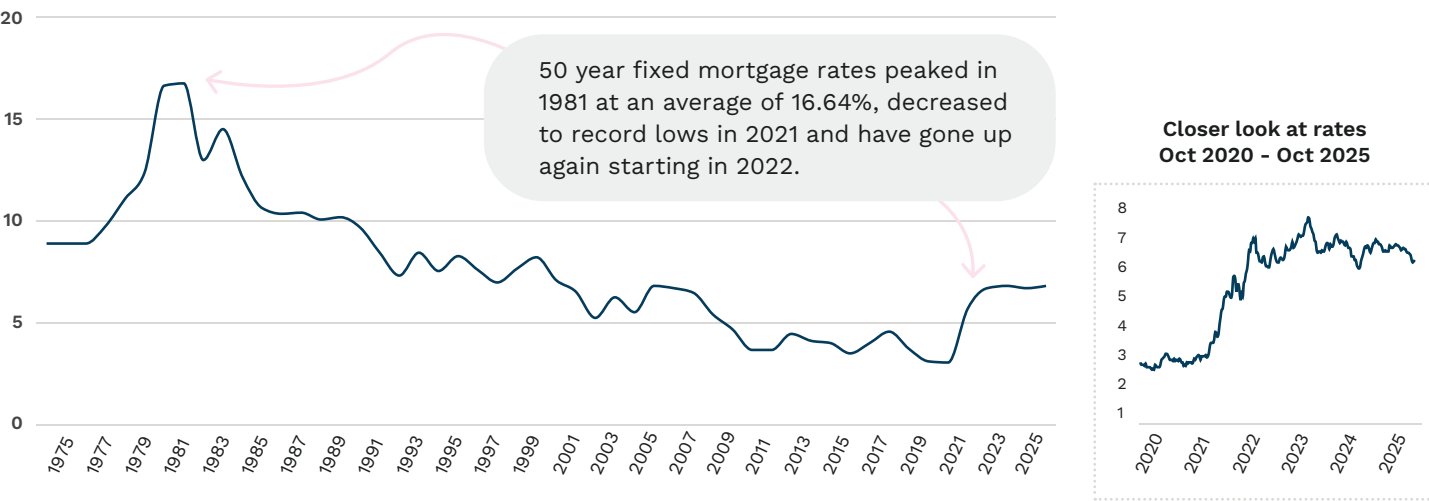
Condo sales dominated for the past year, but houses are quietly picking up steam. If you're thinking of selling your house, you might catch the market just as momentum shifts your way.

Average days on market | Q3



Both houses and condos are taking a bit longer to sell now, with average listing days creeping up. While things aren't moving quite as fast as they were, there's still solid interest from buyers.

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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Marina del Rey
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Venice
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Long Beach
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