

ICA FWY

NATIONAL BLVD

BAGLE

SANTA MONICA FWY



PARDEE  
— PROPERTIES —

PALMS BLVD

MOTOR FWY

VENICE BLVD

Culver City

*Culver City*

# Market Pulse

Baldwin H  
Scenic Over

## What to know about the market this month:

- *Market Demand: More houses than condos sold, and both closed around 101% of list price.*
- *Market Timing: Healthy timing for sales in October; single-family outpaced condos on speed.*
- *Market Trend: House prices are holding near recent highs, condo prices swing month to month.*

*October, 2025*

Real Estate Data | Presented by Pardee Properties ♥

WOOD BLVD

DIEGO FWY

SEPULVEDA BLVD

Holy Cross  
Cemeter

Pardee Properties is a lifestyle-driven real estate brokerage based in Venice, CA and has been recognized as the **#1 Team on the Westside of LA**. We have **sold over 6k homes** valued at over **\$8 Billion** and we have earned over 2k verified five-star reviews; but what sets us apart is our **market-specific expertise** and ability to both **personalize and simplify the real estate process** for our clients, allowing them to enjoy the journey and love where they live.

*What we do*

## How Pardee can help you

### Selling

Strong. Steady. Steadfast. We believe every home is like a small business, and approach each listing with individualized strategy and a 360 marketing plan. Our full-service, in-house team of agents and marketing functions are here to support you.

### Buying

Love where you live. Need to sell in order to buy your next home? Not sure if now is the right time to buy? Our team has been through it all and has the experience needed to be the partner you can trust as you look for your next home. Let us be your guide, alleviate stress, and make the process seamless for you.

### Leasing

More value for your home. Ready to move out but not ready to sell? Work with our leasing team to achieve the highest monthly rent and secure great, vetted tenants for your space.

Our **concierge brokerage model** and boutique nature makes us **unique**. We are:

- ✔ **Nimble**, with a boutique approach
- ✔ **Experienced** (through many market shifts & cycles)
- ✔ **Predictive** of market happenings, and
- ✔ **Proactive** in pivoting our strategy accordingly
- ✔ Always **creative & steadfast**

That's why we have

**2,200+**  
**5-star reviews**

and

**75%**  
**of our business**  
**are repeat clients**  
**or referrals.**

**CALL OR TEXT:**

**310.861.7719**

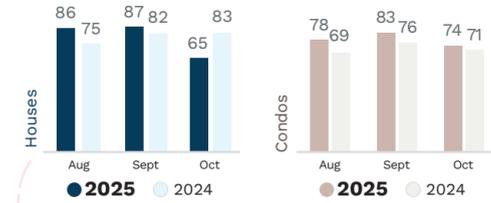
**INSTANT ESTIMATE:**

**[value.pardeeproperties.com](http://value.pardeeproperties.com)**

**What is your home worth in TODAY'S market?**

Curious what today's market means for your equity? Get an instant estimate, plus an optional human check. Private and no pressure. It is an estimate, not an appraisal. Prefer a quick conversation? Let's connect.

Homes for sale | Previous 3 months



Inventory for both houses and condos in Culver City has held steady overall year-over-year, with a slight uptick in options for buyers.

Homes sold | October



Single-family homes in Culver City are consistently finding buyers, with a steady pace of sales and condos keeping close behind. Listings are plentiful but buyers are taking a more deliberate pace as they decide.

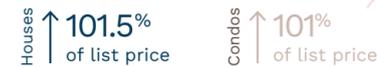
Culver City average sold prices | past 10 years



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 | October



For the past few months, both houses and condos have consistently sold right around or just above their list price—signaling a balanced market where well-priced homes are attracting serious buyers.

Average price per sq. ft. | Previous 3 months



Houses increased to \$1,062 per sq. ft. in October.

Condos increased to \$643 per sq. ft. in October.

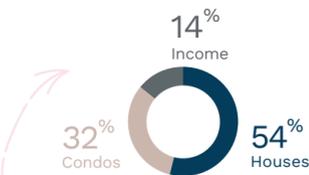
Average sold price | Previous 3 months



Houses decreased to \$1,674,633 in October.

Condos decreased to \$667,333 in October.

Property breakdown | October



This market has seen steady momentum with houses making up the largest slice of sales in October, while condos remain a strong alternative and income properties hold as a niche but stable segment.

Average days on market | October



Culver City houses have generally been selling faster than condos, with some ups and downs along the way—a promising sign for homeowners as buyers continue to act quickly when the right property hits the market.

Culver City recent notable sales

| Address                       | Bed | Bath | Sold Date  | DOM (Days On Market) | Sq. Ft. | Sold Price  | Category |
|-------------------------------|-----|------|------------|----------------------|---------|-------------|----------|
| 4169 Vinton Avenue            | 4   | 4    | 10/3/2025  | 10                   | 2213    | \$2,471,000 | Highest  |
| 12315 Hammack Street          | 4   | 2    | 10/28/2025 | 14                   | 1709    | \$1,427,695 | Median   |
| 5157 Inglewood Blvd           | 2   | 1    | 10/1/2025  | 22                   | 773     | \$740,000   | Lowest   |
| 4186 Higuera Street           | 3   | 3    | 10/15/2025 | 16                   | 1246    | \$1,100,000 | Highest  |
| 6415 Green Valley Circle #319 | 2   | 2    | 10/22/2025 | 5                    | 1107    | \$635,000   | Median   |
| 4900 Overland Avenue #130     | 1   | 1    | 10/6/2025  | 91                   | 697     | \$470,000   | Lowest   |

Zooming Out: What's happening across the Westside?

**A selective market, not a slow one.** Homes are still moving, but only **when they hit the mark** on price, presentation, and location.

Prices have plateaued at a high altitude. After years of wild swings, values across the Westside are **holding near peak levels**, showing just how **resilient this market is**.

**Buyers are looking, but alignment is everything.** Across most neighborhoods, motivated buyers are active. Listings priced in line with current market conditions are selling, while those that overshoot are waiting longer for offers.

**Sellers still have leverage if they use it wisely.** With fewer listings and steady demand, the homes that shine continue to attract multiple offers.

Buyers want “ready,” not “potential.” **Updated, move-in-ready homes are consistently outperforming fixers** — a pattern that’s growing stronger each month.

**Days on market are stretching, but not stalling.** Properties are taking a little longer to sell, yet most are still finding buyers within a few weeks — **a sign of healthy pacing, not hesitation.**

Condos cooled, houses held. While attached homes saw softer price action, **single-family properties kept their footing** — reaffirming that space and privacy still command a premium.

Price-per-square-foot tells the story. **Across the Westside, the gap between the highest and lowest single-family home markets is over 200%** — proof that location and lifestyle drive value more than ever.

Equity-rich homeowners hold the cards. Even with higher rates, **most sellers have built up enough equity to move confidently** and many are using that advantage to trade up or cash out.

The market hasn't lost momentum — it's just grown more discerning. The winners are the sellers who treat every listing like a first impression that counts.

Curious how this data affects your own home?

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in TODAY'S market?

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Every market, every price point. **PARDEE** gets it **SOLD**.



**SOLD** by PARDEE

12518 Indianapolis St  
Mar Vista  
**\$4,385,000**



**SOLD** by PARDEE

5600 Kensington Way #1  
Culver City  
**\$660,000**



**SOLD** by PARDEE

4242 Grand View Avenue  
Mar Vista  
**\$1,930,000**



**SOLD** by PARDEE

1054 Seco St #206  
Pasadena  
**\$690,000**



**SOLD** by PARDEE

2329 Clement Avenue  
Venice  
**\$2,995,000**



**SOLD** by PARDEE

4751 La Villa Marina #A  
Marina del Rey  
**\$1,550,000**



**SOLD** by PARDEE

4040 Grand View Blvd #41  
Mar Vista  
**\$718,575**



**SOLD** by PARDEE

1908 W 79th Street  
Inglewood  
**\$770,000**



**SOLD** by PARDEE

1390 Palms Blvd  
Venice  
**\$3,375,000**



**SOLD** by PARDEE

12366 Laurel Terrace Drive  
Studio City  
**\$1,265,000**



**SOLD** by PARDEE

13041 Rose Avenue  
Mar Vista  
**\$4,910,000**



**SOLD** by PARDEE

1403 Brockton Ave  
West LA  
**\$2,025,000**



**SOLD** by PARDEE

1744 N Carmona Avenue  
Mid City LA  
**\$1,100,000**



**SOLD** by PARDEE

7907 W 80th Street  
Playa Del Rey  
**\$1,740,000**



**SOLD** by PARDEE

663 Santa Clara Avenue  
Venice  
**\$2,546,000**



**SOLD** by PARDEE

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