



PARDEE
— PROPERTIES —

El Segundo

Market Pulse

What to know about the market this month:

- *Market Demand: Single-family homes lead demand; steady interest in condos.*
- *Market Timing: Detached homes sold fast (around seven days); condos slower to move.*
- *Market Trend: Single-family prices steady; condos fluctuate but stay accessible.*

October, 2025

Real Estate Data | Presented by Pardee Properties ♥



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

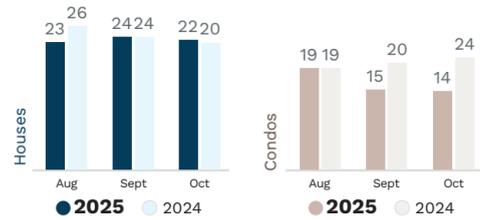
INSTANT ESTIMATE:

value.pardeeproperties.com

What is your home worth in TODAY'S market?

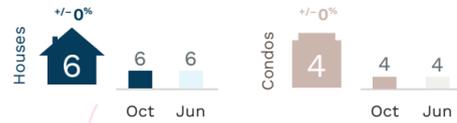
Curious what today's market means for your equity? Get an instant estimate, plus an optional human check. Private and no pressure. It is an estimate, not an appraisal. Prefer a quick conversation? Let's connect.

Homes for sale | Previous 3 months



The housing market is holding steady, with single-family homes consistently in demand and condos seeing a recent dip in available options—meaning both types are staying desirable for buyers.

Homes sold | October



El Segundo has showed resilient buyer interest and strong appeal for sellers even as the broader market cooled.

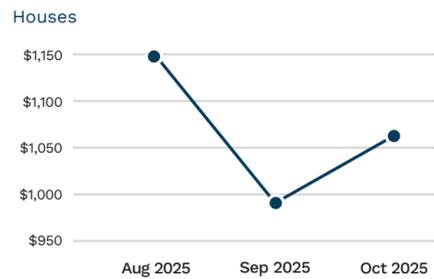
El Segundo average sold prices | past 10 years



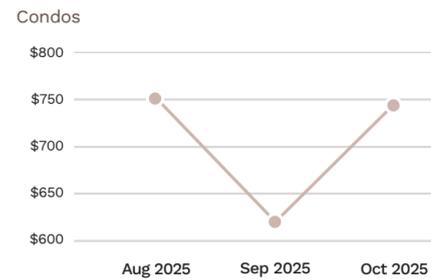
What does this tell us?

House prices in El Segundo 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 price per sq. ft. | Previous 3 months



Houses increased to \$1,063 per sq. ft. in October.



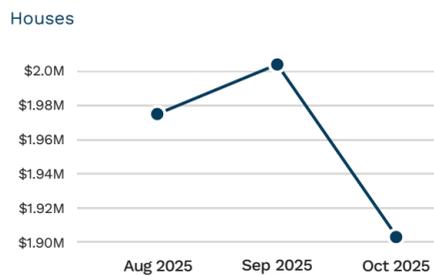
Condos increased to \$746 per sq. ft. in October.

Average sold vs. list price | October

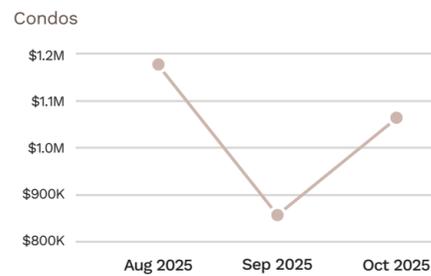


Houses have consistently sold at or even above their list price in recent months, signaling strong buyer demand and a competitive market, while condos are selling close to list price, giving sellers in both categories confidence as they plan their next move.

Average sold price | Previous 3 months

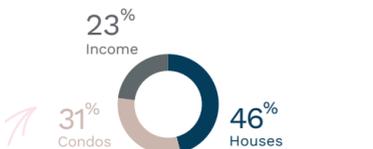


Houses decreased to \$1,903,167 in October.



Condos increased to \$1,063,000 in October.

Property breakdown | October



This year in El Segundo, we've seen a healthy mix of houses and condos change hands, with a steady demand for each, so sellers can feel confident there's well-rounded interest from a variety of motivated buyers.

Average days on market | October



Houses continue to move much faster than condos recently, with condos generally spending quite a bit longer on the market—a sign that buyers are acting decisively on houses and more time to consider condos.

El Segundo recent 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	Category
724 W Pine Avenue	4	3	10/1/2025	9	2274	\$2,769,000	Highest
419 Kansas Street	3	2	10/27/2025	13	1300	\$1,850,000	Median*
320 E Walnut Avenue	5	3	10/17/2025	2	2600	\$1,900,000	Median*
1421 E Walnut Avenue	3	1	10/30/2025	6	1177	\$1,310,000	Lowest
222 W Imperial Avenue #3	3	3	10/14/2025	20	1550	\$1,135,000	Highest
617 E Pine Avenue	2	2	10/8/2025	56	1234	\$1,120,000	Median*
1629 E Palm Avenue #3	3	3	10/2/2025	53	1605	\$1,030,000	Median*
1628 E Palm Avenue #5	3	3	10/28/2025	70	1378	\$967,000	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