



PARDEE
— PROPERTIES —

Mar Vista
**Market
Pulse**

What to know about the market this month:

- *Market Demand: Single-family homes sell near list price with solid demand.*
- *Market Timing: Houses are taking longer to sell than summer, condos are selling faster.*
- *Market Trend: Single-family steady; condos fluctuate but offer opportunity.*

October, 2025

Real Estate Data | Presented by Pardee Properties ♥

Culver

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

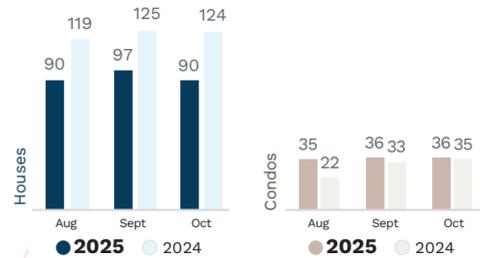
INSTANT ESTIMATE:

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



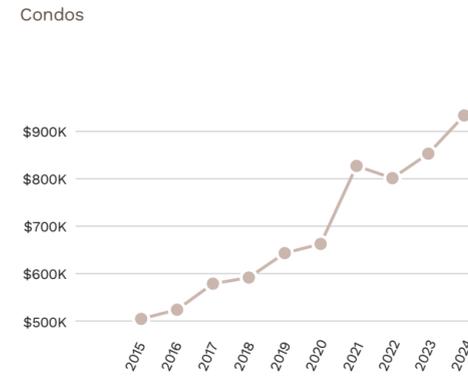
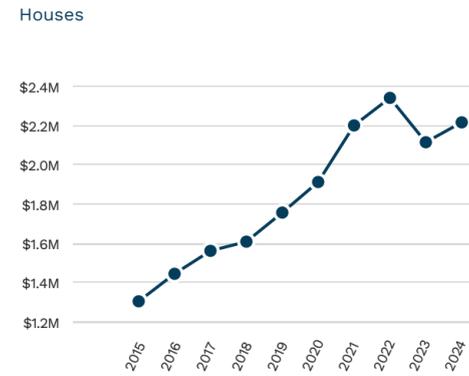
Houses in Mar Vista have seen fewer new listings hitting the market compared to 2024, while condo inventory has inched upward.

Homes sold | October



Demand remains strong for houses but more selective for condos—good news if you're thinking of selling a house in this neighborhood.

Mar Vista average sold prices | past 10 years



What does this tell us?

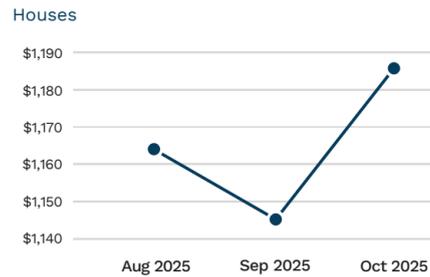
Over the past decade, Mar Vista condo prices are up 86% and single-family home prices have risen 70%—but what's striking is how resilient both markets have been, with prices in 2024 bouncing back near record highs after a brief dip in 2023.

Average sold vs. list price | October

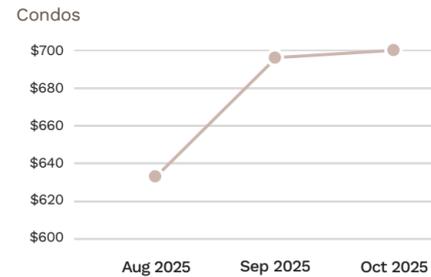


Over the past several months, houses have generally sold at or above their list price, showing strong demand, while condos have hovered closer to list price, with the exception of October when condos sold for nearly 7% over list on average.

Average price per sq. ft. | Previous 3 months

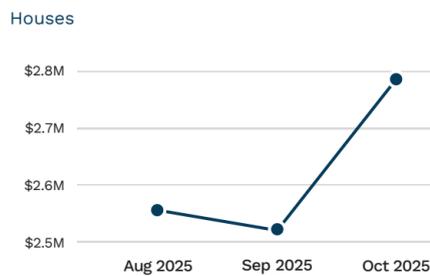


Houses increased to \$1,186 per sq. ft. in October.

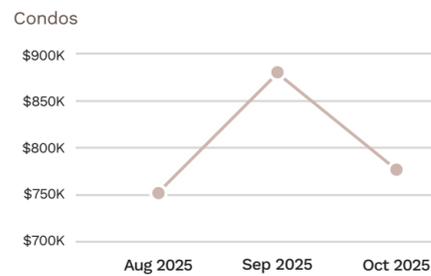


Condos increased to \$701 per sq. ft. in October.

Average sold price | Previous 3 months

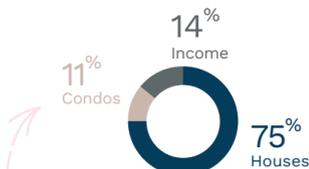


Houses increased to \$2,786,906 in October.



Condos decreased to \$776,144 in October.

Property breakdown | October



Houses have consistently made up the lion's share of sales, showing strong demand among buyers even as condos and income properties play a smaller but steady role—great news for homeowners looking to list in this market.

Average days on market | October



Condos are now selling faster than earlier in the year, and both condos and houses are still moving at a healthy clip, showing motivated buyers and strong interest in well-priced homes.

Mar Vista 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
13041 Rose Avenue	5	6	10/2/2025	27	4240	\$4,910,000	Highest
4276 Campbell Drive	3	2	10/6/2025	13	1944	\$2,425,000	Median
3424 Veteran Avenue	3	2	10/14/2025	0	2001	\$1,415,000	Lowest
10930 National Blvd #301	2	3	10/23/2025	16	1840	\$1,080,000	Highest
3231 Cheviot Vista Place #307	3	2	10/30/2025	17	1193	\$788,000	Median*
4040 Grand View Blvd #41	2	2	10/15/2025	8	841	\$718,575	Median*
3544 S Centinela Avenue #305	1	1	10/1/2025	9	737	\$518,000	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