



PARDEE
— PROPERTIES —

Marina del Rey
**Market
Pulse**

What to know about the market this month:

- *Market Demand: Active buyers, especially for condos, continue driving neighborhood sales.*
- *Market Timing: Homes averaged around six weeks on market this fall.*
- *Market Trend: Sale prices and demand held steady, favoring well-presented properties.*

October, 2025

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

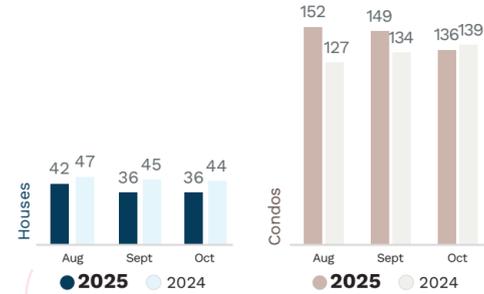
INSTANT ESTIMATE:

value.pardeeproperties.com

What is your home worth in TODAY'S market?

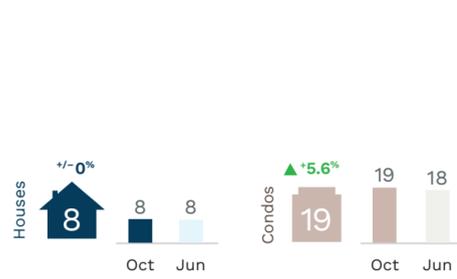
Curious what today's market means for your equity? Get an instant estimate, plus an optional human check. Private and no pressure. It is an estimate, not an appraisal. Prefer a quick conversation? Let's connect.

Homes for sale | Previous 3 months



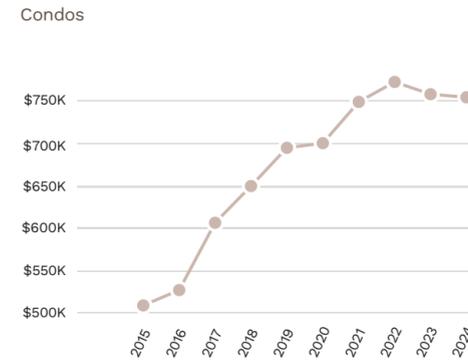
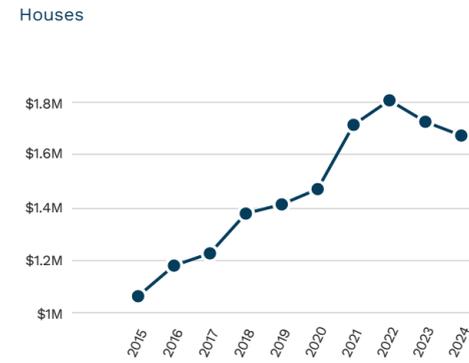
Fewer houses hit the market, while condos are trending the other direction, giving sellers a slight advantage with less single-family competition.

Homes sold | October



We are seeing steady buyer interest for both houses and condos, with sales consistently healthy all summer and into the fall, making it a promising time for those looking to take advantage of a stable, active market.

Marina del Rey average sold prices | past 10 years



What does this tell us?

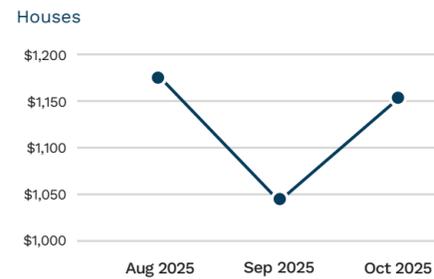
Over the past decade, Marina del Rey has seen steady long-term price growth—houses rising more than 50% and condos nearly 50%—with both segments giving back a little since 2022 but still holding well above pre-pandemic levels.

Average sold vs. list price | October

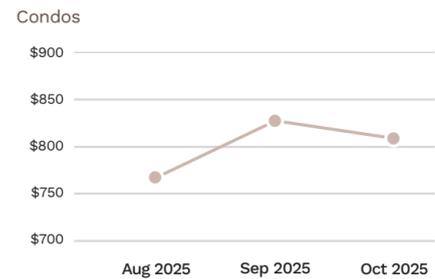


Marina del Rey single-family homes have recently outperformed their list prices, while condos are holding steady just below, signaling solid demand for houses and a more competitive landscape for condo sellers.

Average price per sq. ft. | Previous 3 months

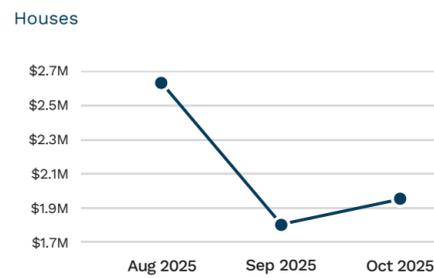


Houses increased to \$1,153 per sq. ft. in October.

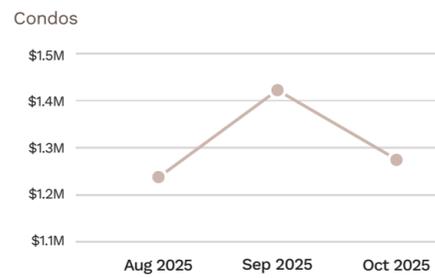


Condos decreased to \$809 per sq. ft. in October.

Average sold price | Previous 3 months

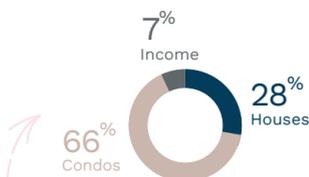


Houses increased to \$1,950,875 in October.



Condos decreased to \$1,273,493 in October.

Property breakdown | October



In Marina del Rey, condos lead the pack, with single-family homes making up a steady, though smaller, slice—so whether you're thinking of selling, it's a great time to tap into solid buyer demand.

Average days on market | October



Homes in Marina del Rey have generally been selling at a steady pace this past year, with single-family homes and condos both moving off the market faster at times, compared to 2024.

Marina del Rey 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
5105 Via Donte	4	4	10/17/2025	83	4030	\$4,180,000	Highest
4410 Stewart Avenue	2	1	10/28/2025	10	1047	\$1,515,000	Median*
801 Howard Street	2	2	10/15/2025	61	1135	\$1,730,000	Median*
12616 Bonaparte Avenue	3	1	10/29/2025	20	900	\$1,200,000	Lowest
12437 Verdi Street	3	2	10/14/2025	8	1380	\$1,200,000	Lowest
1 Spinnaker Street #11	2	3	10/15/2025	87	2004	\$3,177,000	Highest
310 Tahiti Way #302	2	2	10/16/2025	118	1596	\$1,150,000	Median*
4316 Marina City Drive #104G	0	1	10/14/2025	43	450	\$335,000	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