



PARDEE
— PROPERTIES —

Playa Del Rey Market Pulse

What to know about the market this month:

- *Market Demand: Condos lead buyer activity; Only one house sold in October.*
- *Market Timing: Days on market rose this month.*
- *Market Trend: Condos held value despite fluctuating sales.*

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.

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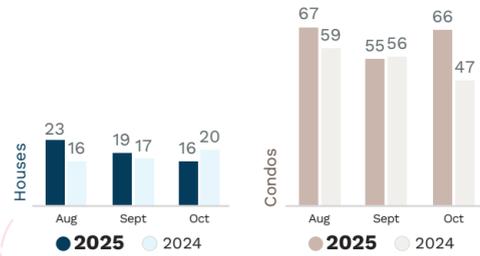
INSTANT ESTIMATE:

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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



Playa Del Rey's market is seeing a steady flow of new listings with houses holding steady and condos showing more choices for buyers.

Homes sold | October



Houses in Playa Del Rey saw sales bounce up and down recently, while condos held steadier. This could be due to a lack of general single-family inventory in the area.

Playa Del Rey average sold prices | past 10 years



What does this tell us?

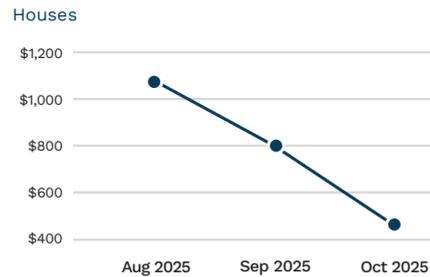
Over the past decade, Playa Del Rey house prices have risen more than 50%, with a few natural dips along the way, before climbing to new highs this year. Condo values have followed an upward path, reflecting the area's condo-heavy housing stock, where monthly sales activity is consistent but overall inventory remains limited.

Average sold vs. list price | October

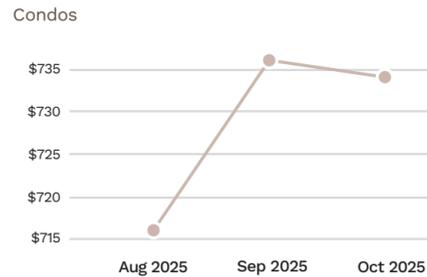


In Playa del Rey, condos have been generally closing close to list—showing a market where condos are attracting strong, competitive offers. With only one house sale in October, this figure is more anecdotal for single family homes.

Average price per sq. ft. | Previous 3 months

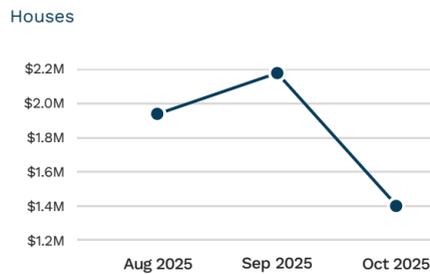


Houses decreased to \$459 per sq. ft. in October.



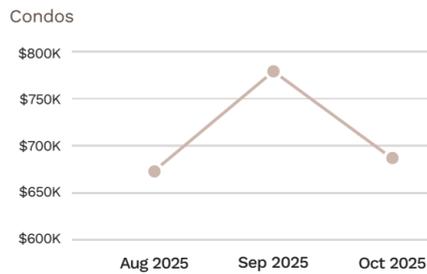
Condos decreased to \$734 per sq. ft. in October.

Average sold price | Previous 3 months



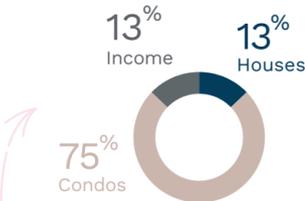
Houses decreased to \$1,400,000 in October.

*based on one house sale



Condos decreased to \$685,008 in October.

Property breakdown | October



Condos have consistently led the market here, while single-family homes and income properties see lighter activity—good news for condo sellers looking for strong demand.

Average days on market | October



Both houses and condos are spending more days on the market now than they were earlier in the year—meaning buyers may be taking their time, but steady interest is still there for well-presented properties.

Playa Del Rey recent notable sales

*Properties nearest to the median sales price in the area
**Only house sold in October

	Address	Bed	Bath	Sold Date	DOM (Days On Market)	Sq. Ft.	Sold Price	
Houses	8352 Zitola Terrace	4	4	10/14/2025	59	3048	\$1,400,000	**
	328 Culver Blvd #A	2	2	10/6/2025	49	1005	\$875,000	Highest
Condos	8600 Tuscany Avenue #403	1	2	10/31/2025	2	863	\$657,050	Median*
	8505 Gulana Avenue #4217	2	2	10/7/2025	90	1005	\$733,000	Median*
	8114 Manitoba Street #103	1	1	10/9/2025	59	730	\$525,000	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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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
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\$865,000