



PARDEE
— PROPERTIES —

View Park
**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.

CALL OR TEXT:

310.861.7719

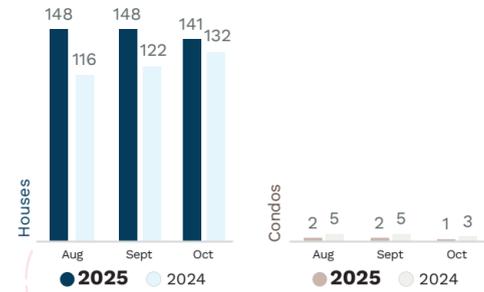
INSTANT ESTIMATE:

value.pardeeproperties.com

What is your home worth in TODAY'S market?

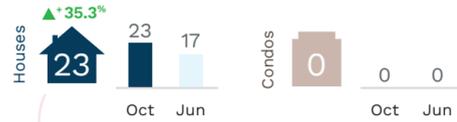
Curious what today's market means for your equity? Get an instant estimate, plus an optional human check. Private and no pressure. It is an estimate, not an appraisal. Prefer a quick conversation? Let's connect.

Homes for sale | Previous 3 months



Houses in 90043 have seen a steady increase in listings over the past year, giving sellers more confidence as options expand, while condos have a tight supply.

Homes sold | October



Single-family homes here have seen steady sales month after month, showing that well-presented homes are consistently finding enthusiastic buyers.

View Park average sold prices | past 10 years



What does this tell us?

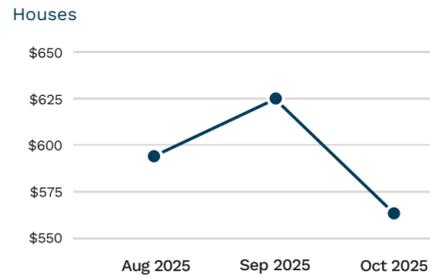
Over the past decade, View Park house prices have climbed steadily, with a brief dip in 2023 before rebounding this year. Condo prices followed a similar long-term rise but with sharper swings, mainly due to limited sales activity; in some years, so few condos sold that the data isn't reflective of broader market trends.

Average sold vs. list price | October

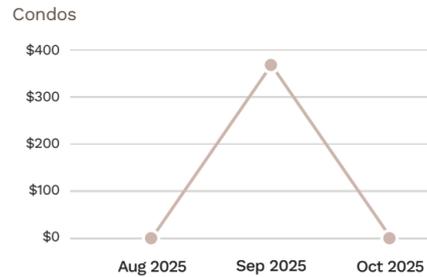


Over the past several months in this area, houses have generally been selling right around their list price—sometimes a bit above, sometimes a bit below—showing the market is steady and buyers are matching sellers' expectations.

Average price per sq. ft. | Previous 3 months

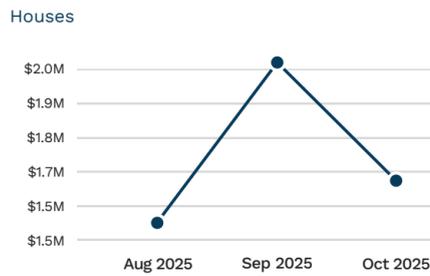


Houses decreased to \$563 per sq. ft. in October.

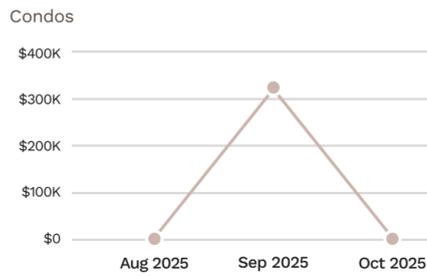


No condos were sold in October (shown as \$0).

Average sold price | Previous 3 months

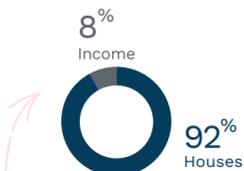


Houses decreased to \$836,587 in October.



No condos were sold in October (shown as \$0).

Property breakdown | October



In View Park, house sales dominate the market with a fair share of income properties as well. This is typical for an area with such a low supply of condos.

Average days on market | October



Houses in 90043 are still selling at a healthy pace overall, recently spending more time on the market than earlier this year—a sign that buyers have a bit more breathing room, but well-presented homes remain in demand.

View Park 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
3479 Westmount Avenue	3	3	10/16/2025	22	1942	\$1,726,000	Highest
6735 Arlington Avenue	3	2	10/21/2025	14	1200	\$790,000	Median*
5752 Chesley Avenue	5	2	10/1/2025	0	2095	\$239,000	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.

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.

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.

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.

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.

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.

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

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



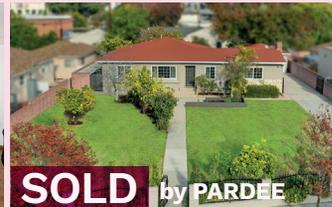
SOLD by PARDEE

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