



PARDEE  
— PROPERTIES —

Venice

# Market Pulse

## What to know about the market this month:

- *Market Demand:* Buyer interest was active, particularly for houses, condos moved selectively.
- *Market Timing:* Days on market increased modestly, rewarding sellers who priced with precision.
- *Market Trend:* Prices cooled slightly in the short term but still reflect strong long-term growth.

4th quarter, 2025

## A note from Tami Pardee

Dear neighbors and friends,

As we turn the page on 2025, **we are still feeling the emotional and real impacts** of the devastating wildfires, one year ago. It's an event that continues to shape many stories in our community. **Amid uncertainty, our neighbors rose up with kindness and generosity**, reminding me why we love this place so fiercely.

On the heels of those challenges, we navigated our **20th year in business**. This month, we closed out our 20th anniversary year, with a celebration here in Venice alongside our cherished friends, clients, and community. Pardee Properties delivered **our second-best sales year ever**. This achievement feels like validation that homeowners and buyers are **placing their trust on high-touch service, expertise, and heart** for what is often **the biggest transaction of their lives**.

### Looking back at Q4 2025:

- Pricing strategy paid off more than speed, **homes thoughtfully priced drew the right offers**.
- **Buyers** stayed engaged, just a bit **more deliberate and discerning** as they searched.
- **Home values held firm**, even as overall activity settled into a more **normalized pace**.

Together, we enter 2026 with confidence, knowing that **thoughtful planning, strategy and community connection will light the way**. Here's to a year of new beginnings, strength, and homes filled with hope. I'm grateful to be on this journey with you.

In gratitude,

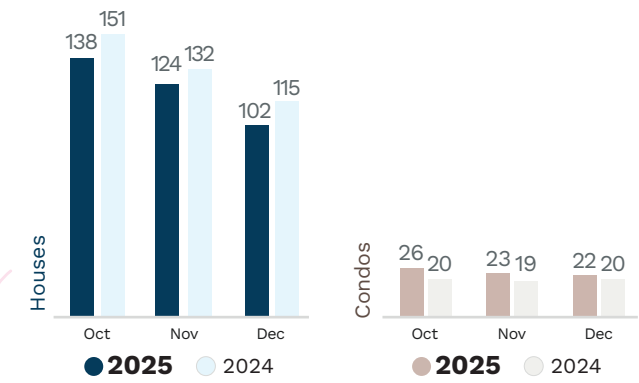
*Tami Pardee*  
Founder/CEO

## What I'm noticing in the market

- **For Sellers:** Single-family homes continue to anchor demand, but pricing precision is key as buyers take more time to decide.
- **For Buyers:** Increased selectivity has slowed some listings, offering buyers more leverage on homes that linger on market.

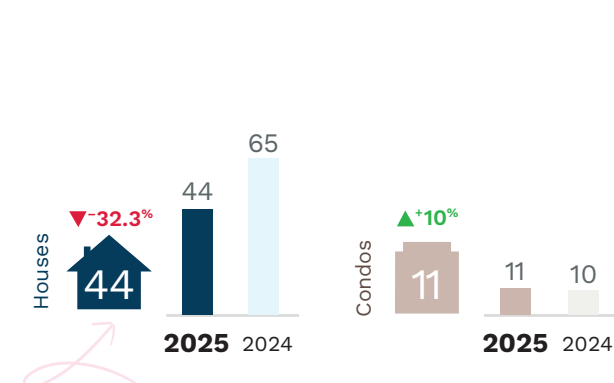


Homes for sale | Q4



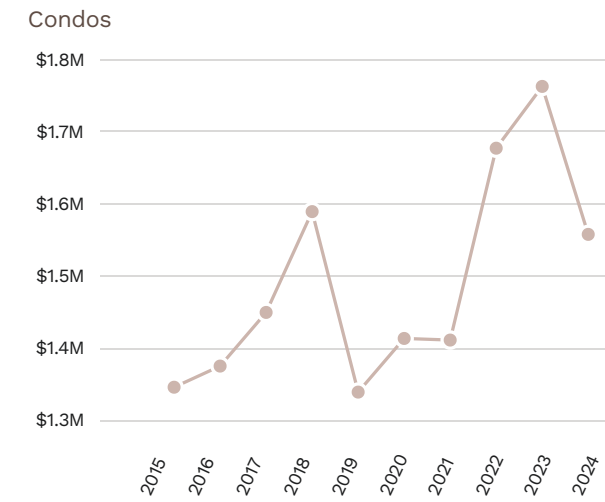
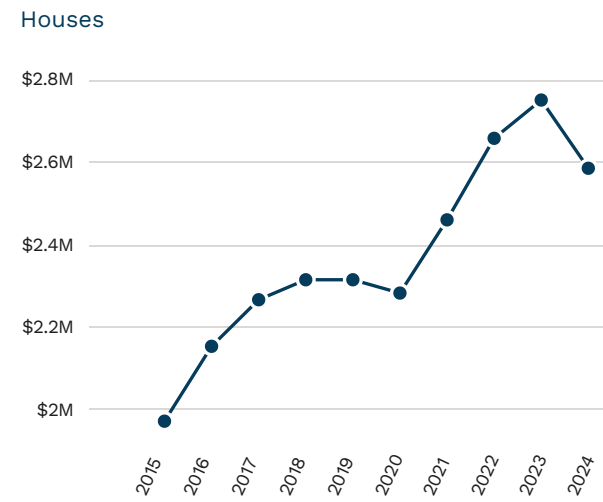
Venice is showing signs of steady demand as the number of houses and condos for sale has trended downward compared to last year, suggesting less competition for sellers and continued buyer interest.

Homes sold | Q4



Houses and condos both saw a steady ebb and flow this year, finishing with fewer sales in winter after a busy spring and summer—which tells us buyers continue to seek out the neighborhood, but tend to make their moves during the warmer months.

Venice average sold prices | past 10 years



Venice market 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
702 6th Avenue	4	3	10/15/2025	118	5,299	\$5,295,000	Highest
111 Dudley Avenue	4	5	11/25/2025	115	1,998	\$2,350,000	Median*
720 Angelus Place	2	2	12/15/2025	179	1,176	\$2,300,000	Median*
702 6th Avenue	4	3	10/15/2025	118	5,299	\$5,295,000	Lowest
520 Broadway Street	4	4	10/16/2025	116	3,150	\$2,705,000	Highest
519 Rose Avenue	2	2	12/16/2025	15	970	\$1,050,000	Median
517 1/2 Rose Avenue	1	1	12/30/2025	0	738	\$770,000	Lowest

Zooming Out: What’s happening across the Westside?

What does this tell us?

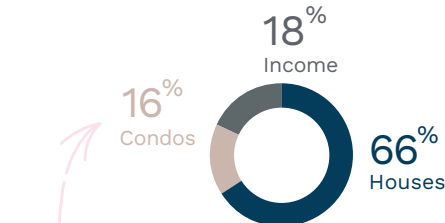
The dip you see in 2024 isn’t about falling values — it reflects a year with more smaller, older homes sold in original condition and fewer luxury sales. This kind of activity could suggest redevelopment, which could help boost values over time.

Average sold vs. list price | Q4



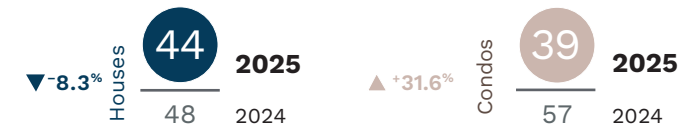
Over the past several quarters in Venice, houses have been selling just below list price while condos have hovered right around or even above list, pointing to steady buyer demand and a resilient market, especially for condos.

Property breakdown | Q4



The majority of recent sales continue to be houses, with condos and income properties making up a smaller, and sometimes shrinking, share of the market, reflecting strong ongoing demand for single-family living.

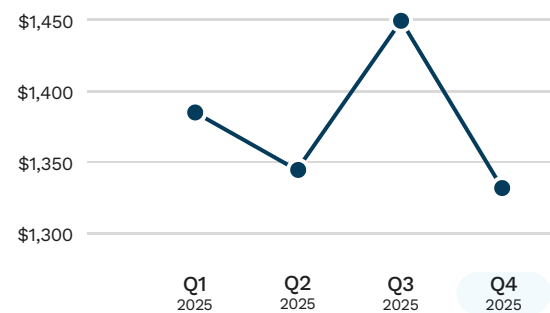
Average days on market | Q4



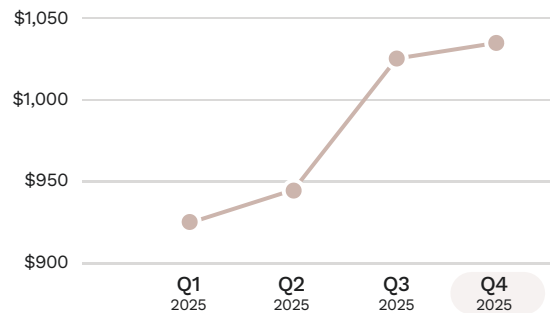
Homes in Venice spent a bit less time on the market overall this year, with houses and condos both moving noticeably faster than earlier, especially in recent months—a positive signal for sellers weighing when to make their move.

Average price per sq. ft. | Previous 4 Quarters

Houses decreased to \$1,332 per sq. ft. in Q4 of 2025.

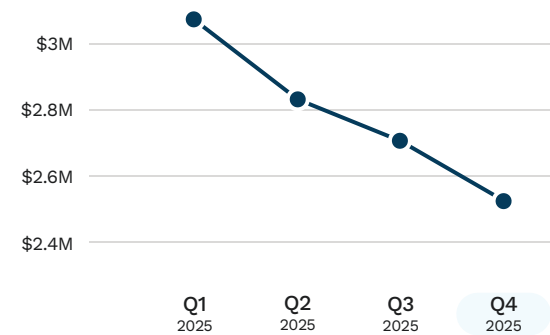


Condos increased to \$1,035 per sq. ft. in Q4 of 2025.

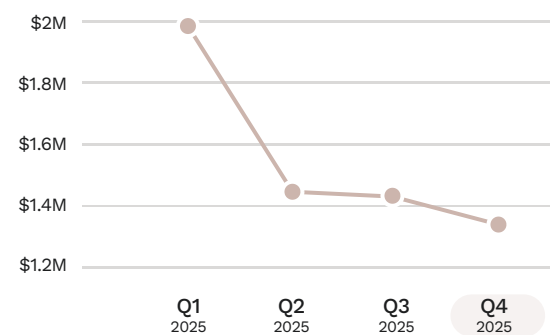


Average sold price | Previous 4 Quarters

Houses decreased to \$2,526,125 in Q4 of 2025.



Condos decreased to \$1,345,545 in Q4 of 2025.



FEWER SALES, BUT STABLE PRICING

Across nearly all areas, **transaction counts softened** in Q4, while **prices per square foot and average sale prices largely held steady**. This points to a market adjusting its pace, not one losing value.

SINGLE-FAMILY HOMES CONTINUE TO ANCHOR DEMAND

Across all markets, **single-family homes made up the majority of sales** and showed the most consistent buyer pull, reinforcing their role as **the market’s stabilizer**. **Condos moved too, just with more variability**.

LONGER DECISION-MAKING REPLACED URGENCY

**Days on market increased** in most neighborhoods, reflecting buyers taking more time to compare options and negotiate, not a lack of interest. **Homes that were well-prepared and well-priced still moved**. This is a patience market, not a stalled one.

LONG-TERM TRENDS REMAINED FIRMLY POSITIVE

Our local markets show **meaningful appreciation** over the past 10 years, with **short-term fluctuations** in 2024–2025 **reflecting market normalization** rather than reversal. Zoomed out far enough, **the trend line still points up**.

THE SPARKNOTES VERSION

- The market slowed, but prices stayed resilient.
- Buyers became more deliberate, not disengaged.
- Long-term value trends remained intact.

SALE-TO-LIST RATIOS STAYED CLOSE TO ASKING

Even with longer timelines, **most homes sold very close to list price**, and in several areas, houses continued to trade at or above asking. That consistency suggests **buyers are still willing to pay for value**. Reductions were selective, not widespread.

Curious how this data affects your own home?

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Every style. Every price point.  
Every street. **PARDEE** gets it sold.



*Sold* BY PARDEE  
24 Clubhouse Avenue  
**\$4,800,000**



*Sold* BY PARDEE  
4782 La Villa Marina #G  
**\$1,215,000**



*Sold* BY PARDEE  
4215 Glencoe Ave #205  
**\$944,000**



*Sold* BY PARDEE  
705 Palisades Beach Rd  
**\$15,700,000**



*Sold* BY PARDEE  
517 Venice Way  
**\$1,315,000**



*Sold* BY PARDEE  
841 Oxford Avenue  
**\$1,275,000**



*Sold* BY PARDEE  
237 Mabery Road  
**\$3,900,000**



*Sold* BY PARDEE  
2929 Wicklow Road  
**\$2,875,000**



*Sold* BY PARDEE  
538 Altair Place  
**\$1,400,000**



*Sold* BY PARDEE  
2336 Boone Avenue  
**\$2,950,000**



*Sold* BY PARDEE  
29 23rd Avenue  
**\$1,950,000**



*Sold* BY PARDEE  
10878 Bloomfield St #210  
**\$750,000**



*Sold* BY PARDEE  
3255 Paseo Gallita  
**\$1,150,000**



*Sold* BY PARDEE  
127 16th Street  
**\$5,750,000**



*Sold* BY PARDEE  
2449 Walgrove Avenue  
**\$1,445,000**



*Sold* BY PARDEE  
3362 Rosewood Avenue  
**\$4,500,000**