

ICA FWY

NATIONAL BLVD

BAGLE

SANTA MONICA FWY



PARDEE
— PROPERTIES —

PALMS BLVD

MOTOR

VENICE BLVD

Culver City

Culver City

Market Pulse

Baldwin H
Scenic Over

What to know about the market this month:

- *Market Demand:* Houses gained a larger share of buyer attention while overall activity steadied.
- *Market Timing:* Both buyers and sellers took more time, contributing to longer days on market.
- *Market Trend:* Prices held relatively steady, reinforcing Culver City's reputation as resilient.

SEPULVEDA BLVD

BRADDOCK DR

SOPHOM

4th quarter, 2025

Real Estate Data | Presented by Pardee Properties ♥

WOOD BLVD

DIEGO FWY

SEPULVEDA BLVD

Holy Cross
Cemetery



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.

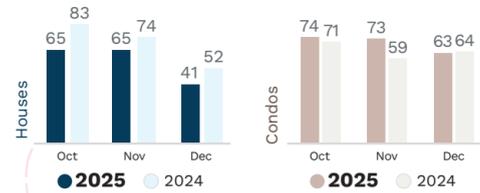
In gratitude,

Tami Pardee
Founder/CEO

What I'm noticing in the market

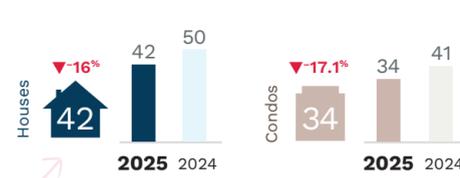
- **For Sellers:** Single-family homes continue to anchor demand, but pricing precision is key as buyers take more time to decide.
- **For Buyers:** Increased selectivity has slowed some listings, offering buyers more leverage on homes that linger on market.

Homes for sale | Q4



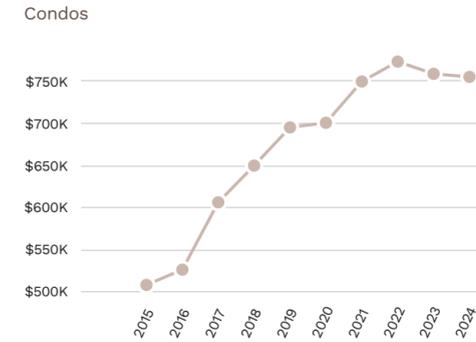
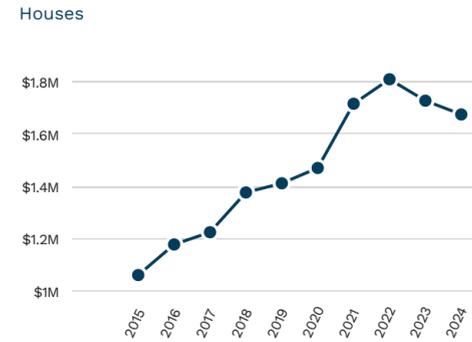
Culver City's market is showing fewer houses for sale and steady condo availability, meaning sellers face less competition, especially if you've got a house to list.

Homes sold | Q4



After a brisk start to the year, Culver City saw steady demand for both single-family homes and condos before sales started to cool in the fall, making it a solid market for sellers—but with a bit less buyer competition as the year wrapped up.

Culver City average sold prices | past 10 years



What does this tell us?

Over the past 10 years, the average sales price of single-family homes in Culver City rose by 58% and condos by 49—a steady climb that shows just how well local real estate has held its value, even through recent market shifts.

Average sold vs. list price | Q4



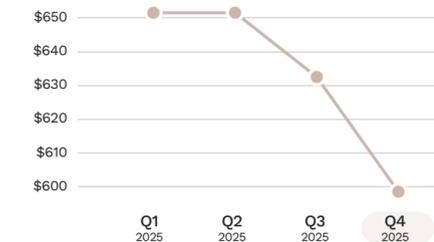
Over the past year in Culver City, houses consistently sold above their list price on average—reflecting strong demand, while condos typically hovered right around list price, signaling a balanced, steady market for attached residences.

Average price per sq. ft. | Previous 4 Quarters

Houses decreased to \$1,030 per sq. ft. in Q4 of 2025.



Condos decreased to \$598 per sq. ft. in Q4 of 2025.

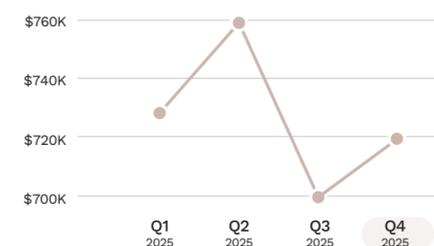


Average sold price | Previous 4 Quarters

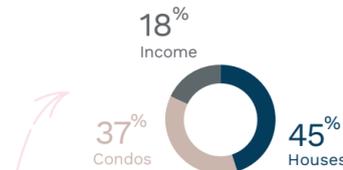
Houses decreased to \$1,709,657 in Q4 of 2025.



Condos increased to \$719,300 in Q4 of 2025.



Property breakdown | Q4



The mix of home sales has seen more buyers shifting interest toward condos and income properties, with houses holding steady but making up a slightly smaller piece of the market.

Average days on market | Q4



Houses are selling more quickly overall than condos, and both types are generally finding buyers faster this year compared to the past, signaling a market that's steadily picking up momentum for sellers.

Culver City 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
5961 Wrightcrest Drive	4	3	11/26/2025	12	2311	\$3,100,000	Highest
10738 Barman Avenue	3	2	11/19/2025	13	1331	\$1,675,000	Median*
12303 Herbert Street	4	2	10/30/2025	5	1540	\$1,630,000	Median*
5157 Inglewood Blvd	2	1	10/1/2025	22	773	\$740,000	Lowest
4036 La Salle Avenue	3	3	11/7/2025	118	1889	\$1,638,000	Highest
4900 Overland Avenue #363	2	1	11/5/2025	46	985	\$615,000	Median*
5003 Stoney Creek Road #349	2	2	10/15/2025	66	885	\$625,000	Median*
4900 Overland Avenue #135	1	2	11/5/2025	0	920	\$370,000	Lowest

Zooming Out: What's happening across the Westside?

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.

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.

THE SPARKNOTES VERSION

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

Curious how this data affects your own home?

Email
hello@pardeeproperties.com

Call or Text
310.861.7719

Visit
marketpulse2025.com

★
PARDEE
 — PROPERTIES —

est. 2005

WHAT IS YOUR HOME WORTH
 IN TODAY'S MARKET?
value.pardeeproperties.com

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