



PARDEE
— PROPERTIES —

View Park

Market Pulse

What to know about the market this month:

- *Market Demand:* Demand stayed focused on houses, with very limited condo inventory.
- *Market Timing:* Low inventory, fewer transactions; but, well-priced homes still found buyers.
- *Market Trend:* Over the past decade, home values have more than doubled.

4th quarter, 2025

Real Estate Data | Presented by Pardee Properties ♥

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,

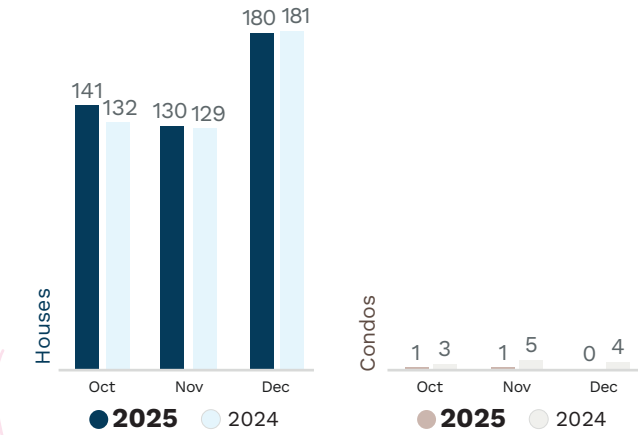
Tami Pardee
Founder/CEO

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.

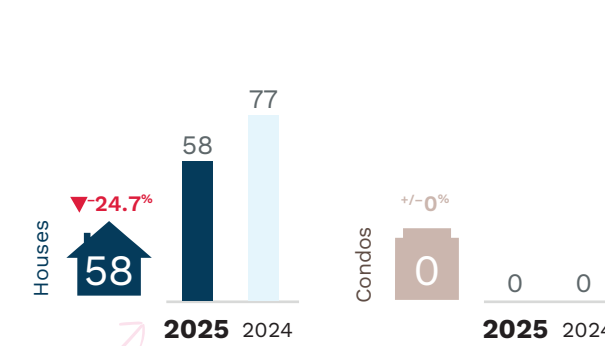


Homes for sale | Q4



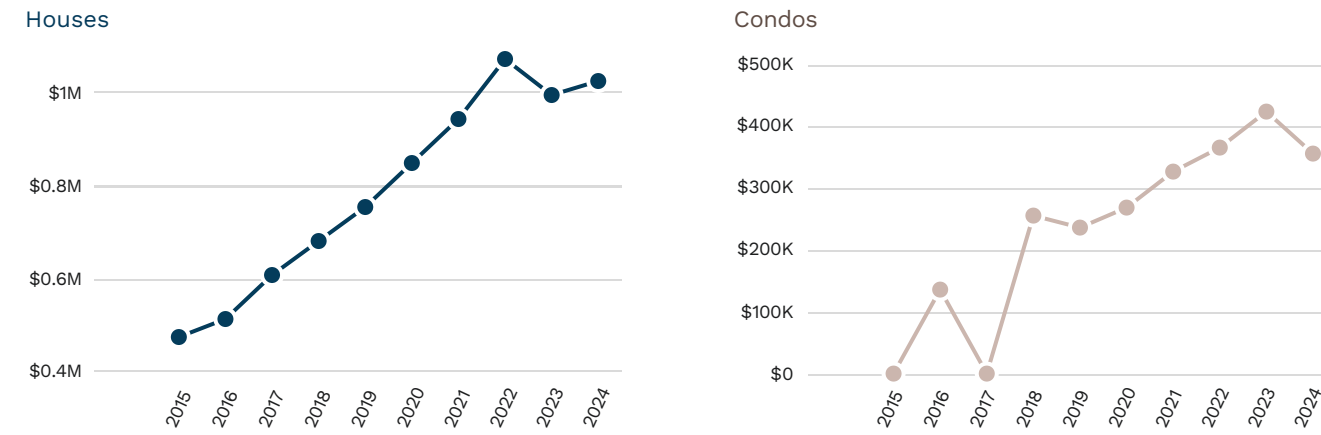
Single-family homes in View Park are seeing more listings hit the market compared to last year, giving sellers a bit more competition, while condo inventory has tightened up, making each listing stand out even more.

Homes sold | Q4



Single-family homes in View Park are consistently in demand, with steady sales throughout the year while condos remain limited, reflecting a market where homeowners can feel confident about strong buyer interest.

View Park average sold prices | past 10 years



What does this tell us?

View Park has seen remarkable long-term growth. Houses have more than doubled in value over the past 10 years. Condo sales were less frequent in some years, but where data exists, the trend points up, showing how steady demand has lifted values across the neighborhood.

View Park 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
3479 Westmount Ave	3	3	10/16/2025	22	1,942	\$1,726,000	Highest
3749 W 59th Street	3	2	10/29/2025	20	1,548	\$815,000	Median*
5659 Valley Glen Way	2	2	11/3/2025	24	1,100	\$825,000	Median*
5752 Chelsey Avenue	5	2	10/1/2025	0	2,095	\$239,000	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

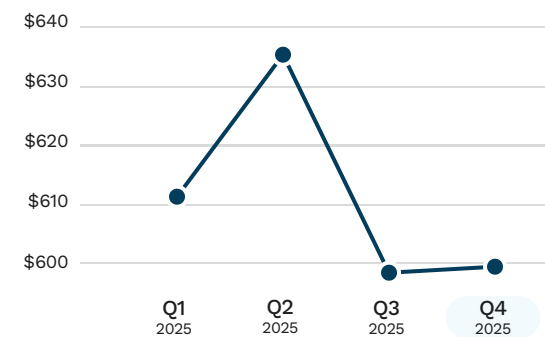
Even with longer timelines, **most homes sold very close to list price**, and in several areas, houses continued to trade at or above asking. That consistency suggests **buyers are still willing to pay for value**. Reductions were selective, not widespread.

THE SPARKNOTES VERSION

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

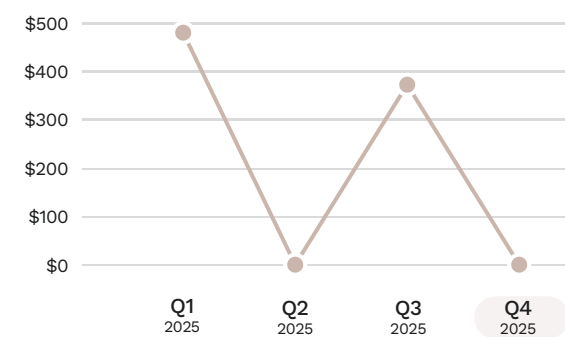
Average price per sq. ft. | Previous 4 Quarters

Houses increased to \$599 per sq. ft. in Q4 of 2025.



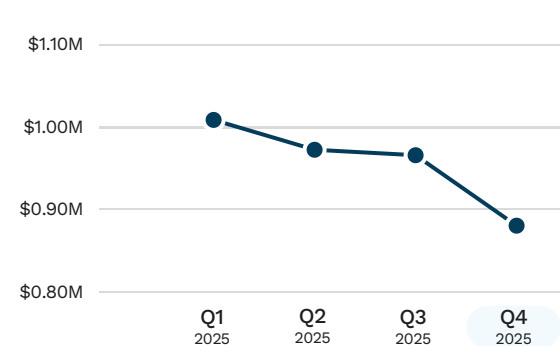
Condos decreased to \$0 per sq. ft. in Q4 of 2025.*

*No condos sold in Q2, 2025 or Q4, 2025



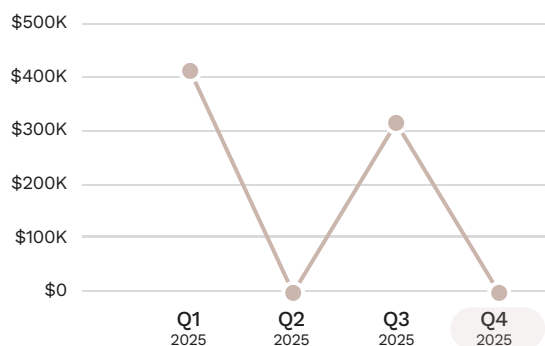
Average sold price | Previous 4 Quarters

Houses decreased to \$887,180 in Q4 of 2025.



Condos decreased to \$0 in Q4*

*No condos sold in Q2, 2025 or Q4, 2025

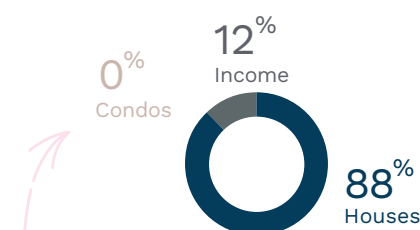


Average sold vs. list price | Q4

Houses ↑ 98.4% of list price
Condos 0.0% of list price

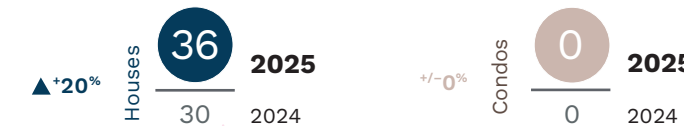
Recently, single-family homes in View Park have generally sold right around their list price, signaling solid demand and realistic pricing—great news if you're thinking about putting your home on the market.

Property breakdown | Q4



Most properties selling are houses, with a consistently small share of condos and income properties, showing a neighborhood that stays true to its classic residential roots.

Average days on market | Q4



Houses are generally finding buyers faster this year, with the typical time on market hovering around a month for the past year, so it's a solid moment for sellers who want a smoother, speedier sale.

Curious how this data affects your own home?

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 IN TODAY'S MARKET?
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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