

WESTSIDE LA'S MONTHLY HOUSING TRENDS+STRATEGY

mar vista | venice | santa monica | brentwood | marina del rey

FEBRUARY 2025

WESTSIDE STATISTICS See What Your Neighbor Sold For
CURRENT MARKET TAKEAWAYS **How To Win In This Market**
MUST TRY LOCAL SPOTS TRENDING TIPS FOR BUYERS+SELLERS



Vista 

Sotheby's
INTERNATIONAL REALTY

Table of Contents

FEBRUARY 2025

WESTSIDE 02
MARKET INTEL

MAR VISTA 03

VENICE 04

SANTA MONICA 05

BRENTWOOD 06

MARINA DEL REY 07

IS NOW THE TIME 08
TO SELL YOUR HOME?

IS NOW THE TIME 09
TO BUY YOUR HOME?

MY CONTACT INFO 10
FOR BUYING & SELLING
ASSISTANCE

YOU'VE SEEN ME IN THE NEIGHBORHOOD

02

MAR VISTA

FEBRUARY 2025

AVG. SALES PRICE

\$1,800,000

TOTAL NUMBER OF SALES

27

VENICE

FEBRUARY 2025

AVG. SALES PRICE

\$3,000,000

TOTAL NUMBER OF SALES

28

SANTA MONICA

FEBRUARY 2025

AVG. SALES PRICE

\$4,400,000

TOTAL NUMBER OF SALES

33

BRENTWOOD

FEBRUARY 2025

AVG. SALES PRICE

\$6,000,000

TOTAL NUMBER OF SALES

27

MARINA DEL REY

FEBRUARY 2025

AVG. SALES PRICE

\$1,700,000

TOTAL NUMBER OF SALES

10

Hidden between Venice & Culver City, Mar Vista offers a perfect blend of suburban calm & Westside vibrance. Breezy, tree-lined streets showcase a mix of mid-century gems & sleek new builds, while Venice Blvd pulses with life—from coffee shops & farm-to-table eateries to artisan boutiques & beloved local festivals.

At the heart of it all? A thriving farmers market that captures the neighborhood’s creative spirit. Top-rated public & private schools, chill parks, & unbeatable access to both the beach a&nd downtown make Mar Vista more than a neighborhood—it’s a world of its own. Effortless, authentic, & unmistakably LA.



BEST COFFEE
Alana’s Cafe



BEST EATS
Rasselbock German Kitchen



BEST DRINKS
Taverna

FEBRUARY 2025 | MAR VISTA MARKET

AVERAGE
SALES PRICE

\$1,800,000

	FEB 2024	FEB 2025
TOTAL # OF HOME SALES	15	27
AVG DAYS ON MARKET	27	33
SOLD BELOW ASKING	10	12
SOLD ABOVE ASKING	1	9



FEATURED HOME
FOR SALE

3267 COLBY AVE, MAR VISTA


\$5,375,000

5 BD | 6 BA | 4410 SF | 7083 LOT


Famed for its effortless blend of bohemian spirit and modern edge, Venice stands as one of LA’s most dynamic and desirable neighborhoods. Along charming walk streets, sleek modern homes mix with sun-soaked beach bungalows—each radiating its own unique personality.

The vibe? Laid-back luxury. Abbot Kinney, Rose Avenue, and Pacific bustle with curated boutiques, buzzy cafes, and culinary staples like Gjelina and Ospi that anchor the scene.


From the iconic boardwalk and muscle beach energy to the artistic grit and architectural beauty, Venice pulses with creativity and coastal cool. It's not just a place to live—it's a lifestyle statement.



BEST COFFEE
Intelligentsia



BEST EATS
Gjelina



BEST DRINKS
Barrique

FEBRUARY 2025 | VENICE MARKET

AVERAGE
SALES PRICE

\$3,000,000

	FEB 2024	FEB 2025
TOTAL # OF HOME SALES	16	28
AVG DAYS ON MARKET	25	61
SOLD BELOW ASKING	8	13
SOLD ABOVE ASKING	2	11



FEATURED HOME
FOR SALE

453 SHERMAN CANAL, VENICE

\$5,300,000

3 BD | 5 BA | 3961 SF | 2850 LOT

Santa Monica blends seaside charm with sophisticated city living—making it one of LA’s most coveted coastal communities. From the world-famous Santa Monica Pier to the open-air buzz of Third Street Promenade, this beachside metropolis delivers world-class dining, luxury shopping, and vibrant culture with the Pacific just steps away.

Tucked behind the bustle, serene neighborhoods like North of Montana, Ocean Park, and Sunset Park offer tree-lined streets and stunning homes, creating a rare mix of tranquility and convenience. Whether you’re catching a sunset over the ocean or grabbing coffee from a neighborhood café, Santa Monica offers an effortless balance of lifestyle and luxury.



BEST COFFEE
Bester’s Coffee



BEST EATS
Upper West



BEST DRINKS
Elephante

FEBRUARY 2025 | SANTA MONICA MARKET

**AVERAGE
SALES PRICE**

\$4,400,000

	FEB 2024	FEB 2025
TOTAL # OF HOME SALES	10	33
AVG DAYS ON MARKET	32	24
SOLD BELOW ASKING	4	10
SOLD ABOVE ASKING	6	18



FEATURED HOME FOR SALE

940 PALISADES BEACH RD, SANTA MONICA

\$22,995,000

6 BD | 7 BA | 5200 SF | 5537 LOT

Tucked into the foothills of the Santa Monica Mountains, Brentwood blends upscale sophistication with laid-back Westside charm. Chic boutiques & buzzworthy restaurants line San Vicente Blvd, while tree-lined streets lead to private estates that serve as home to celebrities, athletes, & LA’s high-net-worth elite.

This coveted enclave offers more than just luxury—it’s a lifestyle. From the iconic Getty Center and historic Brentwood Country Mart to the exclusive Brentwood Country Club, the neighborhood is a cultural cornerstone with a quiet, commanding presence.

Brentwood isn’t just a place to live—it’s a place to arrive.



BEST COFFEE
CAFFE LUXXE



BEST EATS
TELEFERIC BARCELONA



BEST DRINKS
Baltair

FEBRUARY 2025 | BRENTWOOD MARKET

AVERAGE
SALES PRICE

\$6,000,000

	FEB 2024	FEB 2025
TOTAL # OF HOME SALES	11	27
AVG DAYS ON MARKET	27	23
SOLD BELOW ASKING	5	15
SOLD ABOVE ASKING	4	6



FEATURED HOME
FOR SALE

470 LAYTON WAY, BRENTWOOD

\$47,000,000

8 BD | 10 BA | 25,000 SF | 198K+ LOT

Known as the largest man-made small craft harbor in the U.S., Marina del Rey is a coastal gem where life revolves around the water. With over 4,000 boats docked this breezy enclave offers a relaxed, nautical lifestyle just minutes from the energy of Venice & Playa Vista.

Luxury high-rises, sleek waterfront condos, & modern townhomes define the real estate landscape, offering panoramic marina, ocean, & city views. Whether you're drawn to resort-style amenities, direct access to the beach, or dining along the waterfront, Marina del Rey delivers an unbeatable mix of coastal serenity and urban convenience.

Marina del Rey is the Westside's premier destination for those seeking elevated coastal living.



BEST COFFEE
LE PAIN QUOTIDIEN



BEST EATS
SUSHI ENYA



BEST DRINKS
Ritz Carlton

FEBRUARY 2025 | MARINA DEL REY MARKET

AVERAGE SALES PRICE	\$1,700,000	
	FEB 2024	FEB 2025
TOTAL # OF HOME SALES	6	10
AVG DAYS ON MARKET	37	29
SOLD BELOW ASKING	3	6
SOLD ABOVE ASKING	3	1



FEATURED HOME
FOR SALE

15 REEF STREET, MARINA DEL REY

\$6,250,000

6 BD | 6 BA | 5029 SF | 3149 LOT

IS NOW THE TIME TO SELL YOUR HOME?

08

SELLERS

Yes, if you price strategically.

- Inventory is rising across neighborhoods like Mar Vista, Venice, Santa Monica, Marina del Rey & Brentwood, but buyer demand remains strong for homes priced correctly.
 - Over 50% of listings are experiencing price reductions, which means overpricing is getting punished.
 - If your home is updated, well-located, & you launch with a strong pricing strategy, you can still attract multiple offers.
 - The luxury market (over \$5M), however, is moving slower due to ULA tax concerns & limited buyer pool.
- 🧠 Pro tip: Event-based pricing & proper presentation are key. Sellers who "test the market" often end up chasing it down.



IS NOW THE TIME TO BUY YOUR HOME?

09

BUYERS

Yes, if you're ready — but please be strategic.

- Rates are still elevated (~6.75–7%), but this has created less competition in many price ranges.
 - In places like Mar Vista, Venice, Brentwood, Santa Monica & Marina del Rey, motivated sellers are cutting prices, creating opportunities.
 - The market has not crashed — but it's softening just enough for savvy buyers to negotiate credits, repairs, & better deals.
- 💡 If you're planning to live in the home for 5+ years, buying now with room to refi later could be a winning move.





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ERIC HASS GROUP, VISTA SOTHEBY'S

310.597.2131 | VIZZIONARY@GMAIL.COM

2501 N SEPULVEDA BLVD, 2ND FLOOR, MANHATTAN BEACH, CA 90266

CA DRE# 01466347

Vista 

Sotheby's
INTERNATIONAL REALTY