

Pacific Palisades Land Sales Outpace Inventory for First Time Since January Fires

PACIFIC PALISADES, CA, UNITED STATES, September 30, 2025 /EINPresswire.com/ -- Sold Land Surpasses Active Listings as Community Rebuilds

For the first time since the devastating January fires, Pacific Palisades land sales have exceeded active inventory, according to MLS data compiled by Margaux Glaser, [one of the top Realtors in Pacific Palisades and West Los Angeles market](#). As of end of September 2025, there are 188 lots for sale, 27 in escrow, and 221 sold.



Margaux Glaser, a leading Realtor with Compass in Pacific Palisades

“This milestone reflects both the resilience of Pacific Palisades and a renewed confidence in the local real estate market,” said Glaser. “With more business re-opening, over 200 lots sold, fewer than 200 on the market, and nearly 400 permits issued, we are starting to see real momentum in the rebuild process.”

“

Allow me to guide you through preparing your West Los Angeles property, showcasing its unique qualities, combined with extensive marketing ensures your property achieves the value it truly deserves.”

Margaux Glaser

While more than 5,000 family homes were lost, only 222 lots have ever been on the market at once — far fewer than the 500 some predicted. Lot prices remain 20–45% below pre-fire teardown values (MLS), attracting both buyers and investors, though many investors are still waiting for further adjustments.

Neighborhood trends show Huntington lots holding value best, thanks to larger lot sizes, and greater privacy compared to other areas of Pacific Palisades. Meanwhile, many long-time senior residents — once expected to sell in

large numbers — are instead holding onto their land. Some are even rebuilding alongside their families well into their 90s, proving that age is not stopping their desire to return to the

Palisades.

Margaux Glaser, a leading Realtor with Compass in Pacific Palisades and West Los Angeles, and Board Member of the Pacific Palisades Woman's Club, is [widely recognized for her dedication to the senior community](#) and her expertise in both land and home sales. Drawing on her business background, she emphasizes the fundamentals — supply and demand as the drivers of value, paired with deep market insight — and combines them with innovative marketing strategies to deliver the exceptional results every seller deserves.

For those looking to sell or buy properties in Santa Monica, Venice, Brentwood, Marina Del Rey or Pacific Palisades, connecting with Margaux Glaser, [one of the leading luxury West Los Angeles realtors](#) specializing in luxury listings and inherited homes can significantly enhance the experience and outcome. Visit margauxglaser.com to see Glaser's weekly updates tracking Pacific Palisades properties — including lots on the market and those sold since the fires.

"Allow me to guide you through preparing your West Los Angeles property — whether a home or a lot — by showcasing its unique qualities, from location and size to potential views, and presenting it with the best images to highlight its strengths. Combined with extensive marketing, this ensures your property stands out from the competition and achieves the value it truly deserves," invites Glaser.

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Margaux Glaser | Real Estate Agent in Pacific Palisades, CA

Margaux Glaser

Margaux Glaser Realtor, Compass

+1 310-600-7116

[email us here](#)

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