



Venice Market Report

Published February 2026

Key Takeaways

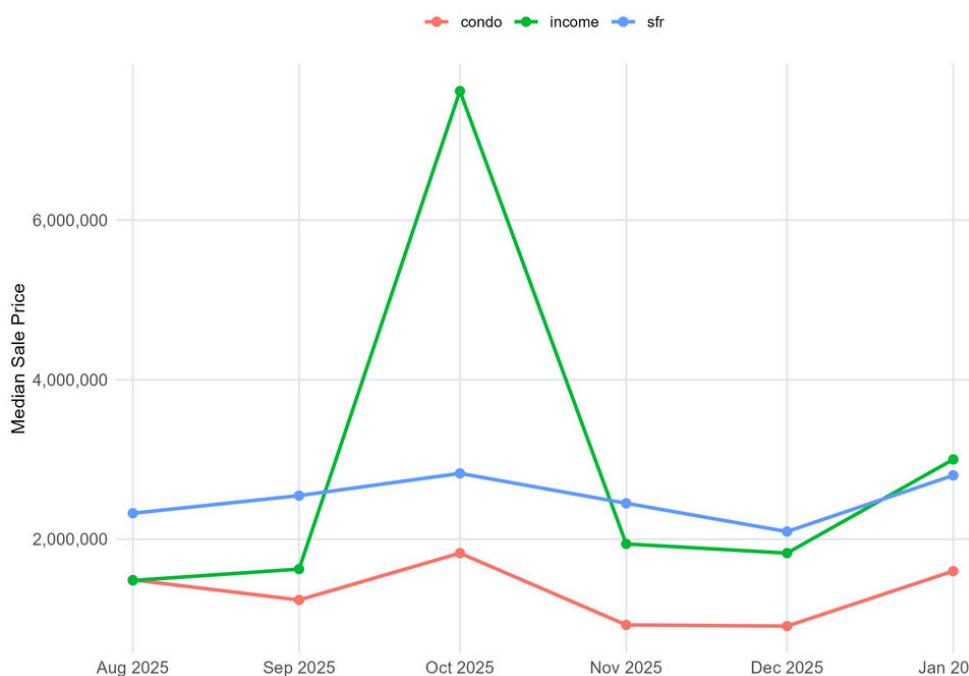
- Single family homes prices **remain steady, increasing continuously**
- 3+ bedroom houses are in **high demand**
- Supply is down, but growing - **houses sell fast, above asking**
- **Canals and Milwood** sees strong activity in November and December
- **Rental prices dipped**

General Overview

Single family homes in Venice have been slowly growing, increasing slightly on a monthly basis, resting at around \$2.5M in January 2026, an increase from December and a **6 months peak**. Condos have been a bit more volatile, taking a dip in November, and remain unchanged (albeit just slightly lower) in December, finally rising in January.

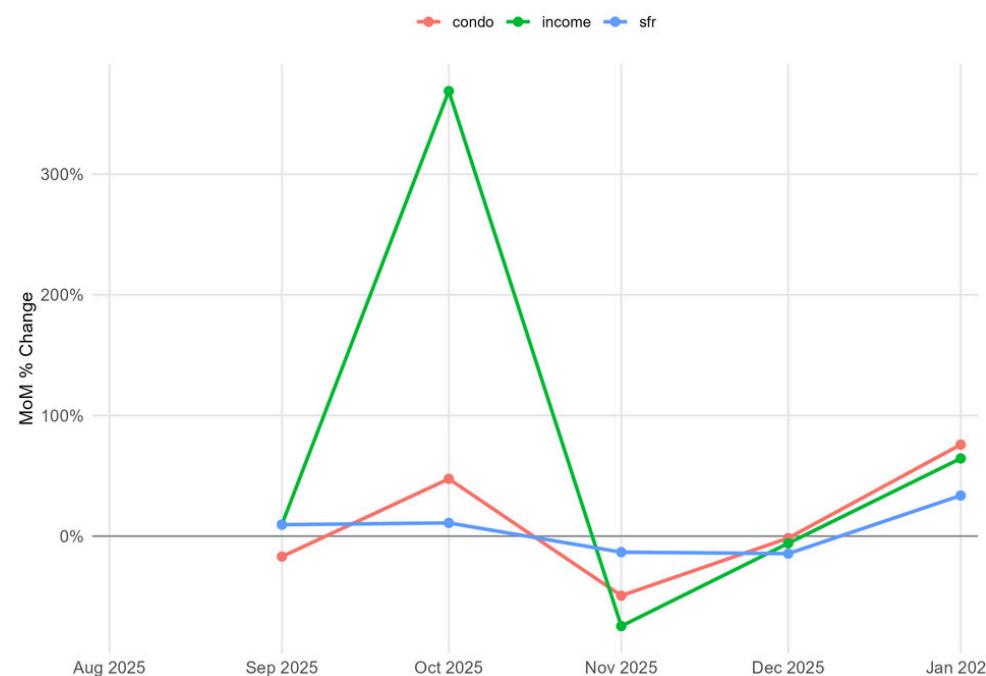
Note: the spike in income property in October 2025 is due to low activity and outliers, not a real market

Median Sale Price by Asset Type (Last 6 Months)



shift.

Month-over-Month % Change (Median Sale Price, Last 6 Months)



General Overview

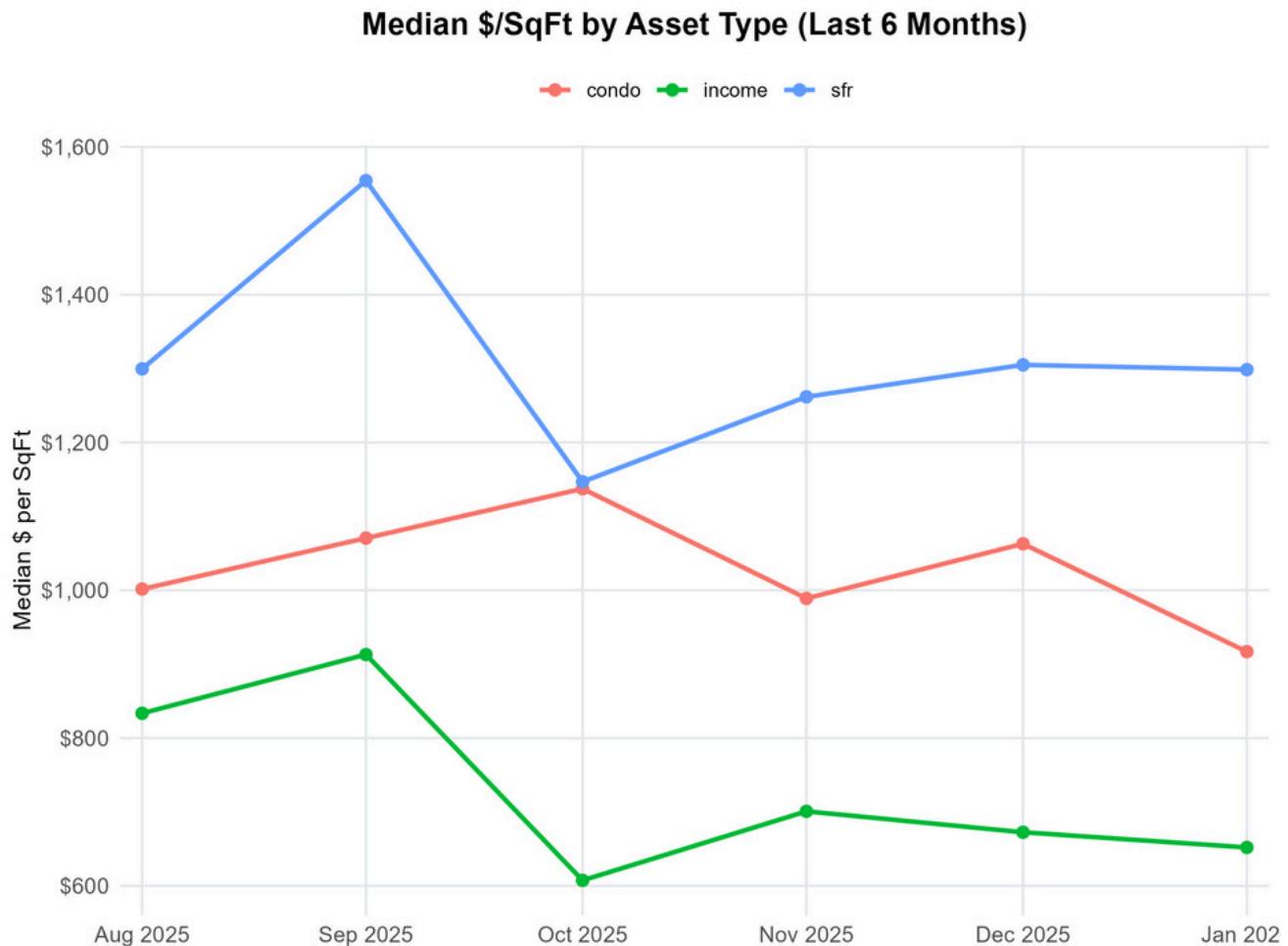
The charts show median prices for single family homes, averaged to the last 6 months. Note the significant jump in price between 3 and 4 bedroom houses.



Pricing & Analysis

Single family homes saw a slow decline in dollar-per-sqft since the summer. While a constant moderate increase can be seen since October 2025, prices are still below the summer peak. Current average in at \$1,300.

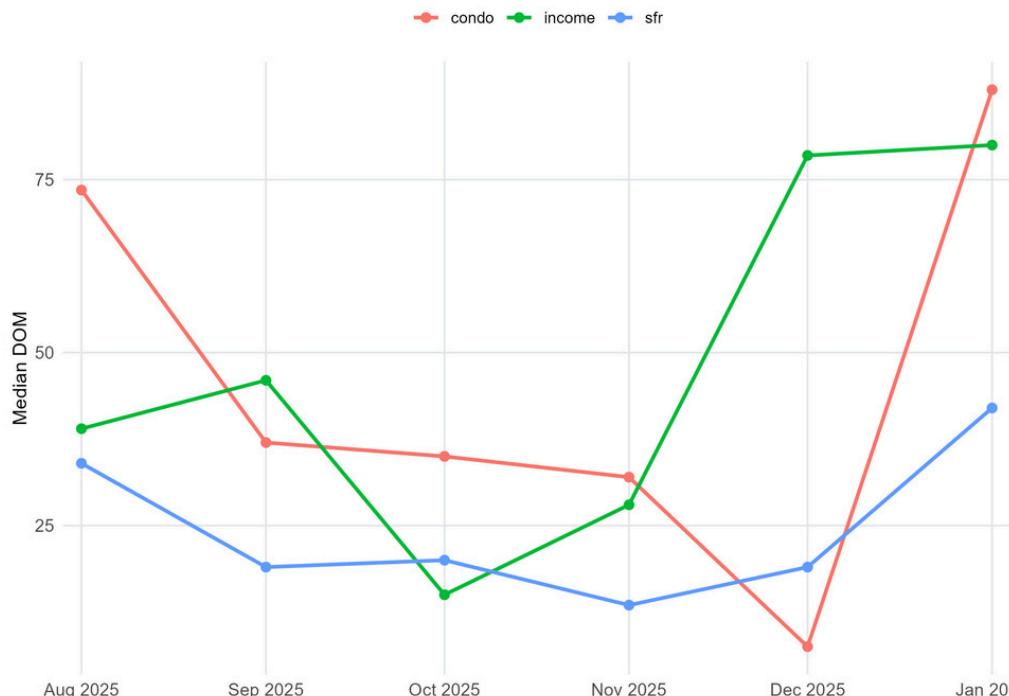
Condos have been declining in value per sqft, dropping to around \$900/sqft in January.



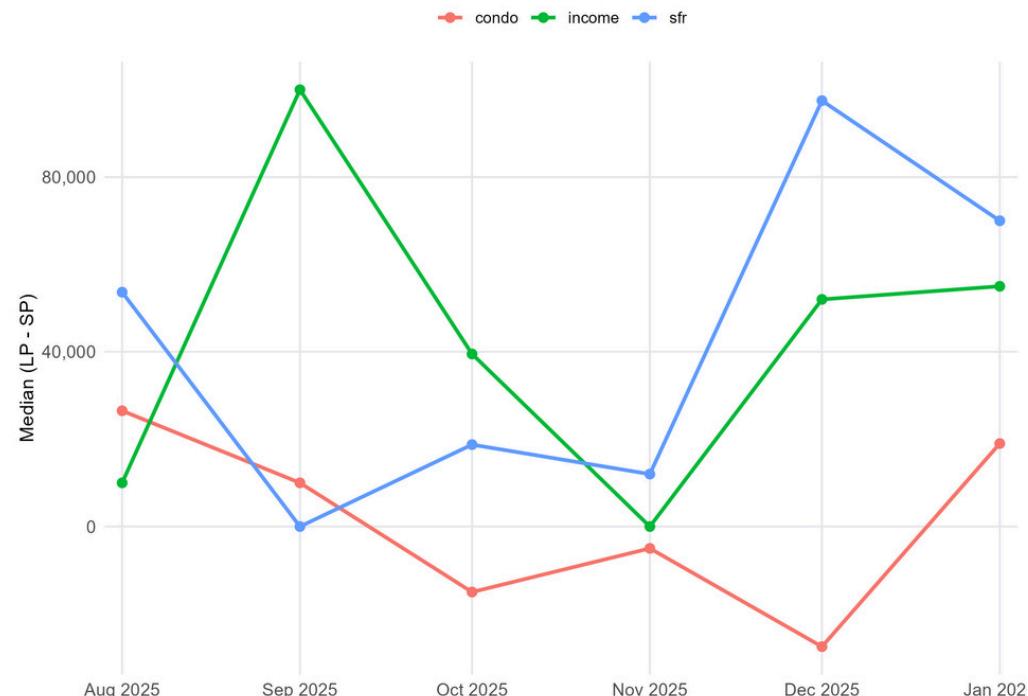
Demand & Activity

Median days-on-market for single family homes saw a small spike in January while list-to-price declined moderately. Houses sold on average after 40 days and around \$55,000 over asking price. This suggests **strong demand for Venice single family homes**.

Median Days on Market (DOM) Over Time (Last 6 Months)



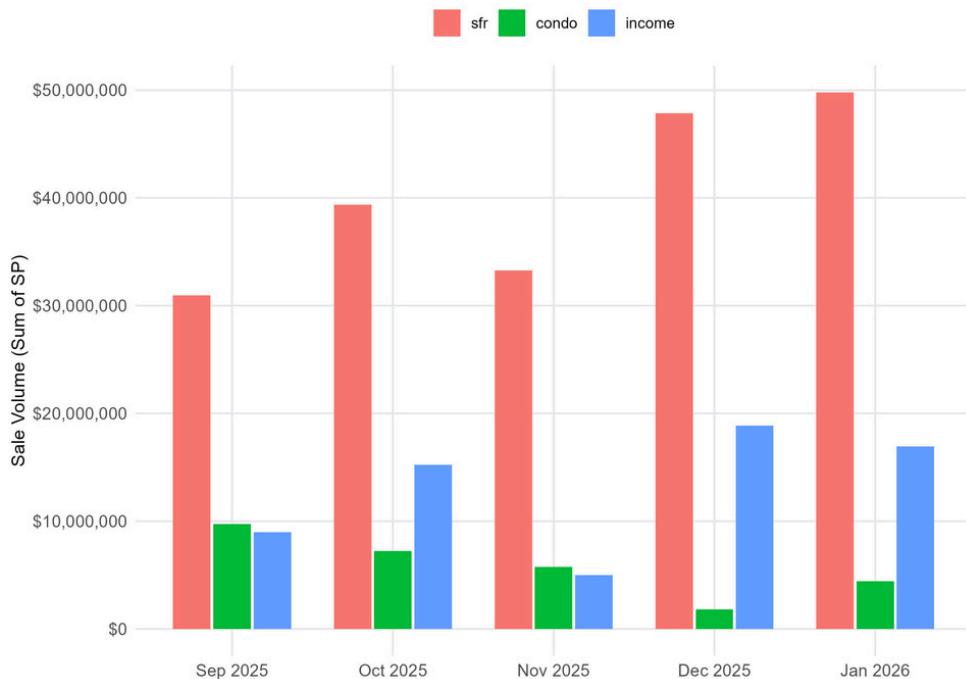
Median List vs Sale Price (LP - SP, Last 6 Months)



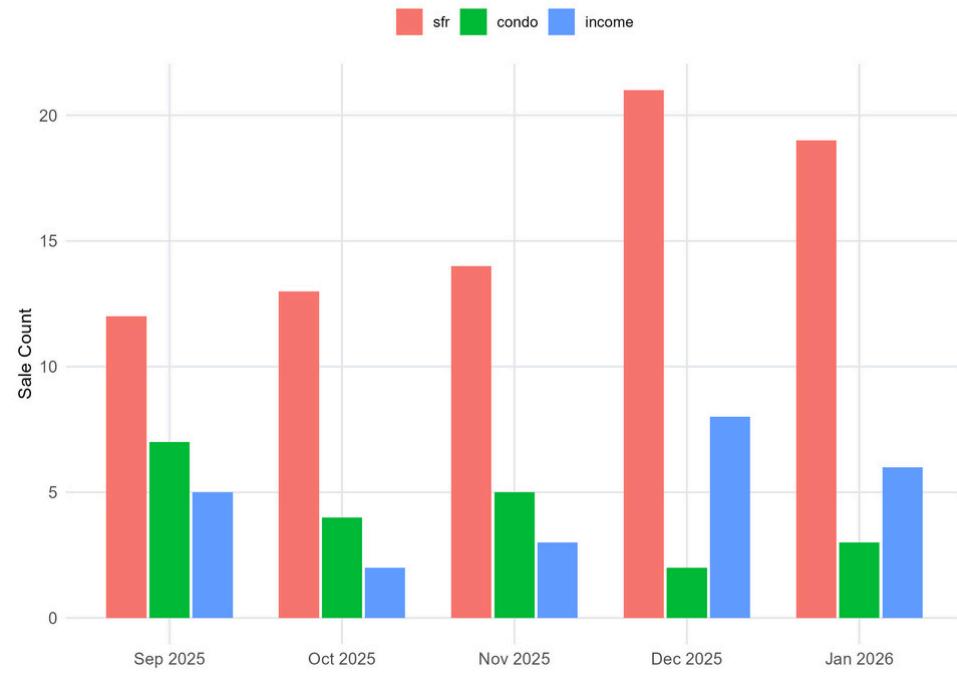
Demand & Activity - Volume

Both sale count and sale volume saw a moderate decline in Venice. Sale count and volume of SFR in Venice, while lower than December, is still higher than it has been since August.

Sale Volume by Month (Last 6 Months)

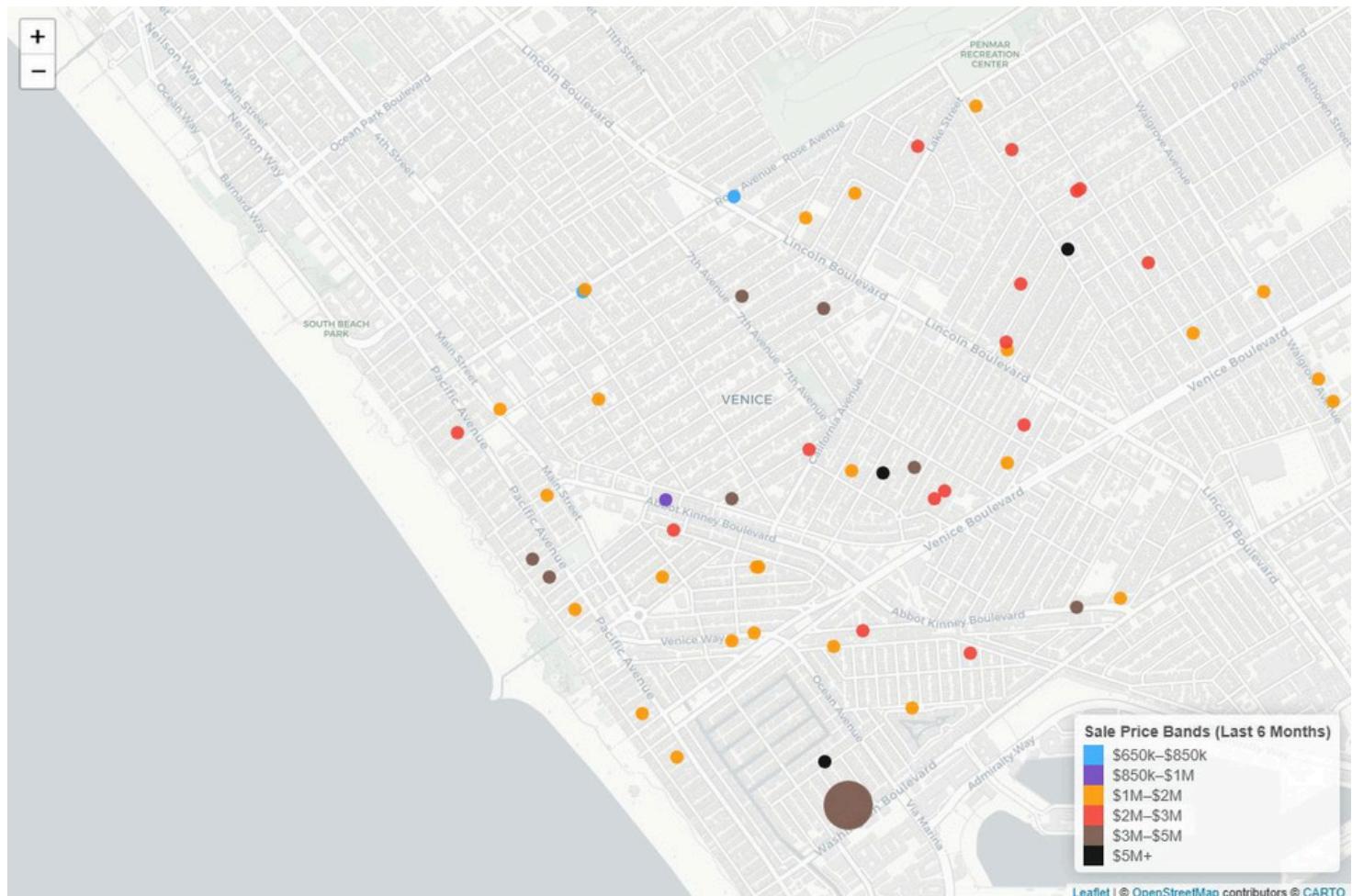


Sale Count by Month (Last 6 Months)



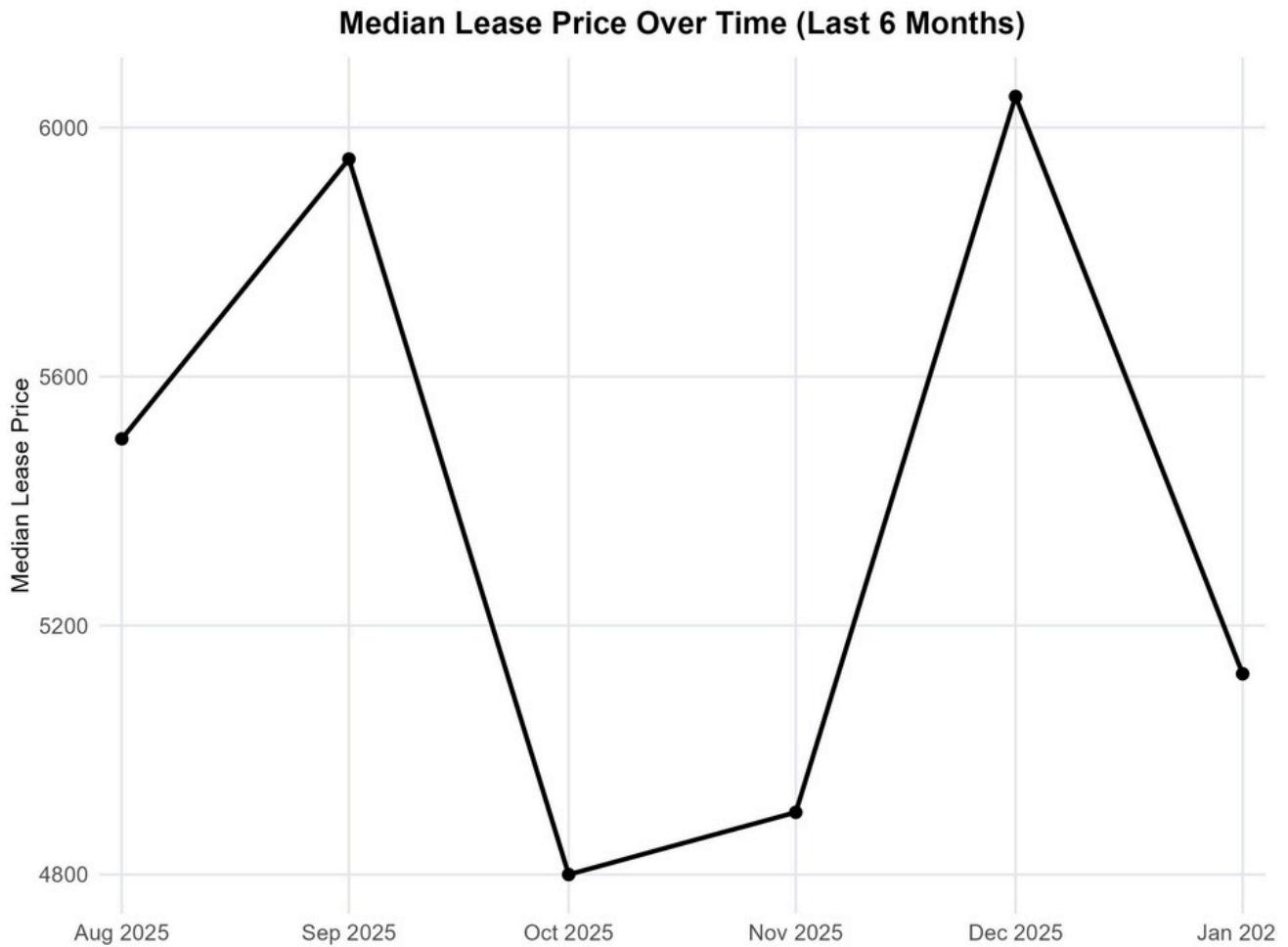
Price Pin Map - By Price Point and Location

The last 6 months saw strong activity in the Canals neighborhood, with several sales all over \$3m. The Milwood neighborhood also saw a lot of activity with some high value sales.



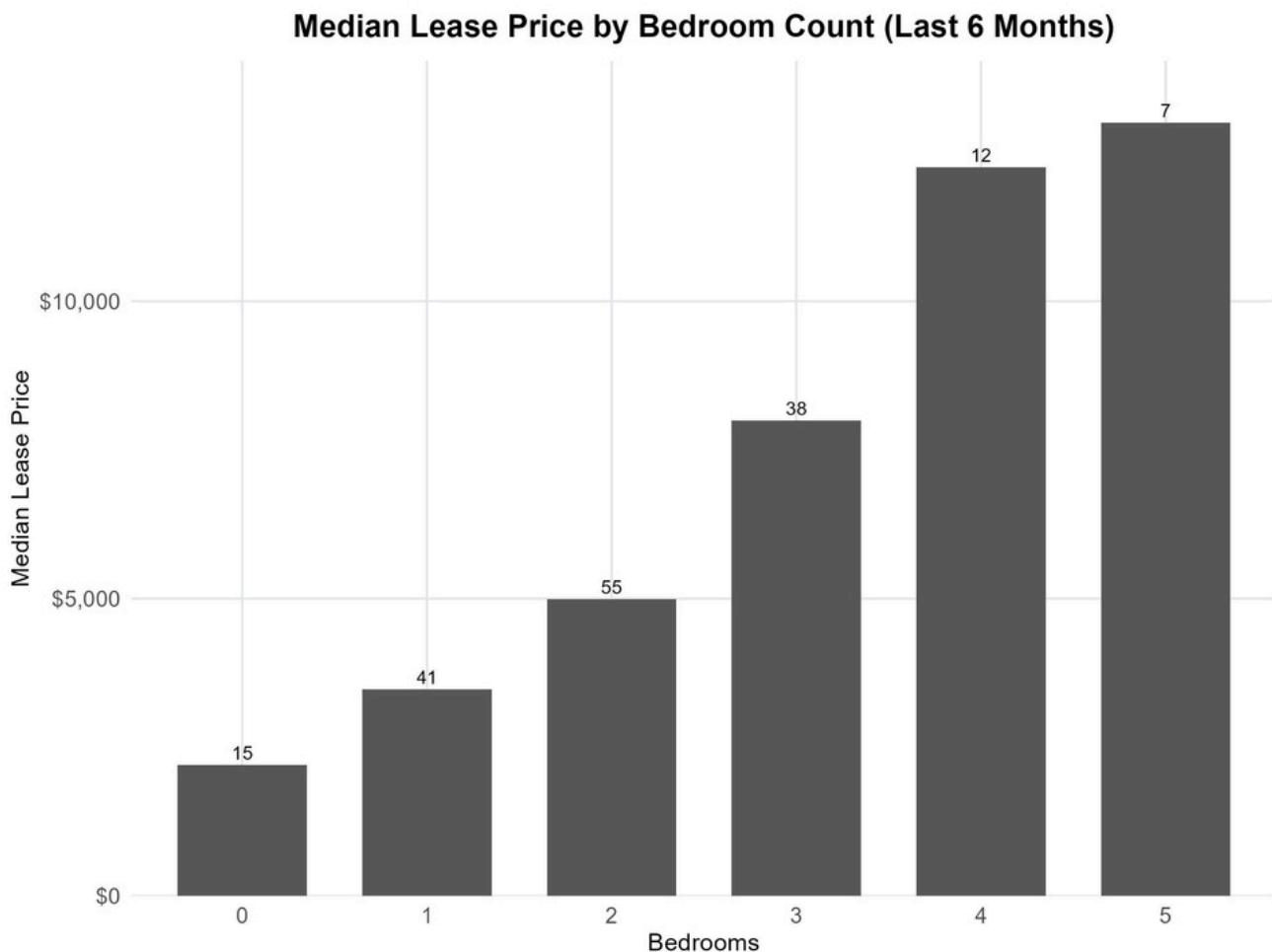
Rental Market Overview

Lease prices in Venice have been very volatile in the last 6 months, spiking in December 2025 and dropping in January to an average of \$5,100.



Rental Market Overview

The chart below shows the median lease price per bedroom count. We can observe that 4+ bedroom units, being in relatively low supply, get leased for a median of over \$13,000.



Local Insights

This map shows sales in Venice, by neighborhood, for single family homes in January only.



Local Insights - January

Venice – Neighborhood Snapshot (January 2026 vs Prior Month)

Neighborhood	Median Sale Price	Median Sale Dom	Sale Count	Sale Volume	Median Sale Ppsqft	Median Lease
All Venice	\$2,800,000 ▲	42 ▲	19 →	\$49,784,500 ▲	\$1,299 ▲	\$4,995 ▼
Beach	\$4,800,000 ▲	82 ▲	1 →	\$4,800,000 ▲	\$1,218 ▼	\$4,075 ▼
Canals						
East of Lincoln	\$2,475,000 ▲	72 ▲	6 ▼	\$13,953,500 ▼	\$1,380 ▲	\$13,000 ▲
Milwood	\$2,403,000 ▲	0 ▼	2 ▼	\$4,806,000 ▼	\$1,031 ▼	\$7,400 ▼
North of Rose						
Oakwood	\$3,300,000 ▲	42 ▼	3 ▲	\$9,005,000 ▲	\$1,545 ▲	\$4,748 ▼
Presidents Row	\$1,825,000	8	1	\$1,825,000	\$1,241	\$3,200 ▼
Silver Triangle	\$3,000,000 ▲	56 ▼	3 ▲	\$11,050,000 ▲	\$1,050 ▲	\$7,750 ▲
Windward	\$1,400,000 ▼	21 ▼	3 ▲	\$4,345,000 ▲	\$1,591 ▲	\$3,999 ▲

Local Insights - 3 month Average

Venice – Neighborhood Snapshot (Last 3 Months)						
Neighborhood	Median Sale Price	Median Sale Dom	Sale Count	Sale Volume	Median Sale Ppsqft	Median Lease
All Venice	\$2,162,500 ▼	18.5 ▼	52 ▼	\$125,768,500 ▼	\$1,283 ▲	\$5,250 ▼
Beach	\$2,350,000 ▲	82 ▲	3 ▲	\$9,100,000 ▲	\$1,218 ▼	\$5,025 ▼
Canals	\$2,475,000 ▼	120 ▲	1 ▼	\$2,475,000 ▼	\$1,491 ▼	\$11,625 ▲
East of Lincoln	\$2,024,500 ▼	14.5 ▼	20 ▲	\$41,997,500 ▼	\$1,283 ▲	\$9,250 ▲
Milwood	\$2,219,000 ▲	23 ▼	7 ▲	\$19,515,000 ▲	\$1,522 ▲	\$9,980 ▼
North of Rose						\$2,500 ▼
Oakwood	\$3,100,000 ▲	30 ▲	6 ▼	\$18,755,000 ▼	\$1,695 ▲	\$4,900 ▼
Presidents Row	\$1,975,000 ▼	46.5 ▲	2 ▼	\$3,950,000 ▼	\$1,231 ▼	\$3,600 ▼
Silver Triangle	\$2,550,000 ▲	17 ▼	8 ▲	\$21,345,000 ▲	\$1,073 ▼	\$6,500 ▼
Windward	\$1,461,000 ▼	21 ▼	5 ▲	\$8,631,000 ▼	\$1,561 ▲	\$3,999 ▼



Questions?

Feel free to reach out if you have any questions!

Phone: 310-467-2616

Email: ben@dogtownrealty.com

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