



Venice Market Report

Published February 2026

Key Takeaways

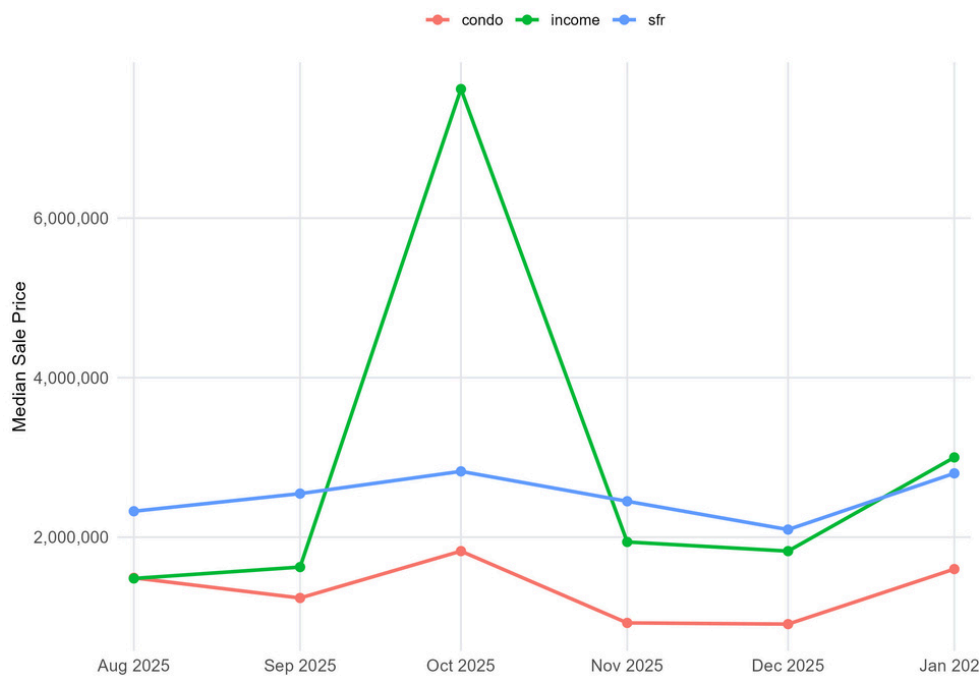
- Single family homes prices **remain steady, increasing continuously**
- 3+ bedroom houses are in **high demand**
- Supply is down, but growing - **houses sell fast, above asking**
- **Canals and Milwood** sees strong activity in November and December
- **Rental prices dipped**

General Overview

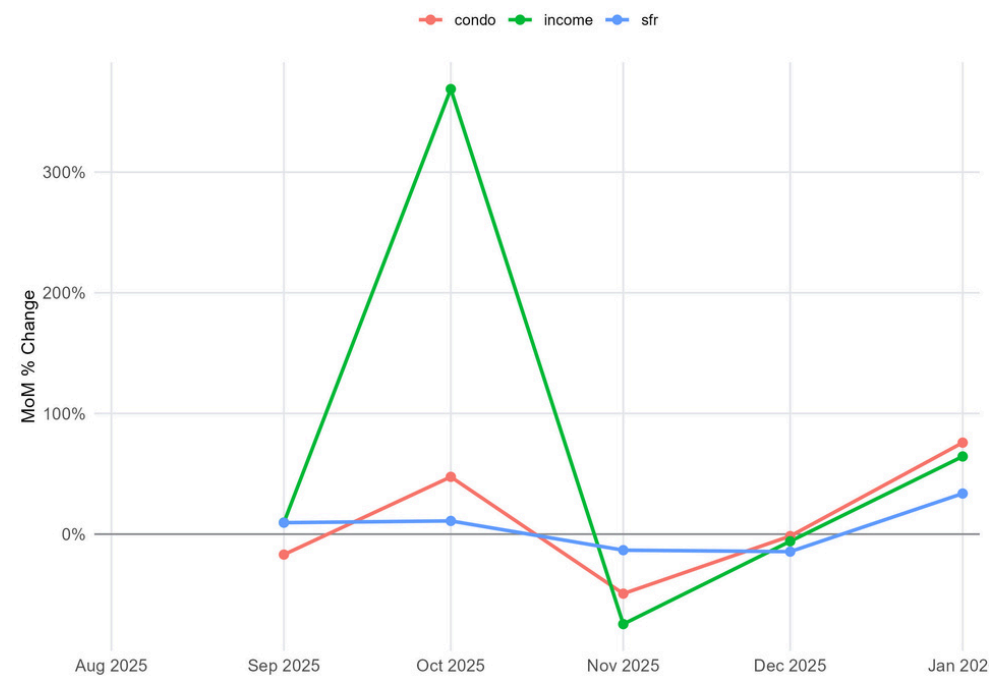
Single family homes in Venice have been slowly growing, increasing slightly on a monthly basis, resting at around \$2.5M in January 2026, an increase from December and a **6 months peak**. Condos have been a bit more volatile, taking a dip in November, and remain unchanged (albeit just slightly lower)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

Median Sale Price by Asset Type (Last 6 Months)



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



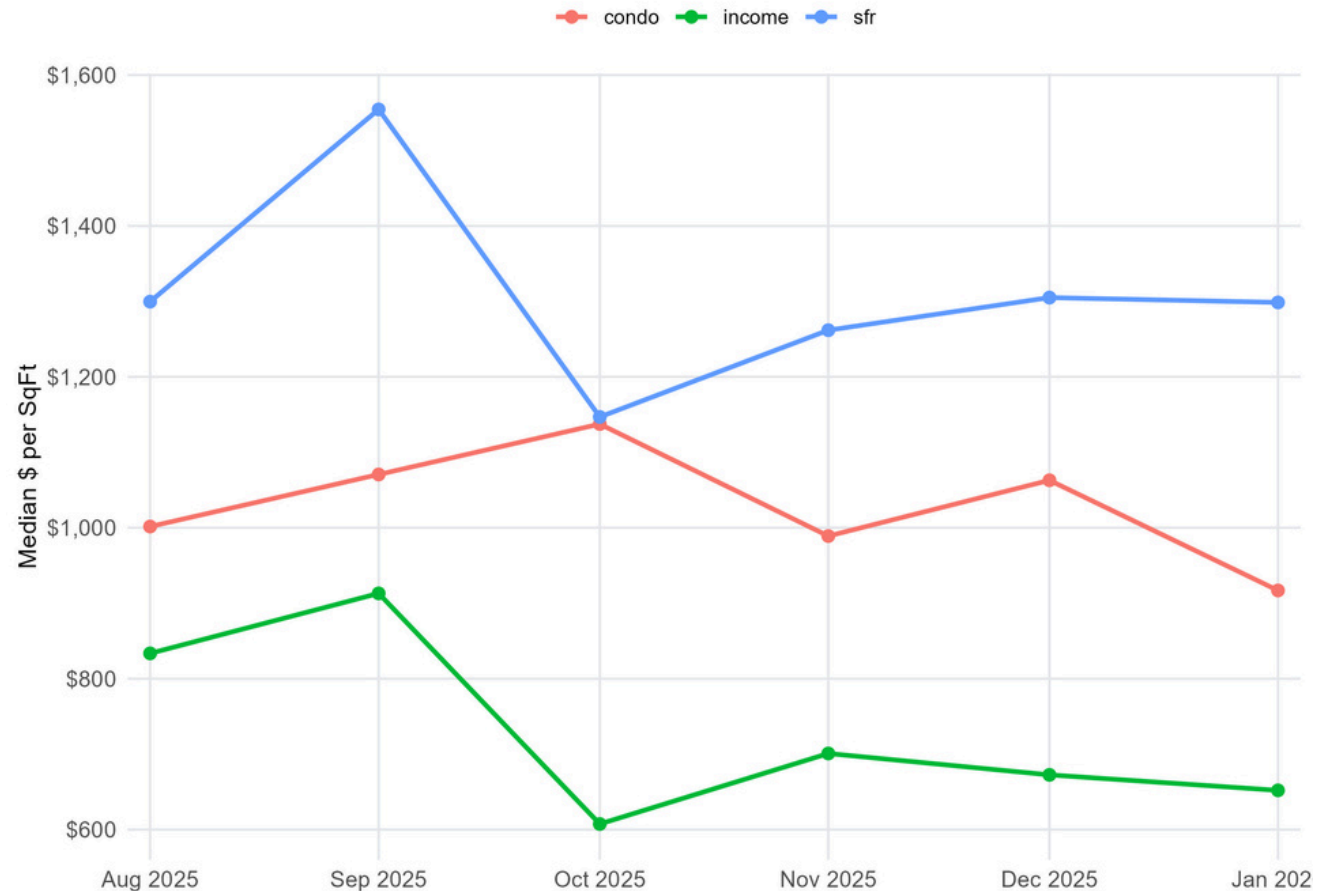
General Overview

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

Median \$/SqFt by Asset Type (Last 6 Months)



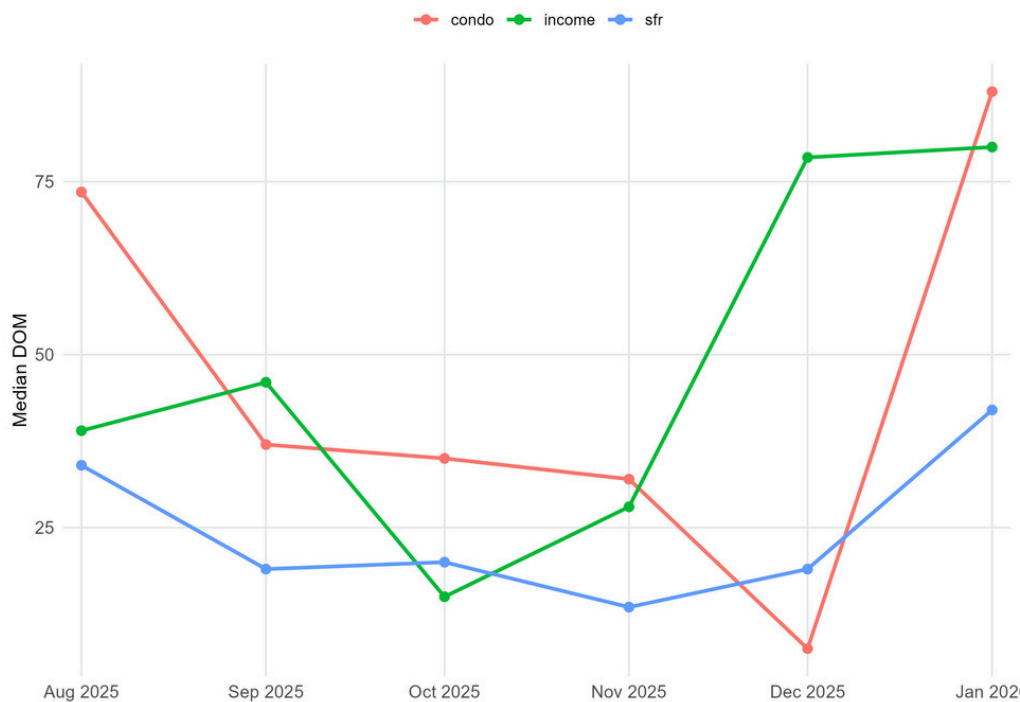
Single family homes saw a slow decline in dollar-per-sqft since the summer. While a constant moderate increase can be seen since October 2025, prices are still below the summer peak. Current average in at \$1,300.

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

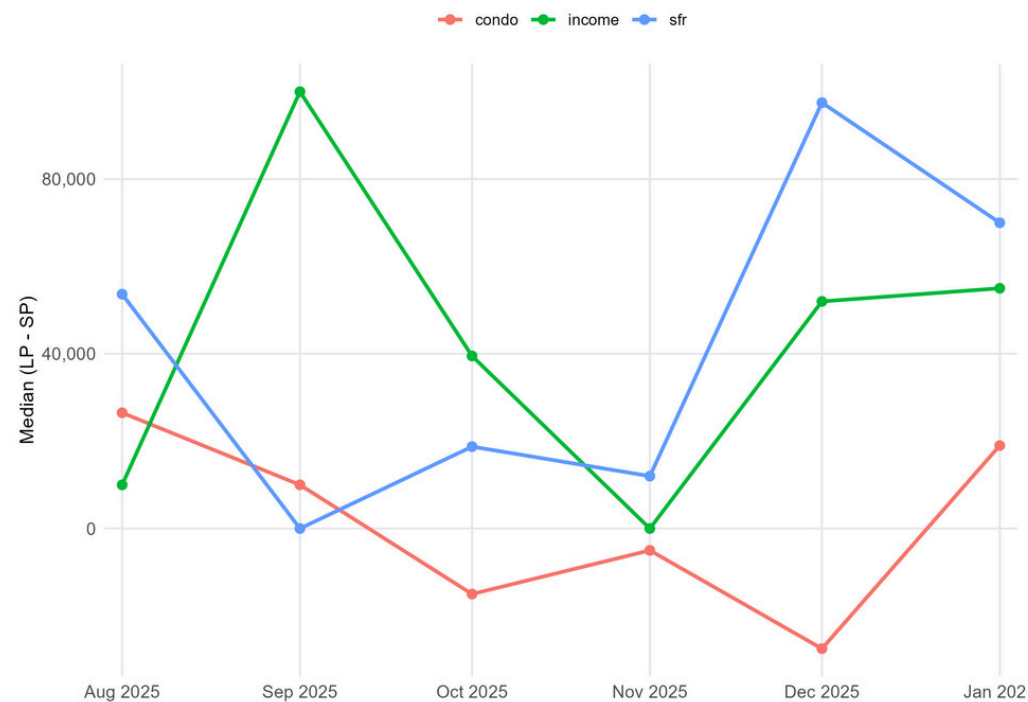
Demand & Activity

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)



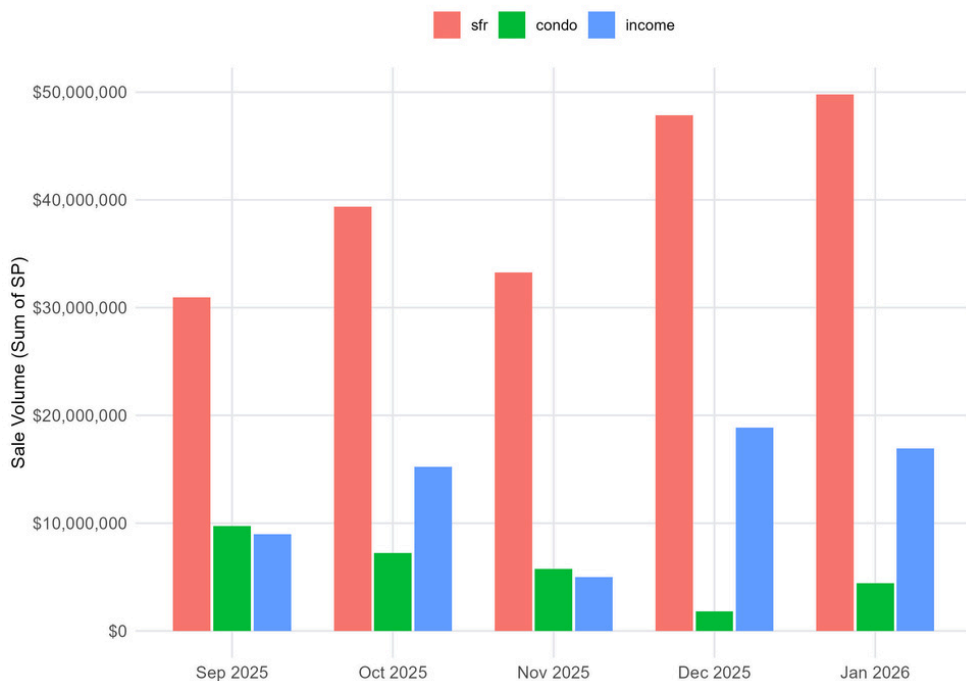
Median List vs Sale Price (LP - SP, Last 6 Months)



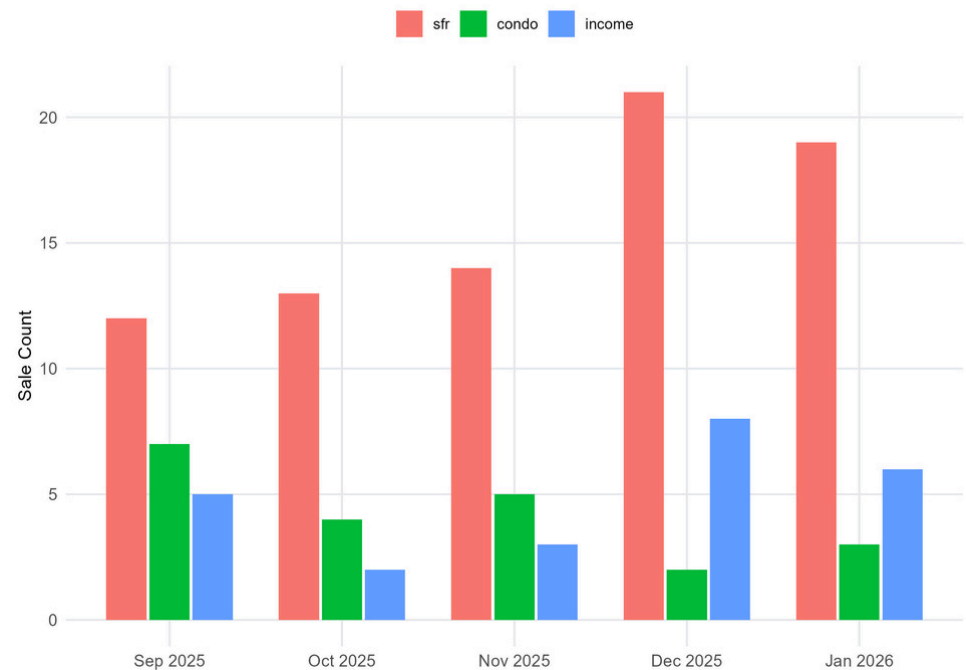
Demand & Activity - Volume

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)

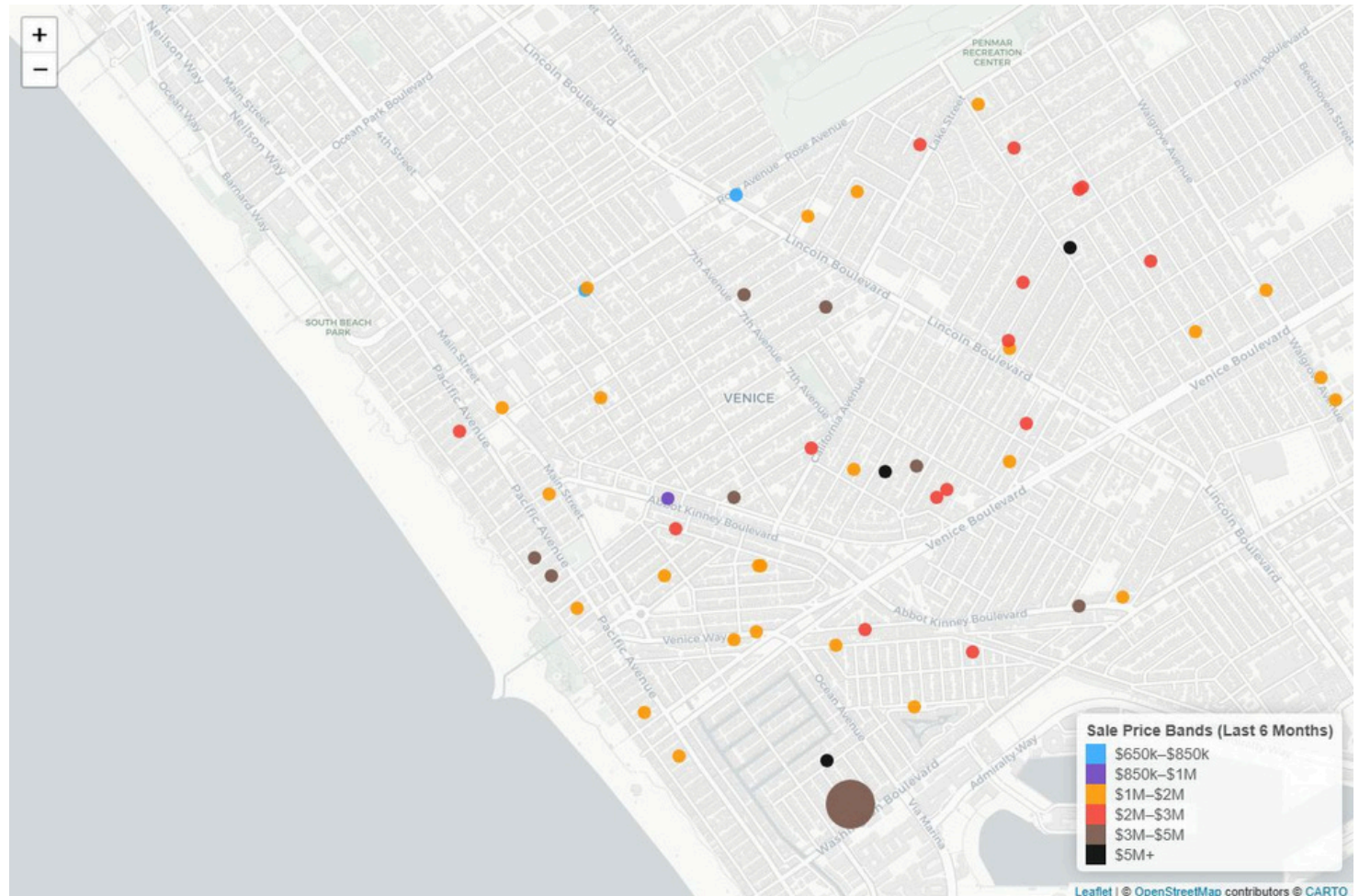


Sale Count by Month (Last 6 Months)



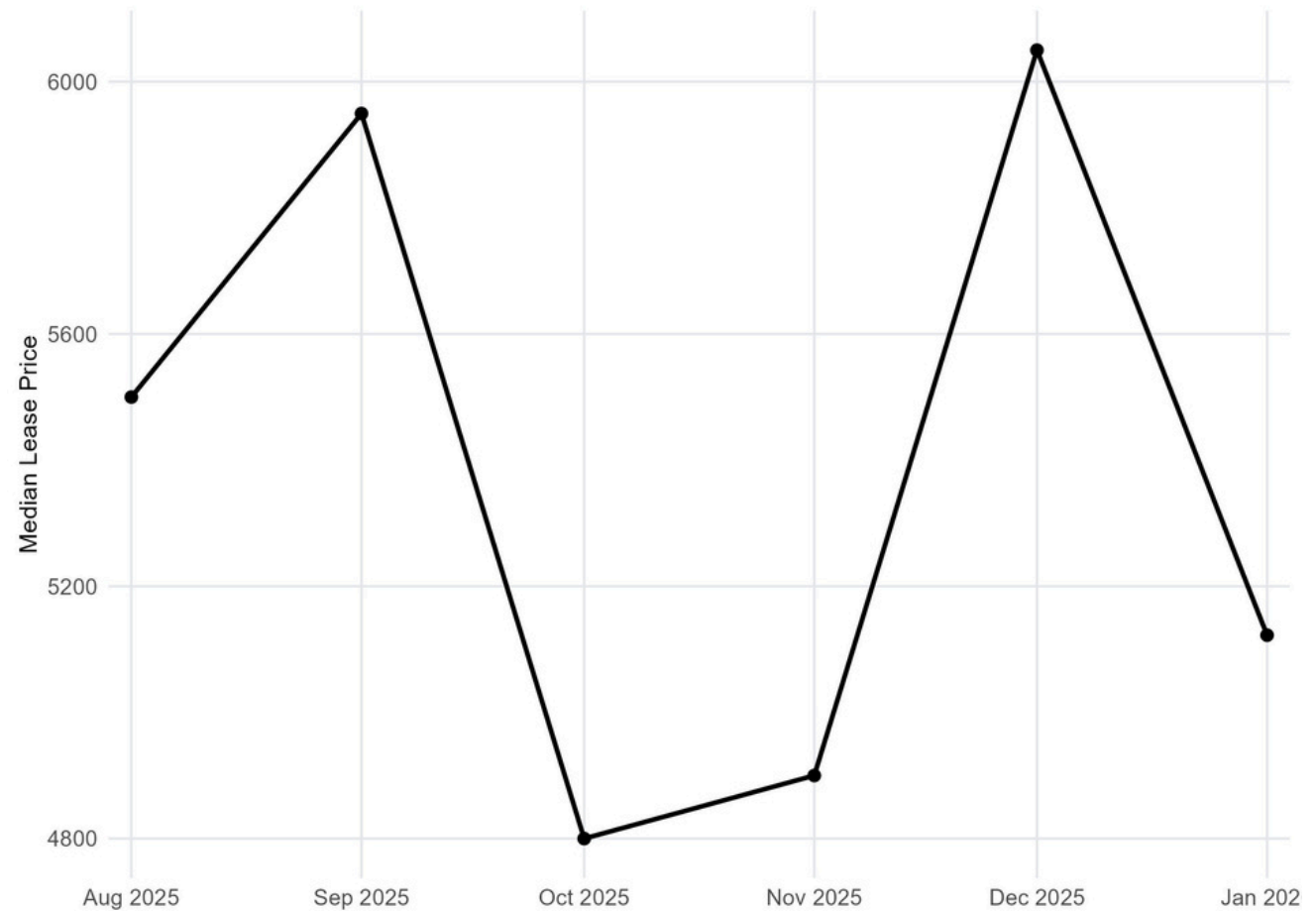
Price Pin Map - By Price Point and Location

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 the some high value sales.



Rental Market Overview

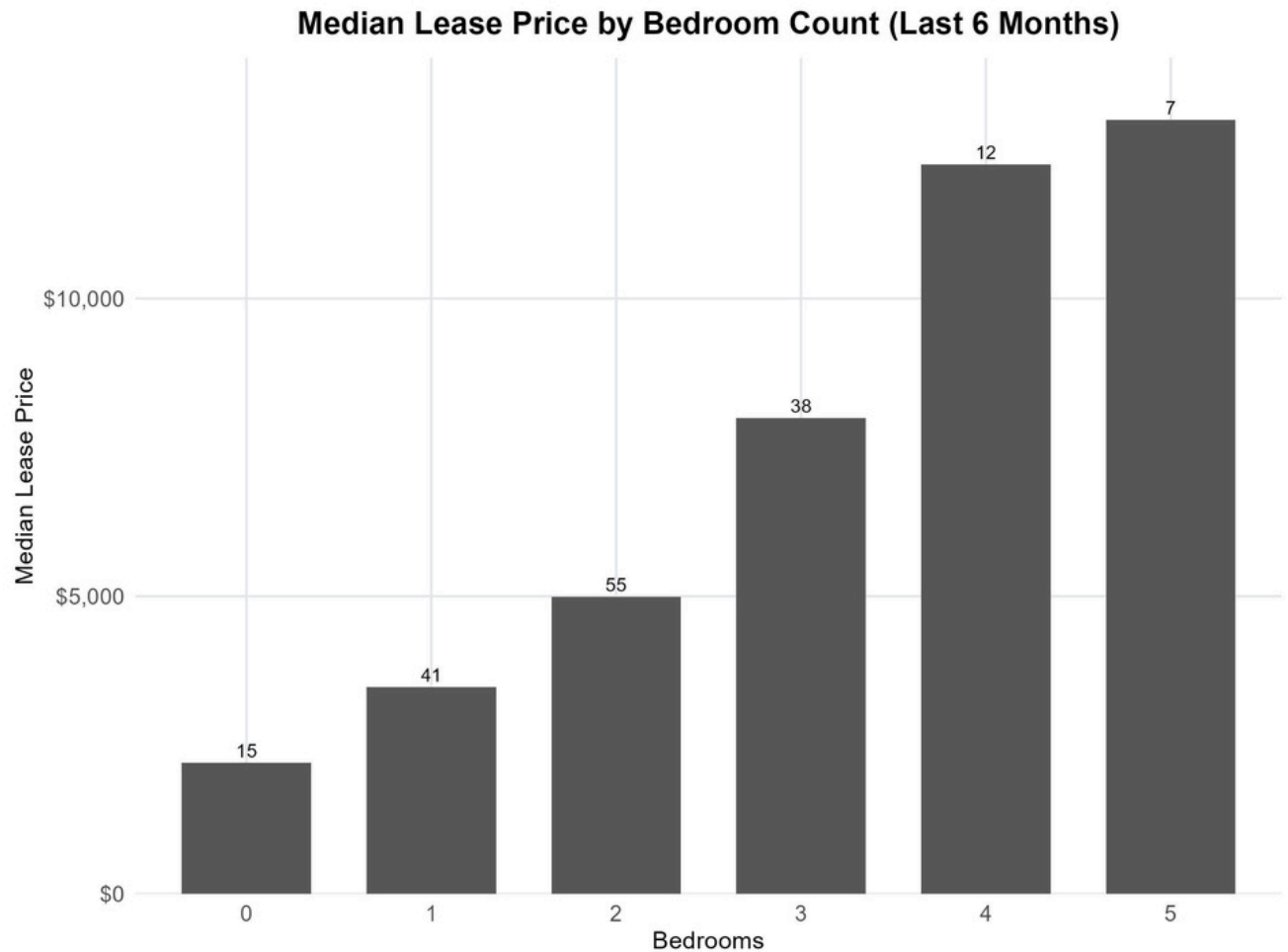
Median Lease Price Over Time (Last 6 Months)



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						\$11,625
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						\$6,240 ▲
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!

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Based on information from Vesta Plus MLS as of February 1, 2026. All data, including all measurements and calculations of area, is obtained from various sources and has not been, and will not be, verified by broker or MLS. All information should be independently reviewed and verified for accuracy.

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