



Venice Market Report

Published December 2025

Key Takeaways

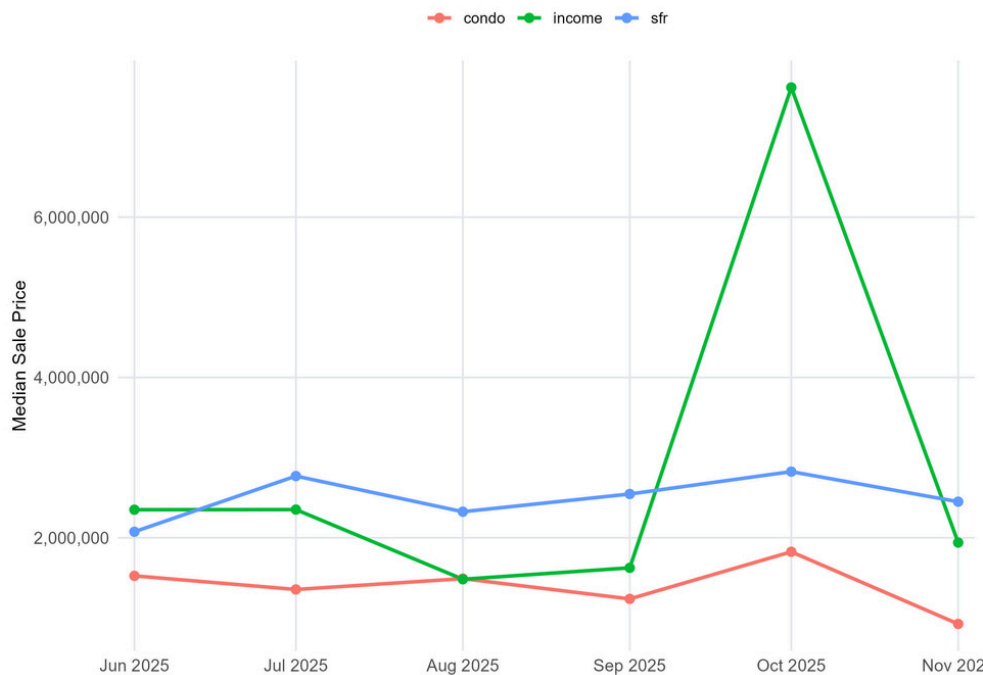
- Single family homes prices **remain steady**
- 4+ bedroom houses are in **high demand**
- Supply is down - **houses sell fast, above asking**
- **East of Lincoln** sees strong activity in November
- **Rental prices dropped** since the summer

General Overview

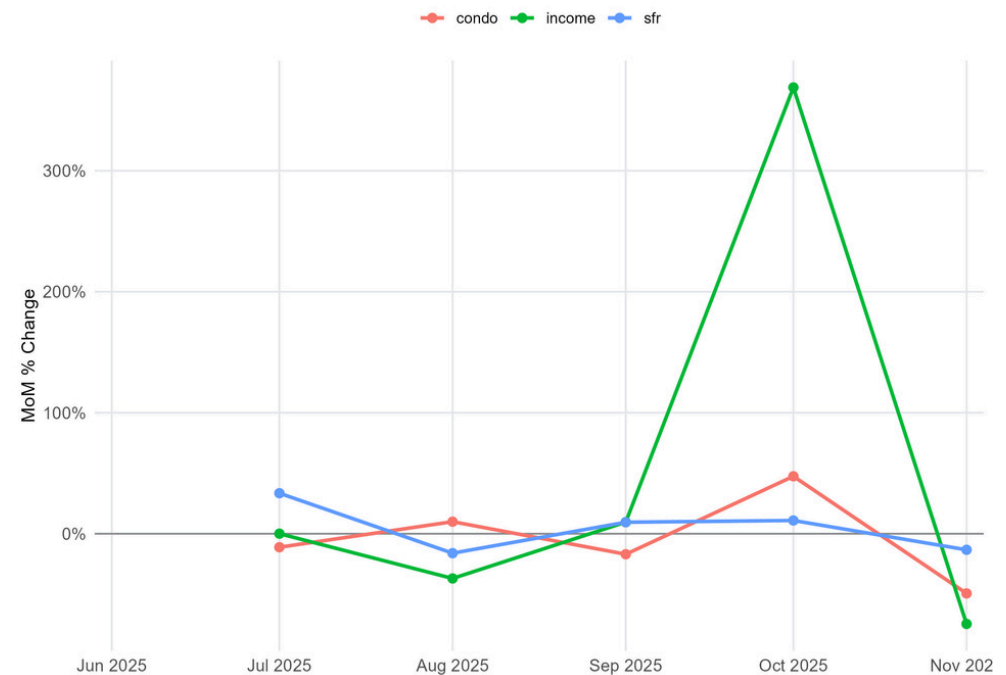
Single family homes in Venice have been relatively steady, increasing slightly on a monthly basis, resting at around \$2.5M in November 2025. Condos have been a bit more volatile, taking a dip in November.

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

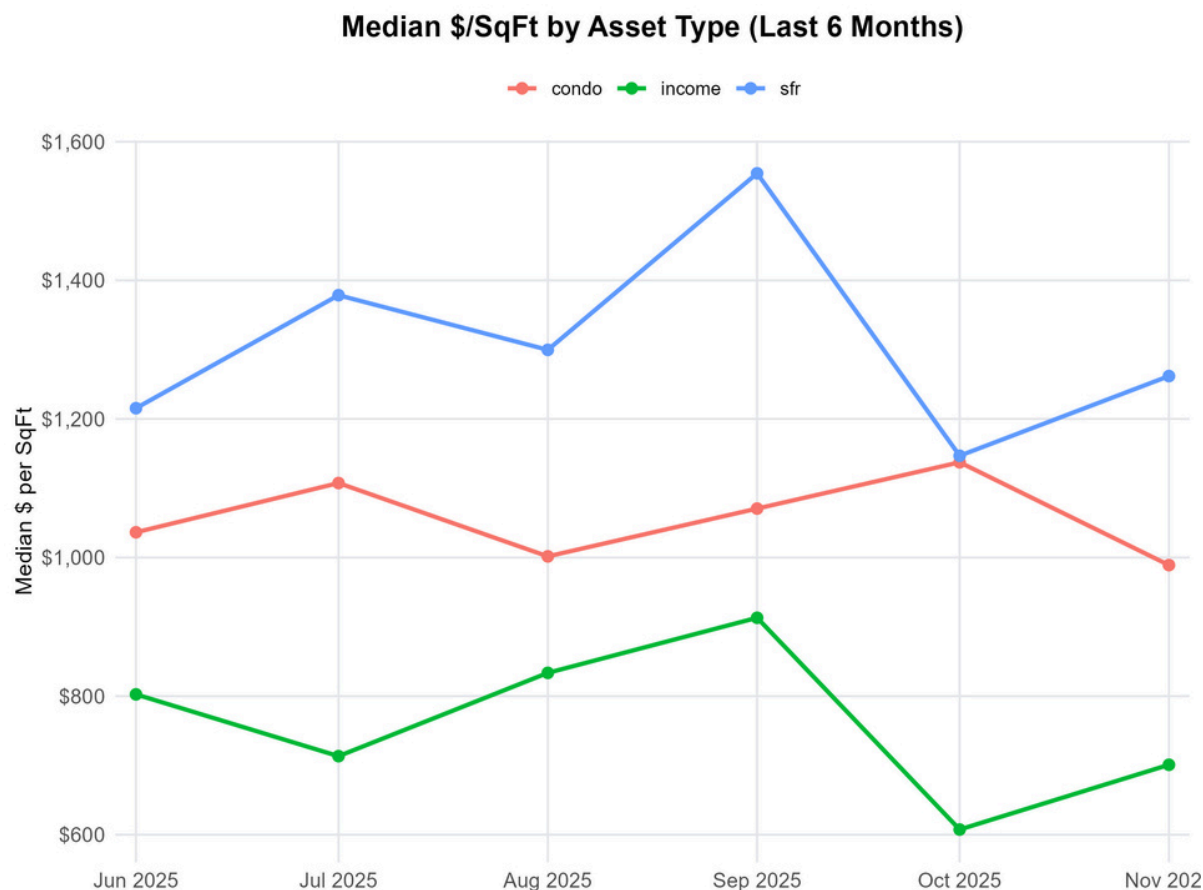
The charts show median prices for single family homes, averaged to the last 6 months. Note the significant jump in price between 4 and 5 bedroom apartments - these are hard to find in Venice.



Pricing & Analysis

Single family homes saw a slow decline in dollar-per-sqft since the summer, rising slightly in November to \$1,262.

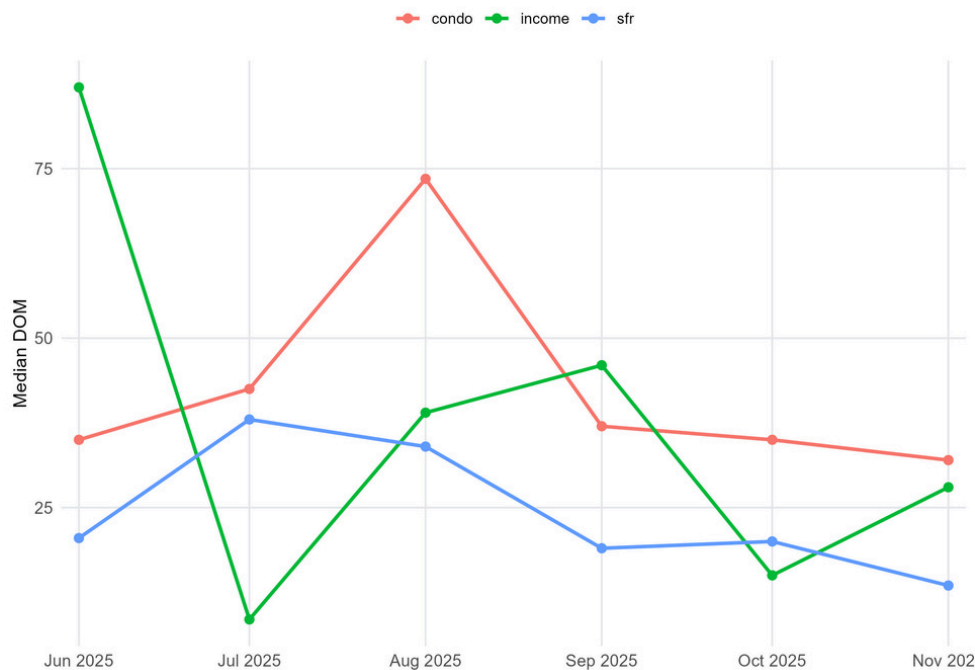
Condos have been rising slightly, and then falling in November to \$1,000



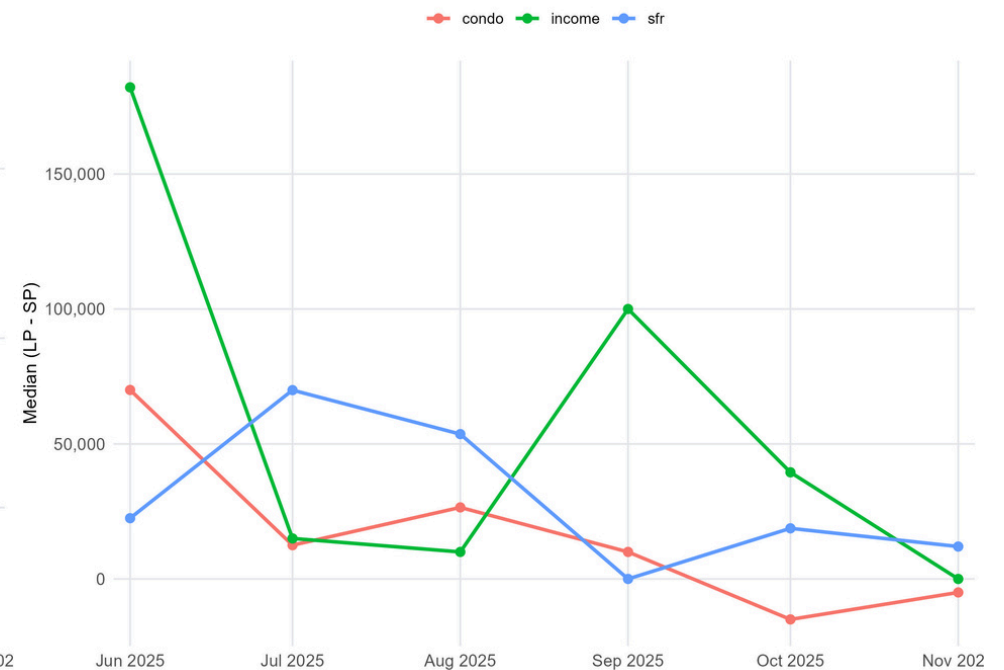
Demand & Activity

Both median days on market and list-to-price difference have been dipping since the summer, suggesting strong demand.

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

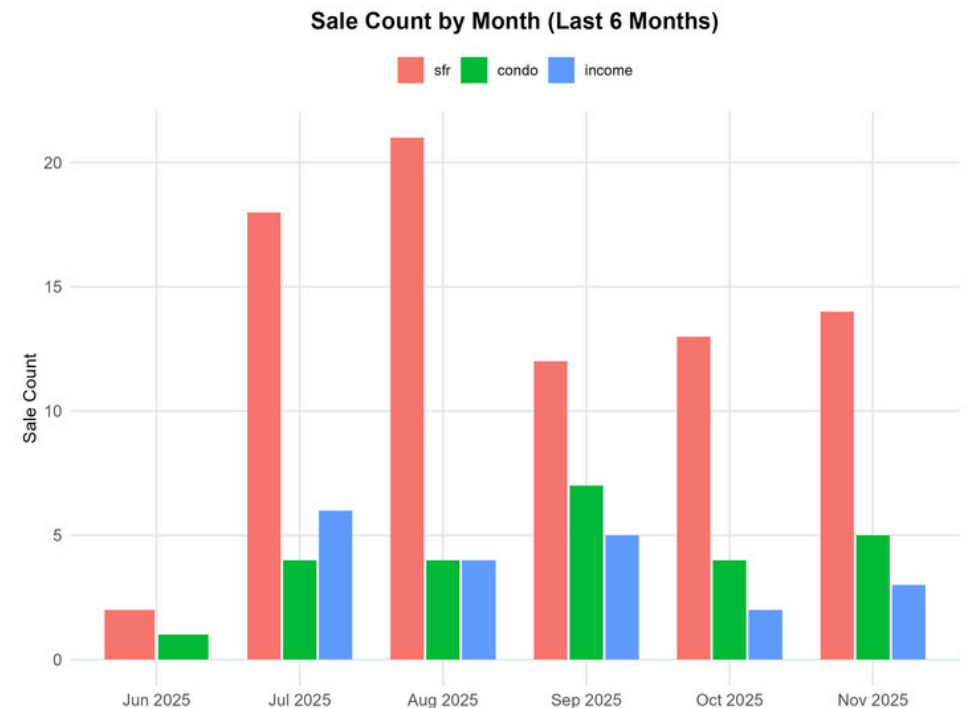


Median List vs Sale Price (LP - SP, Last 6 Months)



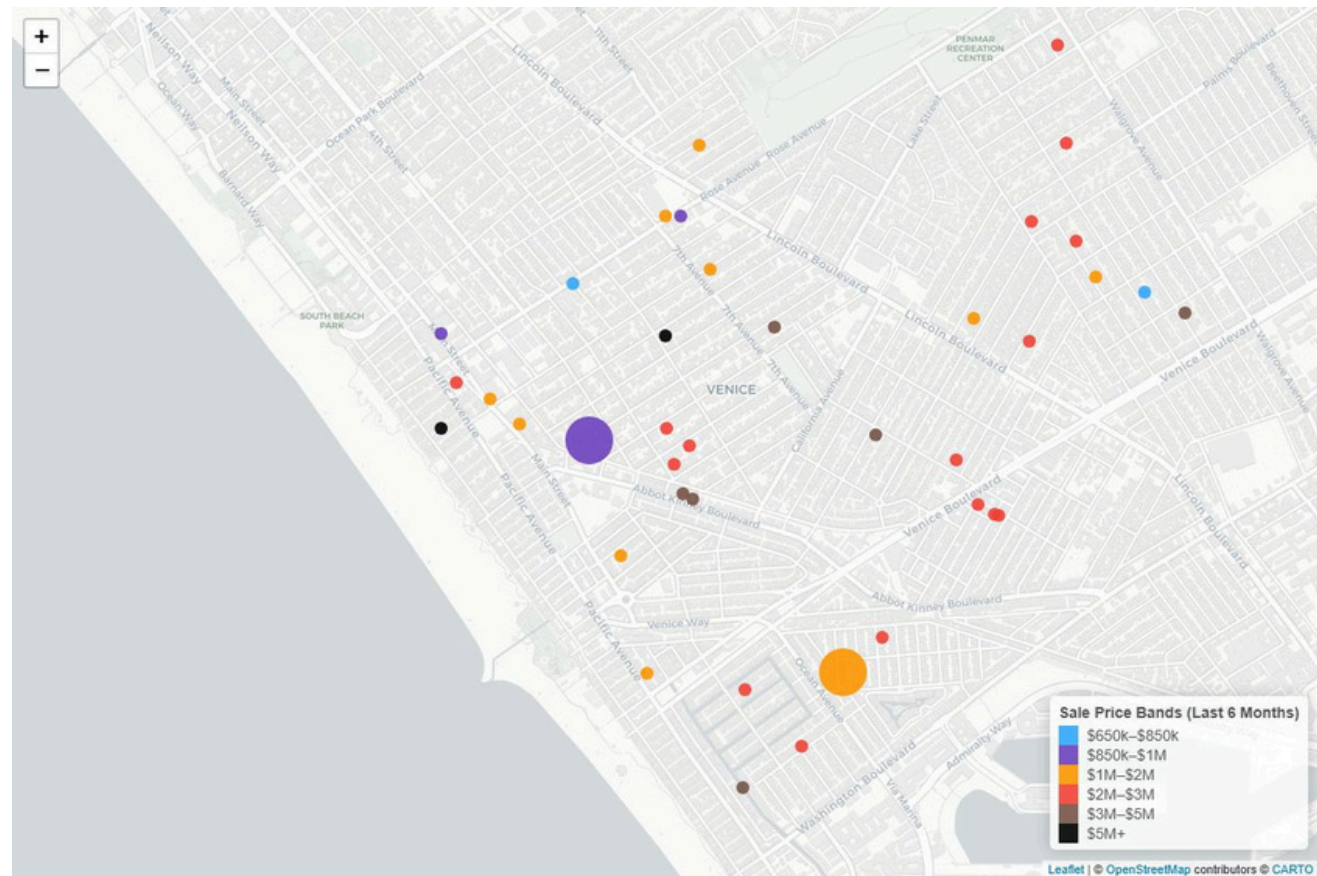
Demand & Activity - Volume

Market Volume is lower than in the summer, but increasing every month. Combined with the metrics in the previous page, this suggests **supply of Venice properties is down, causing buyers to compete over fewer properties.**



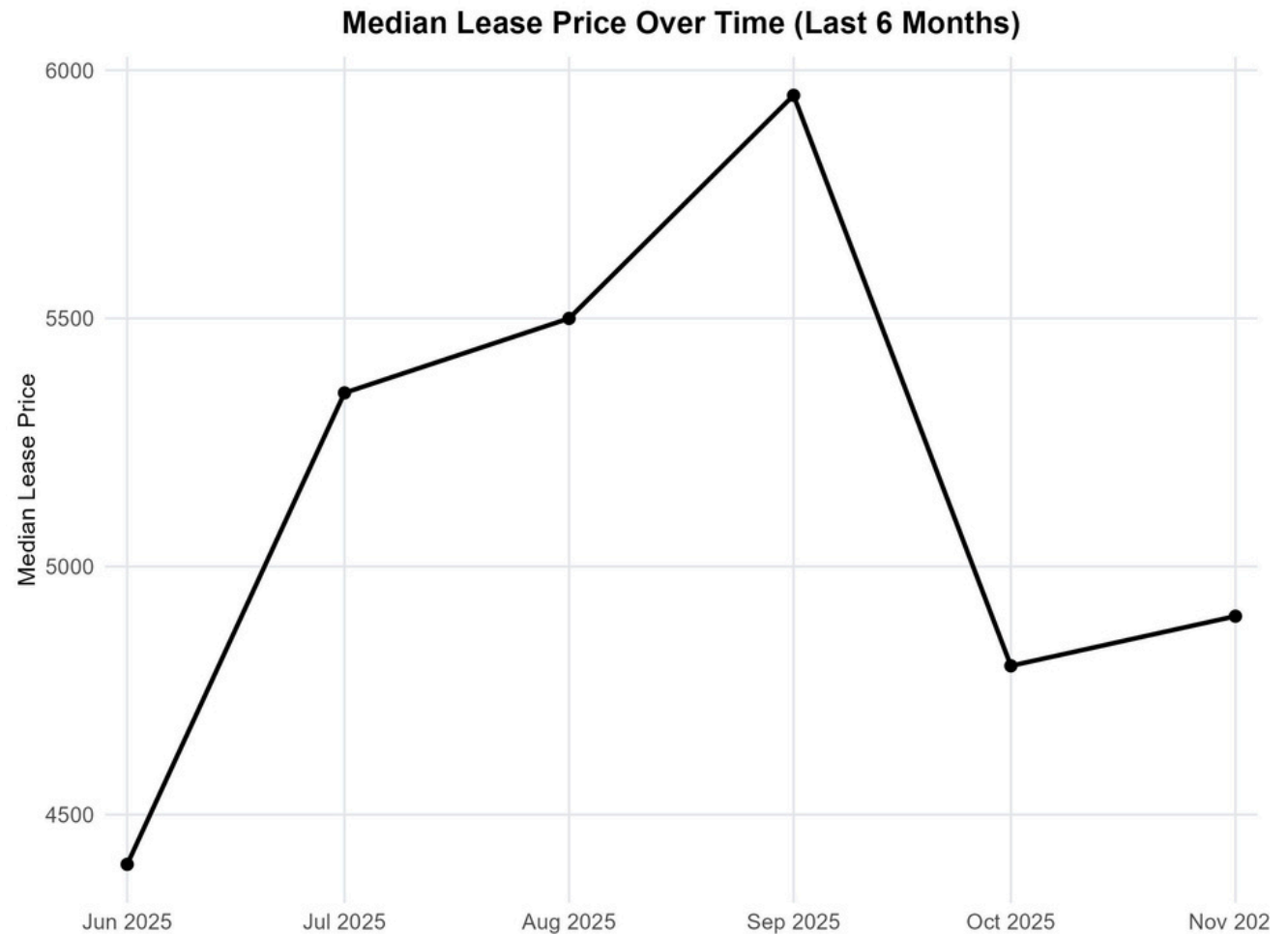
Price Pin Map - By Price Point and Location

The last 6 months saw strong activity in Oakwood, with diverse price ranges, from relatively low to above \$5M. In addition, the Silver Triangle saw significant activity as well.



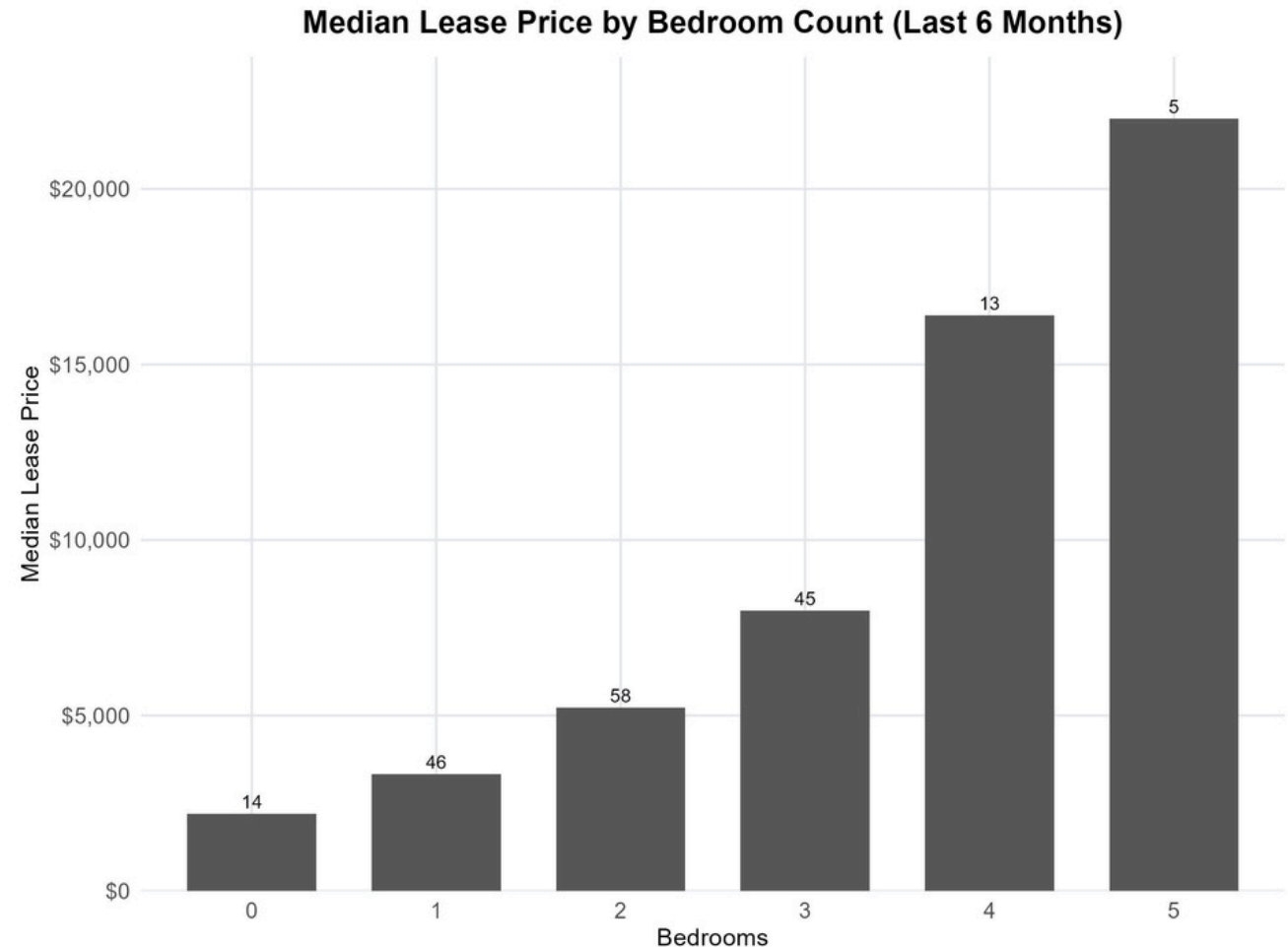
Rental Market Overview

The rental market in Venice took a dip after September, resting at a median of around \$5,100 a month in November.



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 November only.





Local Insights - November

Venice – Neighborhood Snapshot (November 2025 vs Prior Month)

Neighborhood	Median Sale Price	Median Sale Dom	Sale Count	Sale Volume	Median Sale Ppsqft	Median Lease
All Venice	\$2,450,000 ▼	13.5 ▼	14 ▲	\$33,280,000 ▼	\$1,262 ▲	\$5,100 ▼
Beach	\$2,350,000	115	1	\$2,350,000	\$1,176	\$3,725 ▲
Canals	\$2,475,000	120	1	\$2,475,000	\$1,491	
East of Lincoln	\$2,425,000 ▼	7 ▼	5 ▲	\$10,385,000 ▼	\$1,288 ▲	\$9,250 ▲
Milwood	\$2,900,000 ▼	0 ▼	1 →	\$2,900,000 ▼	\$1,052 ▲	\$9,500 ▼
North of Rose						\$2,650 ▼
Oakwood	\$3,425,000 ▲	7.5 ▼	2 ▼	\$6,850,000 ▼	\$2,891 ▲	\$4,500 ▼
Presidents Row	\$2,125,000 ▲	85 ▲	1 →	\$2,125,000 ▲	\$1,221 ▲	
Silver Triangle	\$1,600,000 ▼	15 ▲	3 ▲	\$6,195,000 ▼	\$1,262 ▼	
Windward						\$4,420 ▼

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	\$2,615,000 ▲	13.5 ▼	26 ▲	\$71,039,000 ▲	\$1,241 ▼	\$5,300 ▼
Beach	\$2,350,000 ▼	115 ▲	1 →	\$2,350,000 ▼	\$1,176 ▼	\$3,652 ▼
Canals	\$2,475,000	120	1	\$2,475,000	\$1,491	
East of Lincoln	\$2,560,000 ▲	12 ▼	9 ▲	\$22,025,000 ▲	\$1,130 ▼	\$8,500 ▲
Milwood	\$3,137,500 ▲	24.5 ▼	2 →	\$6,275,000 ▲	\$983 ▼	\$11,245 ▲
North of Rose						\$4,500 ▼
Oakwood	\$3,267,000 ▲	15 ▼	5 ▲	\$16,994,000 ▲	\$1,465 ▲	\$4,850 ▼
Presidents Row	\$2,112,500 ▲	46.5 ▲	2 ▲	\$4,225,000 ▲	\$1,192 ▼	
Silver Triangle	\$2,750,000 ▲	10 ▼	5 ▲	\$12,445,000 ▲	\$1,262 ▼	\$4,000
Windward	\$4,250,000	0	1	\$4,250,000	\$3,148	\$5,150 ▼



Questions?

Feel free to reach out if you have any questions!

Phone: 310-467-2616

Email: ben@dogtownrealty.com

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Based on information from Vesta Plus MLS as of November 25, 2024. 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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