

Venice Market Report

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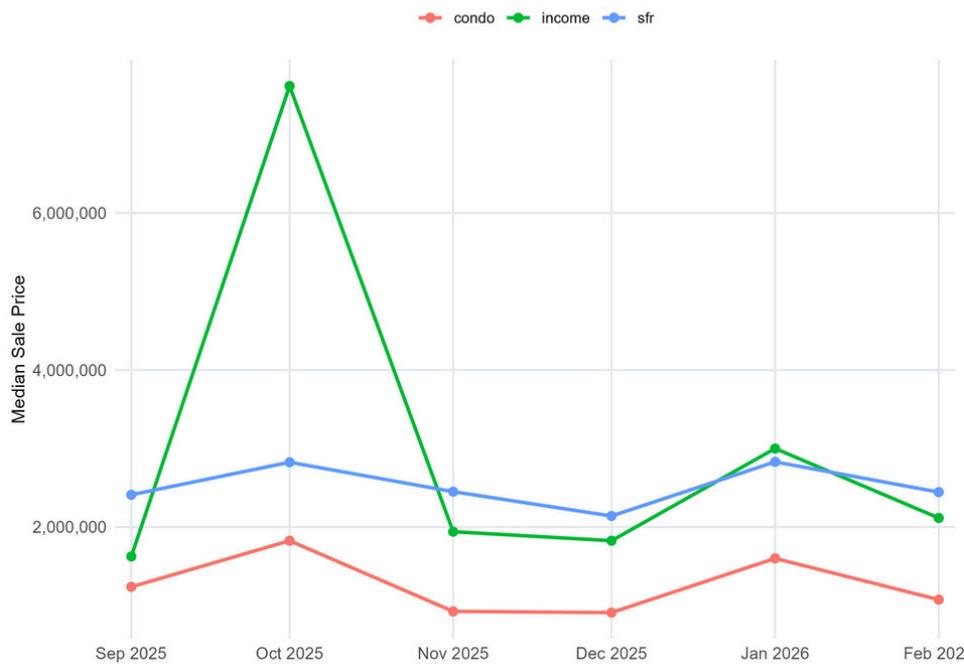
Key Takeaways

- Single family homes prices have decreased in February
- 2+ bedroom houses are in **high demand**
- Houses take longer to sell, and are sold closer to asking price than previous months
- **Canals, Windward, Milwood, and East of Lincoln** sees strong activity in November and December
- **Rental prices increased slightly**
- Market power has slightly shifted towards the **buyer**.

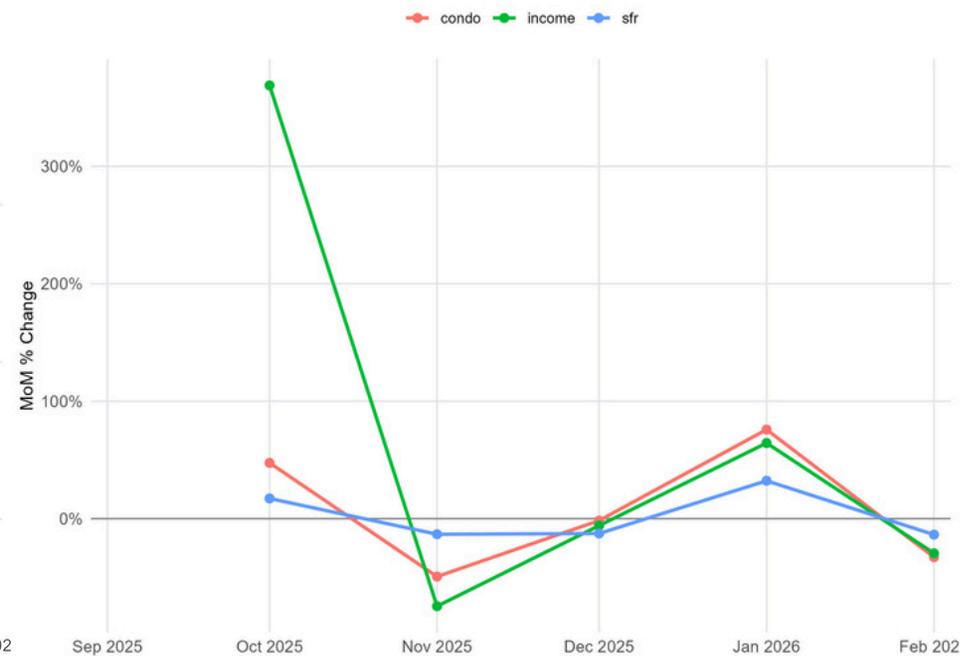
General Overview

Prices of all asset types in Venice **decreased** during February, at similar rates. The decrease is very significant, at around 3% - 5%, following a trend of relative price stability since the summer of 2025, with prices rising and falling slightly each month.

Median Sale Price by Asset Type (Last 6 Months)



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



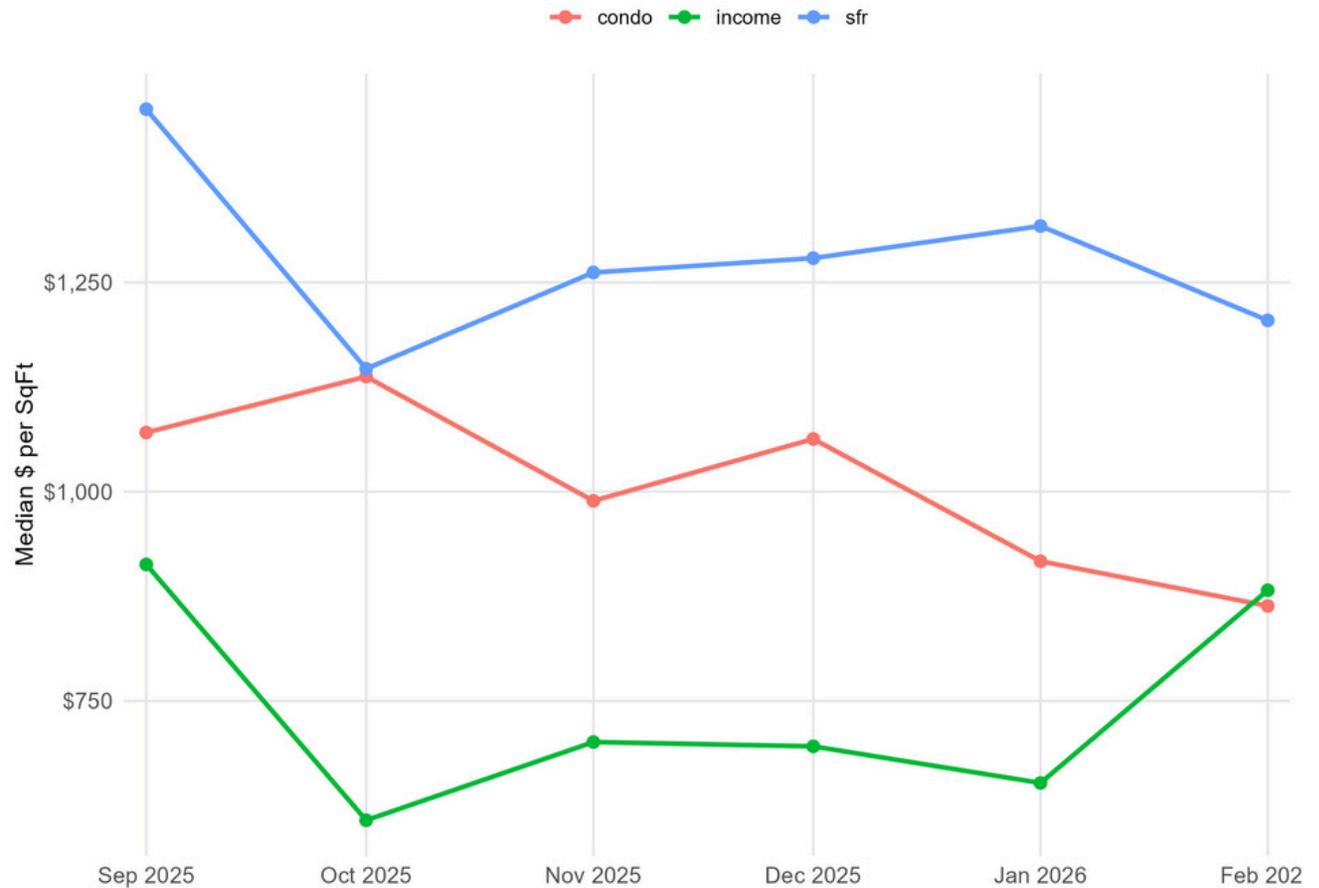
General Overview

The charts show median prices for single family homes, averaged to the last 6 months. Note the significant jump in price between 2 and 3 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 have **decreased** in February, at around \$1,200/sqft.

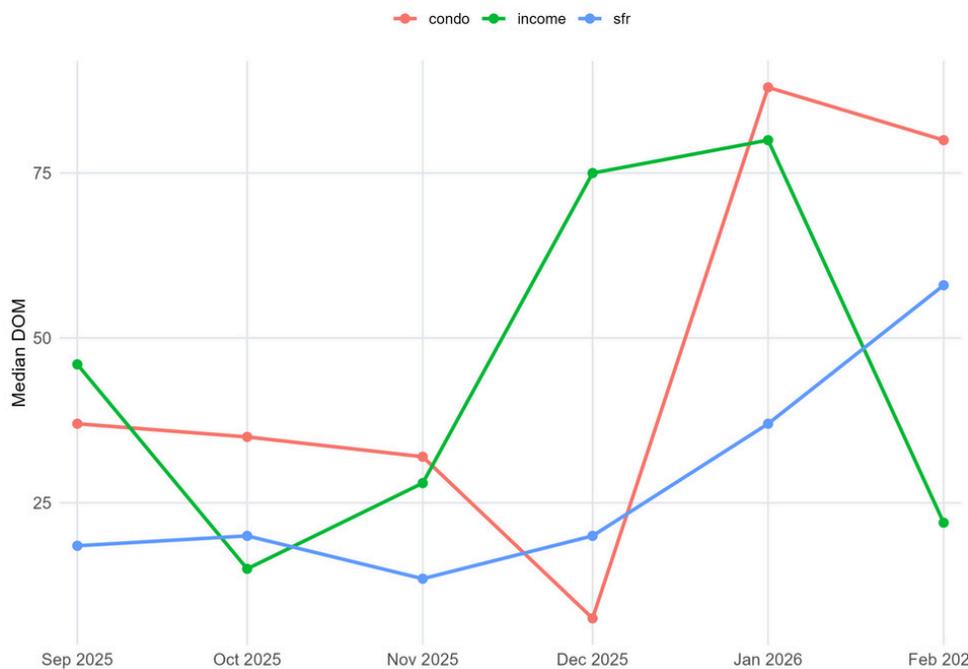
Condos have been declining in value per sqft, dropping to around \$800/sqft in February.

Demand & Activity

Median days-on-market for single family homes continues an increasing trend, surpassing 50 days in February. Condos have dropped slightly, but still sold after more than 75 days.

All asset types have seen a declined in asking price vs sale price. This reinforces the idea that market power is shifting towards the buyer.

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



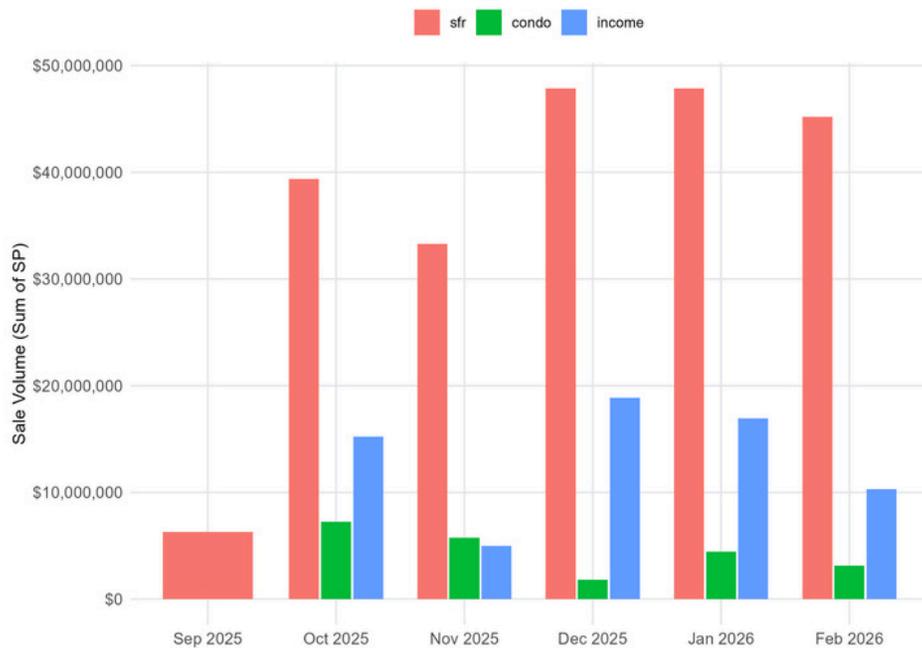
Median List vs Sale Price (LP - SP, Last 6 Months)



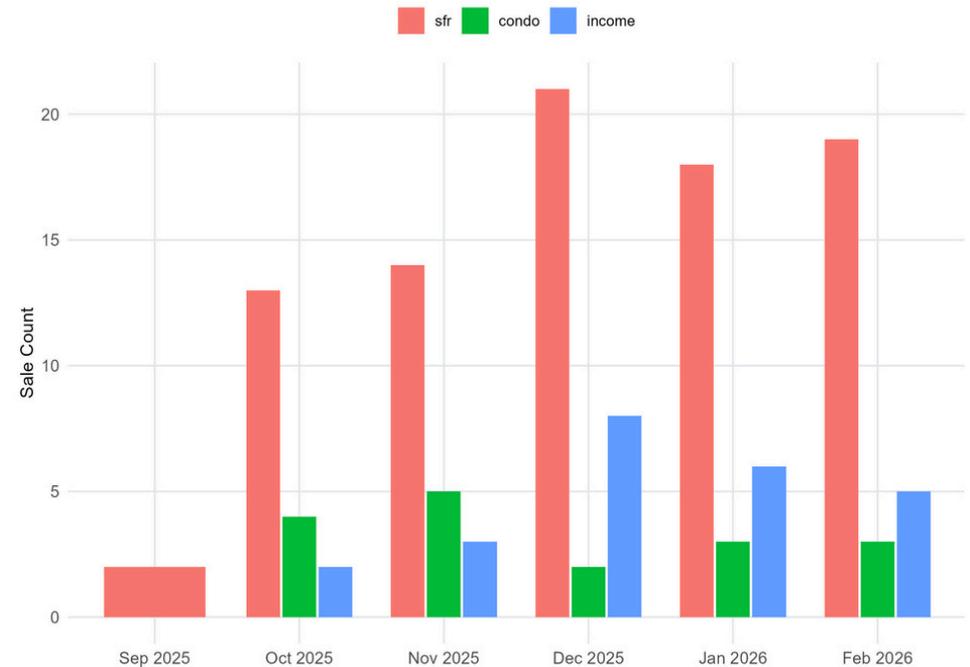
Demand & Activity - Volume

While sale count of single family homes increased, sale volume decreased in February. It means that although more houses were sold, they were sold at lower prices.

Sale Volume by Month (Last 6 Months)



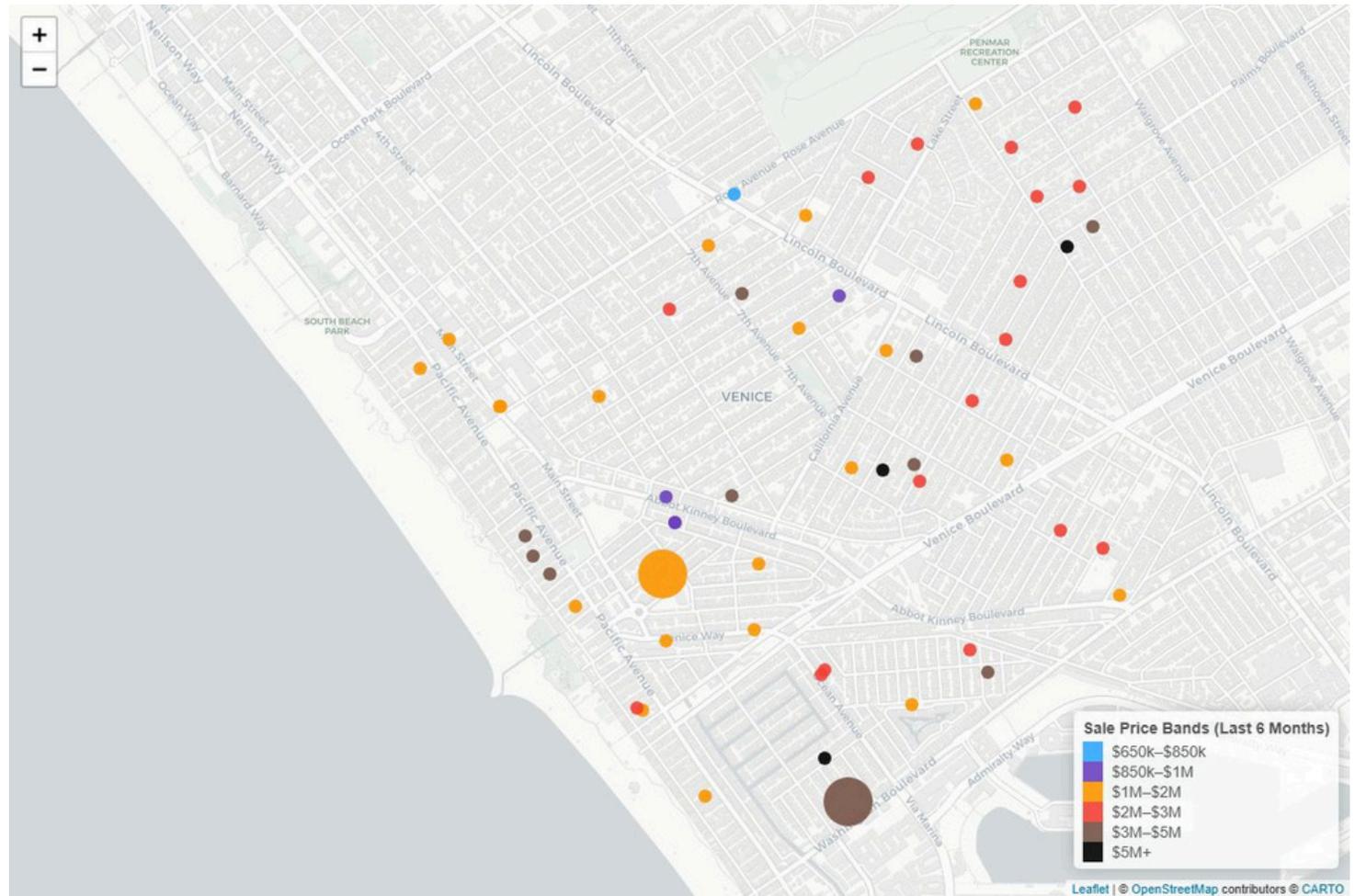
Sale Count by Month (Last 6 Months)



Price Pin Map - By Price Point and Location

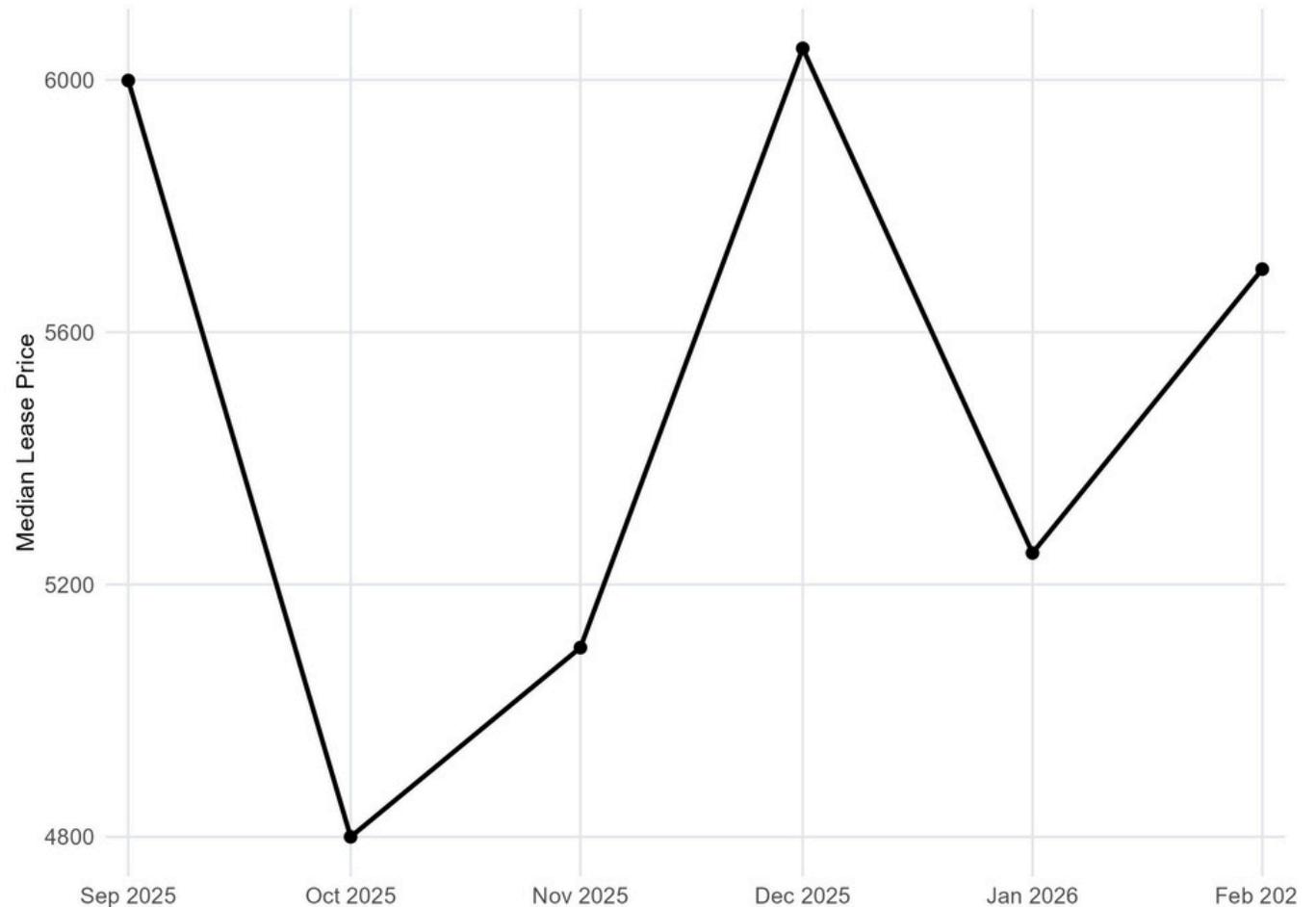
The last 6 months saw strong activity in the Canals and Windward neighborhoods with several sales between \$1m - \$5m.

High price activity was also observed in Milwood and East of Lincoln.



Rental Market Overview

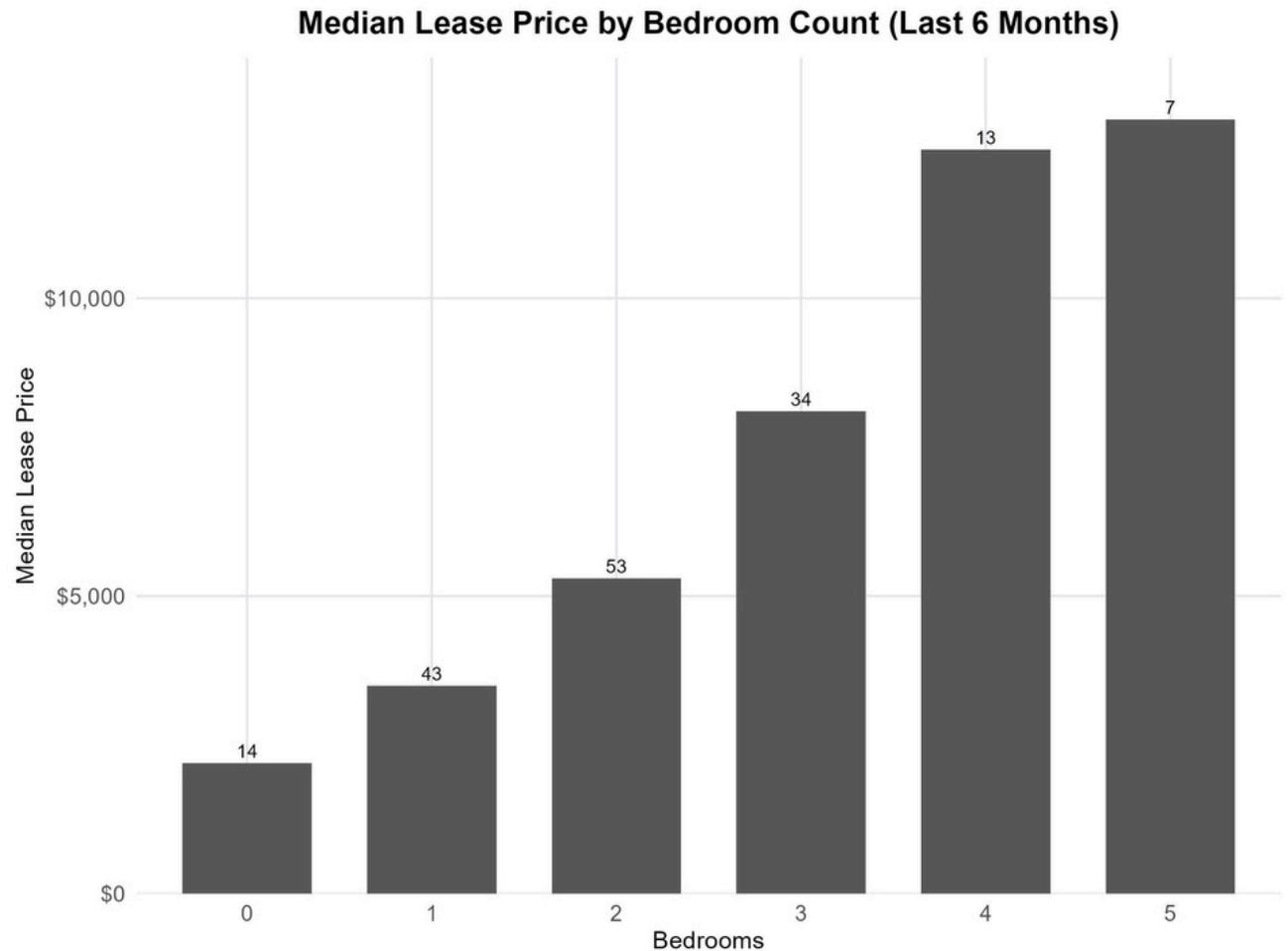
Median Lease Price Over Time (Last 6 Months)



Lease prices in Venice have been very volatile in the last 6 months, spiking in December 2025 and dropping in January, only to slightly rise in February to \$5,700/mo.

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 February only.



Local Insights - February

Venice – Neighborhood Snapshot (February 2026 vs Prior Month)

Neighborhood	Median Sale Price	Median Sale Dom	Sale Count	Sale Volume	Median Sale Ppsqft	Median Lease
All Venice	\$2,444,393 ▼	58 ▲	19 ▲	\$45,198,393 ▼	\$1,205 ▼	\$5,650 ▲
Beach	\$2,560,000 ▼	52.5 ▼	2 ▲	\$5,120,000 ▲	\$1,022 ▼	\$4,600 ▲
Canals						\$4,000 ▼
East of Lincoln	\$2,672,500 ▼	73 ▲	4 ▼	\$11,175,000 ▼	\$1,313 ▼	
Milwood	\$2,600,000 ▲	33	4 ▲	\$10,220,000 ▲	\$1,397 ▲	\$8,000 ▲
Oakwood	\$1,812,500 ▼	171.5 ▲	2 ▼	\$3,625,000 ▼	\$924 ▼	\$7,800 ▲
Presidents Row	\$2,672,196 ▲	129 ▲	2 ▲	\$5,344,393 ▲	\$1,397 ▲	\$3,750 ▲
Silver Triangle	\$3,129,500 ▲	10.5 ▼	2 ▼	\$6,259,000 ▼	\$1,323 ▲	\$4,550 ▼
Windward	\$912,500 ▼	96 ▲	3 →	\$3,455,000 ▼	\$977 ▼	\$4,322 ▲



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	\$2,197,000 ▼	32.5 ▼	56 ▼	\$135,761,893 ▼	\$1,293 ▲	\$5,400 ▼
Beach	\$2,635,000 ▼	52.5 ▲	4 ▲	\$11,870,000 ▲	\$1,133 ▼	\$5,025 ▼
Canals						\$7,812 ▼
East of Lincoln	\$2,232,500 ▼	19 ▼	18 ▼	\$40,862,500 ▼	\$1,289 ▲	\$9,475 ▲
Milwood	\$2,334,500 ▼	28.5 ▲	10 ▼	\$26,835,000 ▼	\$1,485 ▲	\$8,400 ▼
North of Rose						\$2,350 ▼
Oakwood	\$2,387,500 ▼	55 ▲	6 ▼	\$15,530,000 ▼	\$1,167 ▼	\$5,500 →
Presidents Row	\$2,444,393 ▲	70 ▲	3 ▼	\$7,169,393 ▼	\$1,321 ▼	\$3,600 ▼
Silver Triangle	\$2,950,000 ▼	11 ▼	7 ▲	\$21,409,000 ▲	\$1,064 ▼	\$6,400 ▲
Windward	\$1,430,500 ▼	31.5 ▼	8 →	\$12,086,000 ▼	\$1,394 ▲	\$3,850 ▼



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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