



# Venice Market Report

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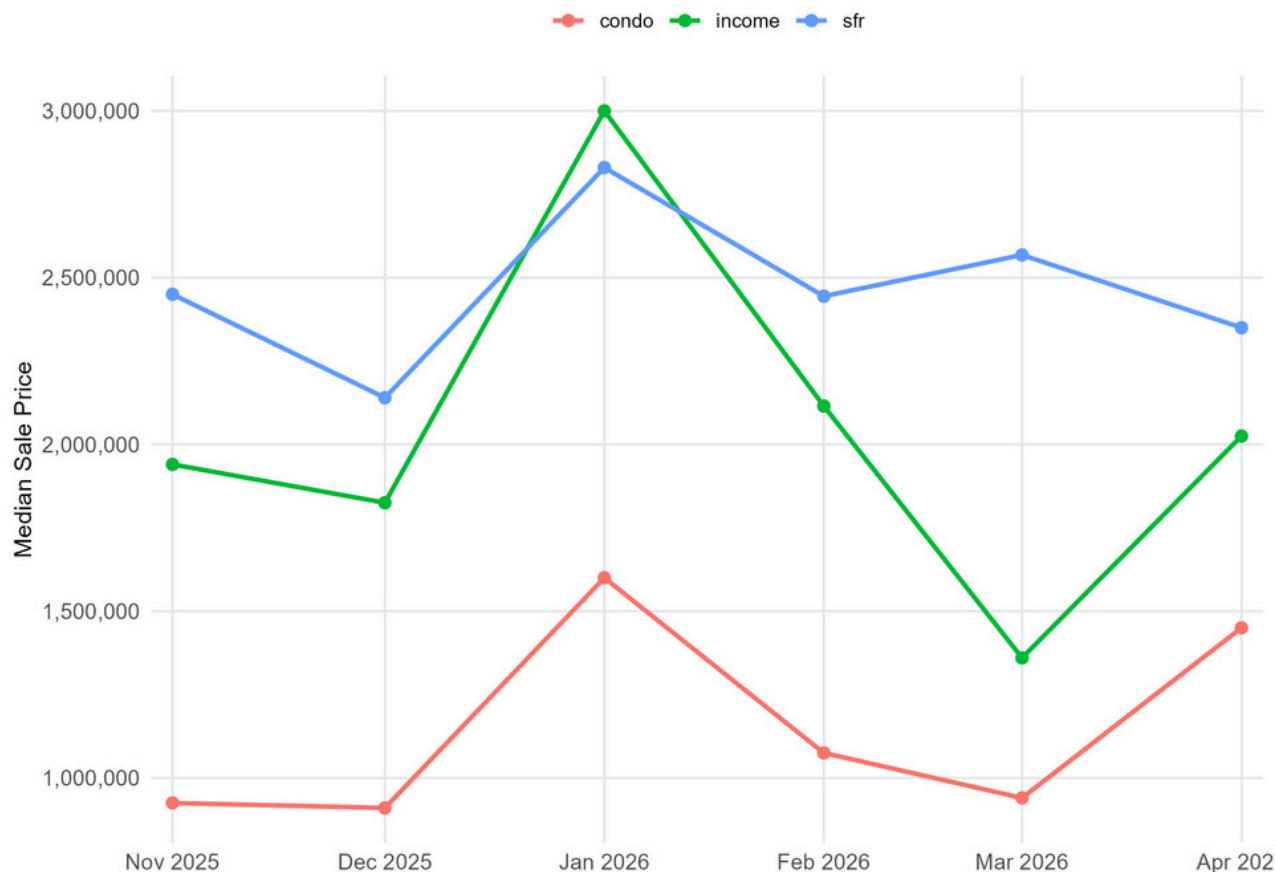
## Key Takeaways

- **Prices are stable overall, with mixed movement across asset types**
  - Single family pricing has held steady, while condos and multifamily saw volatility, including a pullback in April.
- **Price per square foot remains elevated for SFRs**
  - Indicates continued demand for well-located homes despite flat headline pricing.
- **Homes are selling faster — with strong pricing on SFRs**
  - Days on market remain low, and April saw SFRs selling significantly above asking on average.
- **Sales activity is slowing, even as pricing holds**
  - Transaction counts are declining across asset types, pointing to reduced volume rather than reduced demand.
- **Inventory is rising — shifting leverage slightly toward buyers**
  - Months of supply has increased sharply, meaning more listings relative to sales.
- **Larger homes continue to command a premium**
  - Both sales and leases show strong pricing for 3+ bedroom properties, especially 4-bedroom homes.
- **Rental market remains volatile, not simply softening**
  - Apartment and SFR rents have swung significantly month-to-month, ending April at mid-to-high levels rather than declining outright.

## General Overview

Single family homes prices in Venice have remained relatively stable during the last 6 months. Multi family properties and condos have increased significantly in price during April.

Median Sale Price by Asset Type (Last 6 Months)



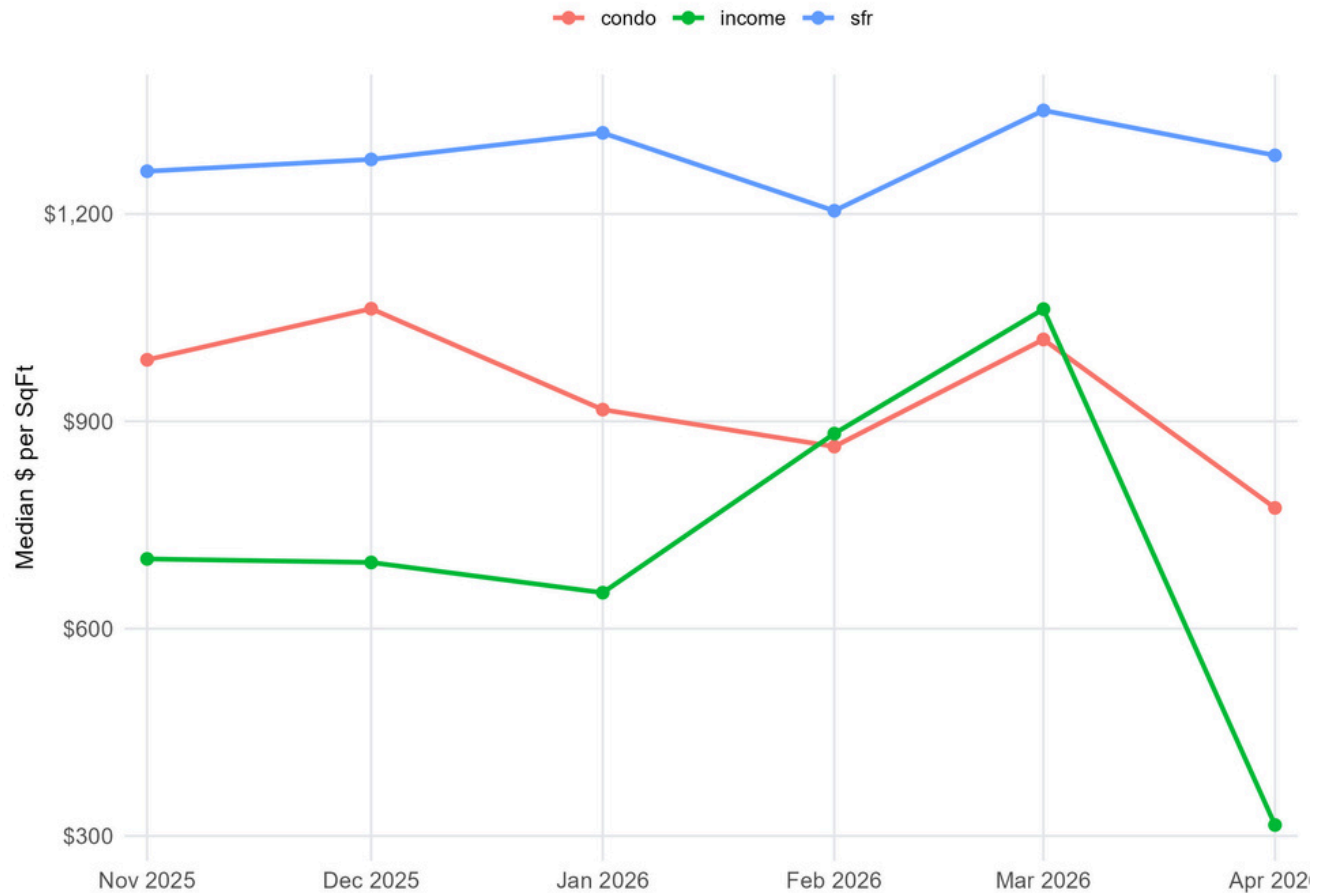
## General Overview

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 prices per sqft have increased during March, and remained stable during April.

Condos, while decreased slowly over the last 6 months, have increased slightly during March, and dipped to a 6 months low in April.

Multifamily properties have been increasing since January, though dipping significantly in April.

# Demand & Activity

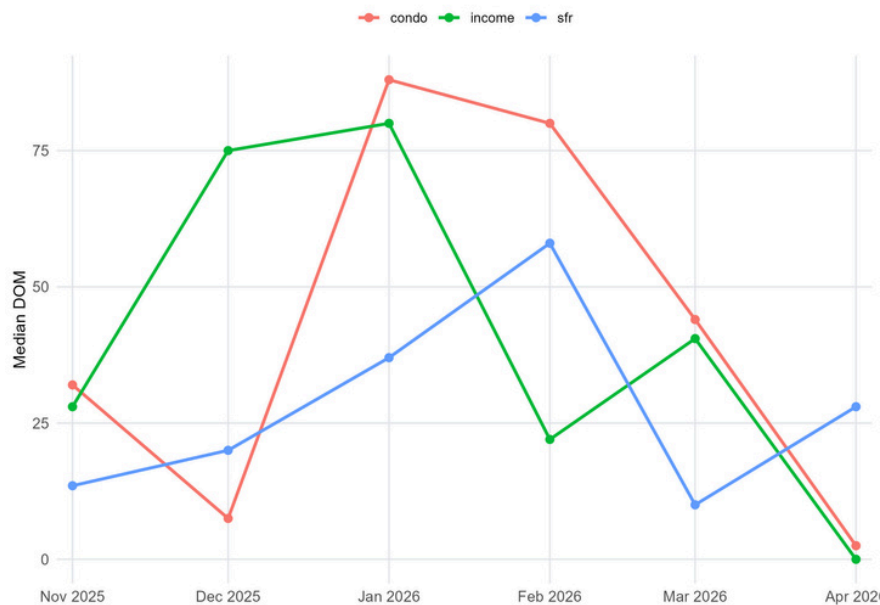
Median days-on-market for single family homes have been dipping since February. Though April saw a minor increase, days-on-market for SFRs are still relatively low, indicating fast sales.

Multi-families and condos days-on-market have dipped significantly since January, meaning properties are sold faster.

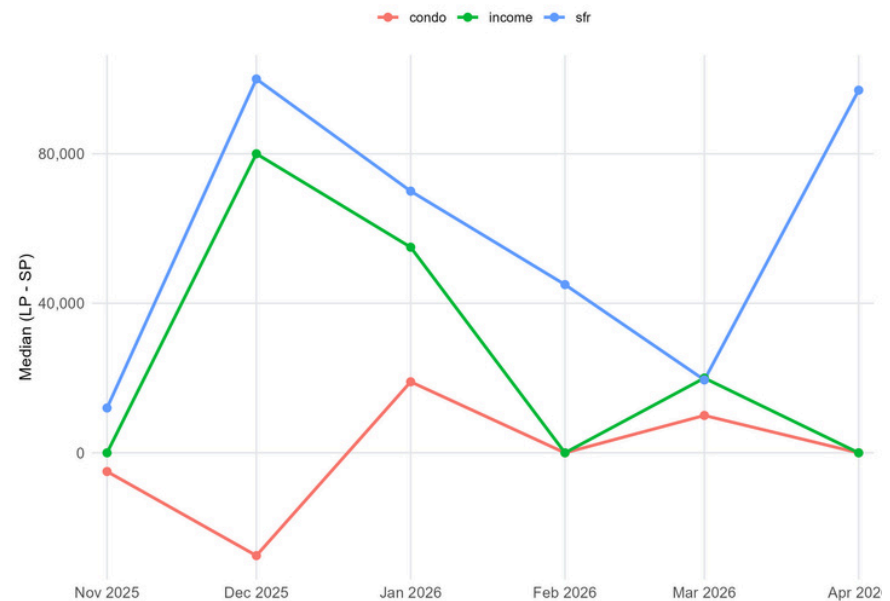
Median list-to-sale price for SFRs in Venice surged during April, meaning buyers were willing to pay, on average, over \$80,000 over asking price.

Income properties and condos have remained stable in selling, average, for around asking price.

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



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



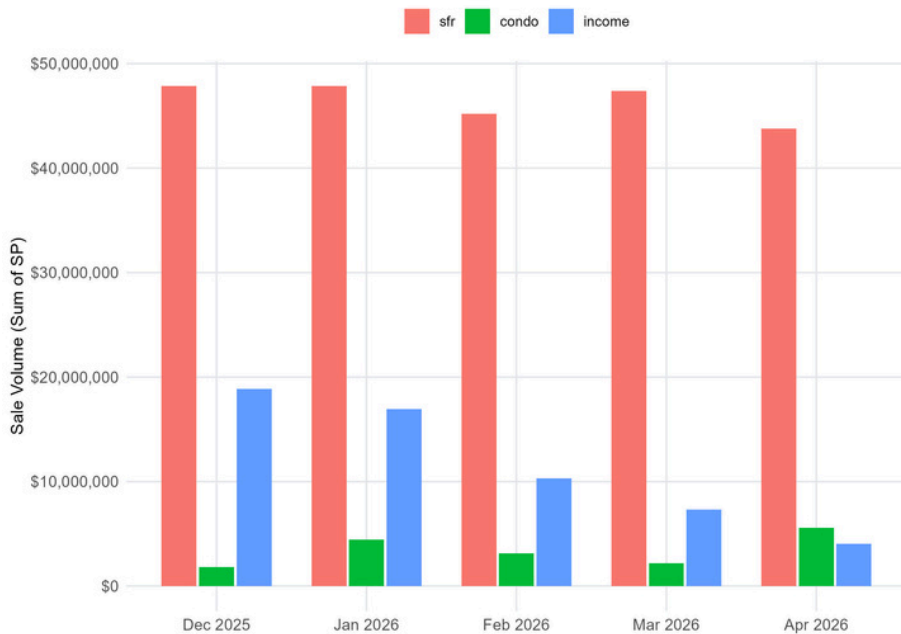
## Demand & Activity - Volume

Sales of SFRs in Venice have been decreasing in count, while sales volume remained stable.

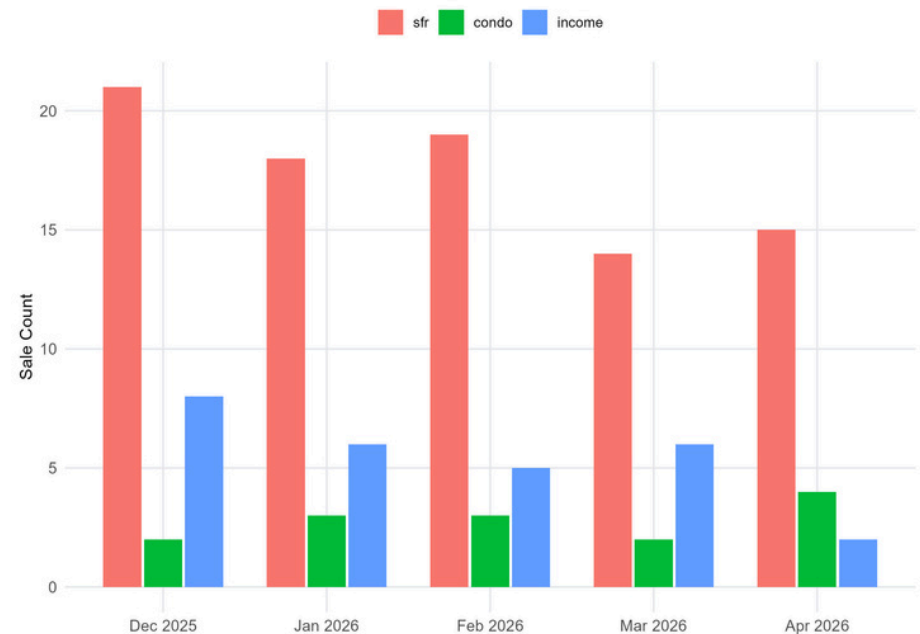
Income property sales and volume have been decreasing since December 2025.

Condo sales and volume and counts have remained relatively stable since December 2025, increasing slightly.

Sale Volume by Month (Last 6 Months)



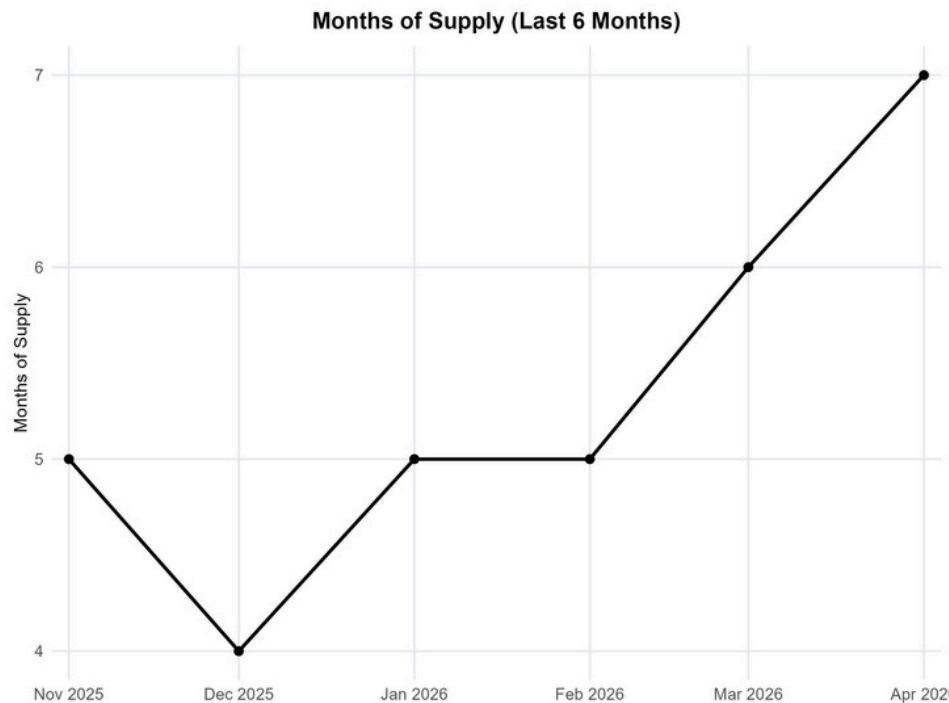
Sale Count by Month (Last 6 Months)



## Demand & Activity - Months of Supply

Months of supply is a ratio of active listings / sold listings at a given month. Higher numbers indicate more supply than demand, while lower numbers indicate more demand than supply.

Venice has seen a rapid increase in months of supply, meaning less houses are being sold than are actively marketed for sale.



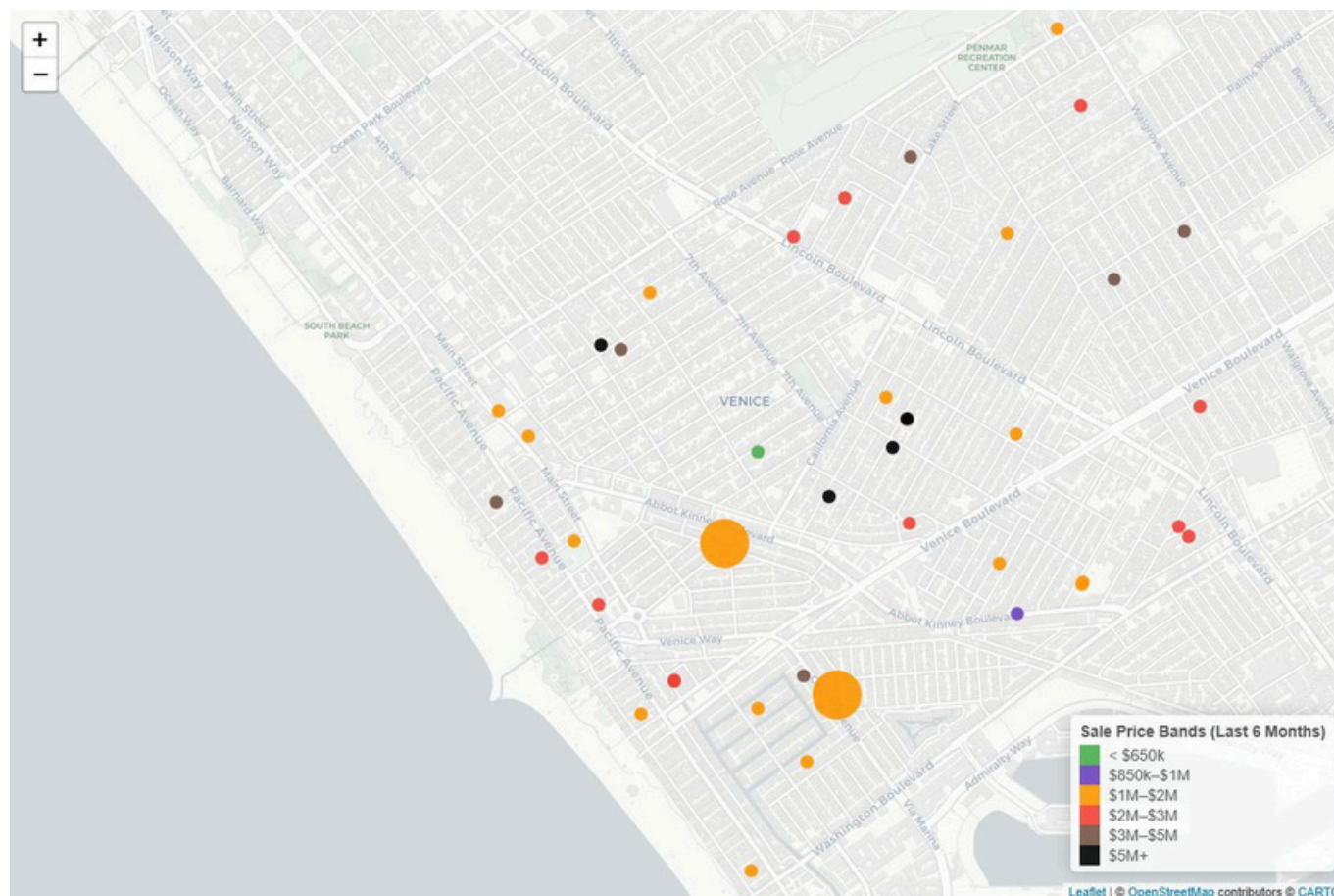
## Price Pin Map - By Price Point and Location

The last 6 months saw strong activity around Windward, seeing several sales between \$1m - \$2m near Abbot Kinney.

The Silver Triangle also saw several sales between \$1m-\$2m.

Milwood saw several sales at \$5m+.

High price activity was also observed along the beach, and East of Lincoln.



## Rental Market Overview - Apartments

Lease prices of apartments in Venice have been very volatile in the last 6 months, spiking in January and dropping in February, only to increase back up in March and April, stopping at a median of ~\$4,050/mo.



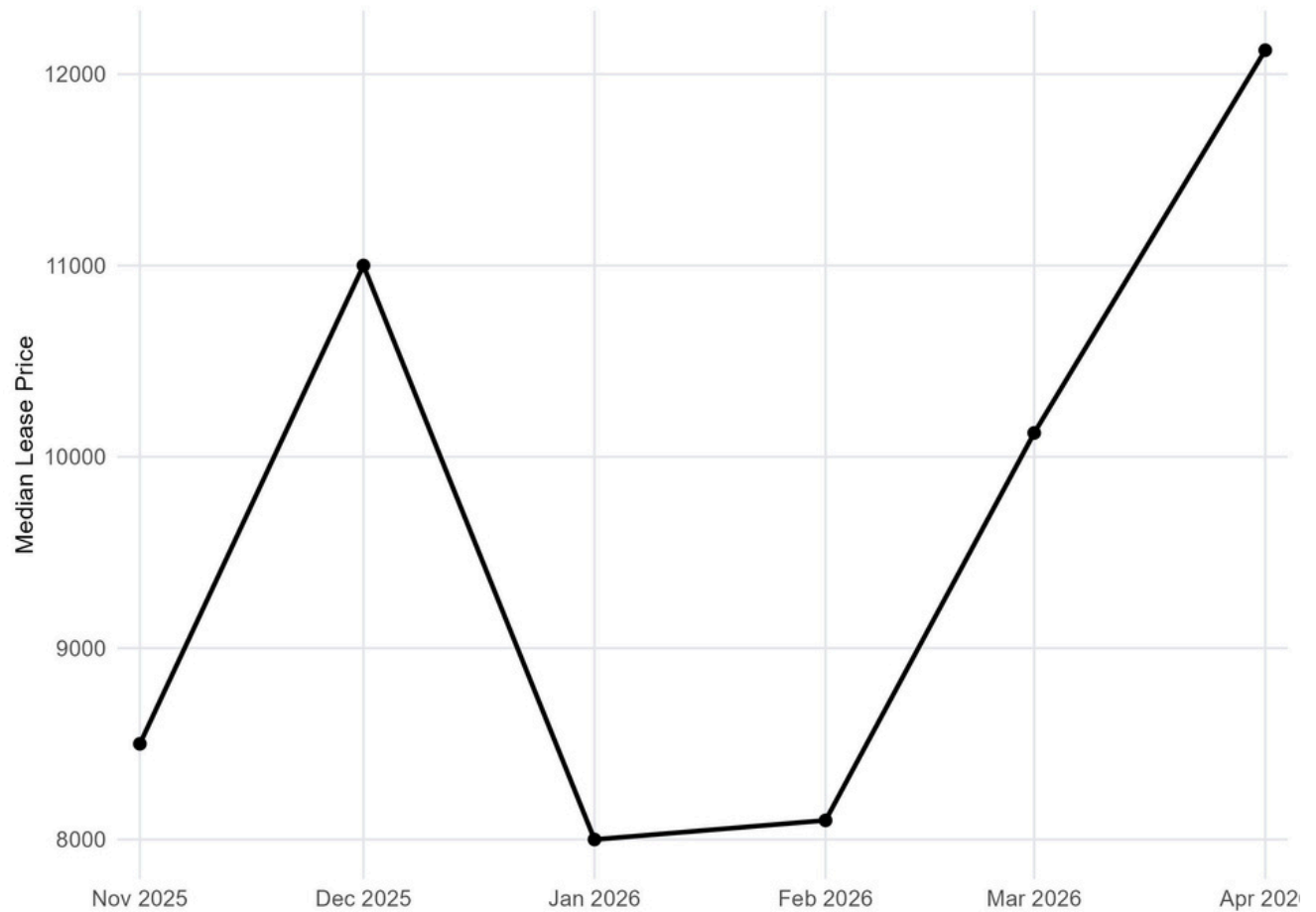
## Rental Market Overview - Apartments

The chart below shows the median lease price for apartments, segmented by bedroom count. We can observe that 3+ bedroom units, being in relatively low supply, get leased for a median of over \$6,000.



## Rental Market Overview - SFR

Median SFR Lease Price Over Time (Last 6 Months)



Lease prices for single family homes have also been quite volatile, though spiking since February, reaching a median of just over \$12,000/mo.

## Rental Market Overview - SFR

The chart below shows the median lease price for single family homes, segmented by bedroom count. We can again observe that 3+ bedroom houses get leased for almost twice the price of 2 bedroom houses.

4 bedroom houses get a particularly high premium, being leased on average for close to \$16,000/mo



## Local Insights

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



## Local Insights - April (SFR)

### Venice – Neighborhood Snapshot (April 2026 vs Prior Month)

Neighborhood	Median Sale Price	Median Sale Dom	Sale Count	Sale Volume	Median Sale Ppsqft	Median Lease
All Venice	\$2,350,000 ▼	28 ▲	15 ▲	\$43,798,825 ▼	\$1,285 ▼	\$12,125 ▲
Beach	\$2,125,000 ▲	86.5	2 ▼	\$4,250,000 ▼	\$1,035 ▼	
Canals	\$1,835,000	84	2	\$3,670,000	\$3,190	\$10,250
East of Lincoln	\$2,825,000 ▲	22.5 ▲	6 ▲	\$18,741,500 ▲	\$1,208 ▲	\$9,875
Milwood	\$3,689,912 ▼	85.5 ▲	2 ▼	\$7,379,825 ▼	\$1,063 ▼	\$19,000 ▲
Oakwood	\$5,200,000 ▲	21 ▲	1 →	\$5,200,000 ▲	\$1,444 ▲	\$14,425 ▲
Presidents Row	\$2,278,750 ▲	14 ▲	2 →	\$4,557,500 ▲	\$1,266 ▼	\$15,900 ▲
Windward						\$9,600 ▲

## Local Insights - 3 month Average (SFR)

### Venice – Neighborhood Snapshot (Last 3 Months)

Neighborhood	Median Sale Price	Median Sale Dom	Sale Count	Sale Volume	Median Sale Ppsqft	Median Lease
All Venice	\$2,423,250 ▼	26 ▲	48 ▼	\$136,369,218 ▼	\$1,285 ▼	\$10,750 ▼
Beach	\$2,010,000 ▼	47 ▲	7 ▲	\$16,391,000 ▼	\$1,045 ▼	
Canals	\$1,835,000 ▼	84 ▲	2 ▼	\$3,670,000 ▼	\$3,190 ▲	\$7,125 ▼
East of Lincoln	\$2,700,000 ▲	24 ▲	13 ▼	\$37,011,500 ▼	\$1,195 ▼	\$9,875 ▼
Milwood	\$3,795,000 ▲	29 ▲	9 ▼	\$37,979,825 ▼	\$1,448 ▲	\$14,750 ▲
Oakwood	\$3,132,500 ▲	20.5 ▼	4 ▼	\$13,215,000 ▼	\$1,191 ▲	\$12,000 ▲
Presidents Row	\$2,278,750 ▲	14 ▼	6 ▲	\$13,167,893 ▲	\$1,335 ▼	\$11,998 ▲
Silver Triangle	\$3,750,000 ▲	11 ▼	3 ▼	\$10,009,000 ▼	\$1,441 ▼	\$15,000 ▲
Windward	\$1,191,250 ▼	72 ▲	4 ▼	\$4,925,000 ▼	\$977 ▼	\$7,700 ▼



# Questions?

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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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