

# Elliman Report

**Q2-2020** Venice, CA and Mar Vista, CA Sales

## Venice Single Family Dashboard

YEAR-OVER-YEAR

+ 5.8%

Prices Average Price Per Sq Ft

- 38.8%

Sales Closed Sales

+ 32.6%

Inventory Total Inventory

- 19 days

Marketing Time

Days on Market

- All price trend indicators pressed higher year over year as sales fell sharply
- Listing inventory rose to its highest level in five years of tracking

## Venice Condo Dashboard

YEAR-OVER-YEAR

- 6.4%

Prices Average Price Per Sq Ft

- 37.5%

Sales Closed Sales

+ 64.3%

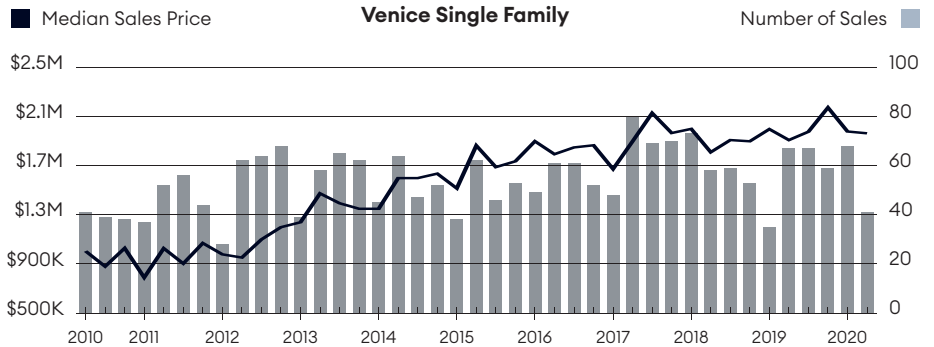
Inventory Total Inventory

+ 11 days

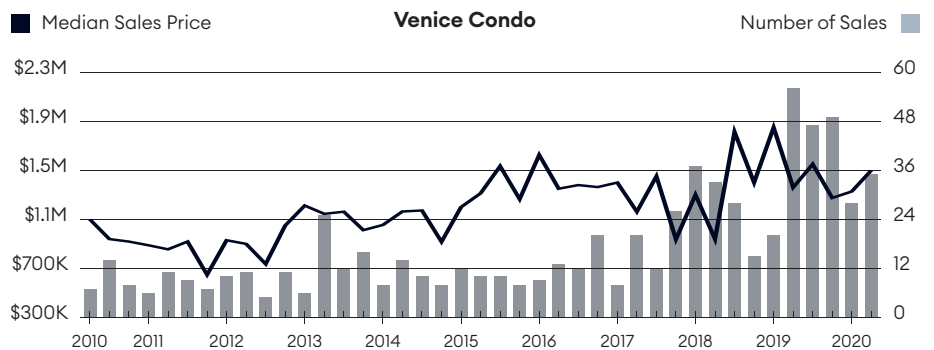
Marketing Time

Days on Market

- Price trend indicators showed mixed year over year results as sales declined
- The market pace remained brisk despite listing inventory rising to its highest level in five years



Venice Single Family Matrix	Q2-2020	%Δ (QTR)	Q1-2020	%Δ (YR)	Q2-2019
Average Sales Price	\$2,357,012	7.7%	\$2,188,254	11.0%	\$2,122,954
Average Price Per Sq Ft	\$1,191	16.0%	\$1,027	5.8%	\$1,126
Median Sales Price	\$1,965,000	-0.7%	\$1,979,760	2.9%	\$1,910,000
Number of Sales (Closed)	41	-39.7%	68	-38.8%	67
Days on Market (From Last List Date)	26	-58.7%	63	-42.2%	45
Listing Discount (From Last List Price)	3.6%		3.0%		3.2%
Listing Inventory	118	59.5%	74	32.6%	89
Months of Supply	8.6	160.6%	3.3	115.0%	4.0
Average Square Feet	1,979	-7.1%	2,131	5.0%	1,885



Venice Condo Matrix	Q2-2020	%Δ (QTR)	Q1-2020	%Δ (YR)	Q2-2019
Average Sales Price	\$1,514,429	-18.3%	\$1,853,278	-11.0%	\$1,702,302
Average Price Per Sq Ft	\$945	-7.8%	\$1,025	-6.4%	\$1,010
Median Sales Price	\$1,500,000	13.0%	\$1,327,500	10.3%	\$1,360,000
Number of Sales (Closed)	35	25.0%	28	-37.5%	56
Days on Market (From Last List Date)	60	-1.6%	61	22.4%	49
Listing Discount (From Last List Price)	2.9%		4.6%		4.2%
Listing Inventory	23	76.9%	13	64.3%	14
Months of Supply	2.0	42.9%	1.4	150.0%	0.8
Average Square Feet	1,603	-11.3%	1,808	-4.9%	1,685



Prepared by Miller Samuel Real Estate Appraisers & Consultants

## Mar Vista Single Family

### Dashboard

YEAR-OVER-YEAR

**+ 2.8%**  
Prices Average Price Per Sq Ft

**- 46.5%**  
Sales Closed Sales

**+ 6.3%**  
Inventory Total Inventory

**- 28 days**  
Marketing Time  
Days on Market

- All price trend indicators moved higher while sales dropped in the shutdown
- Listing inventory rose year over year for the first time in five quarters

## Mar Vista Condo

### Dashboard

YEAR-OVER-YEAR

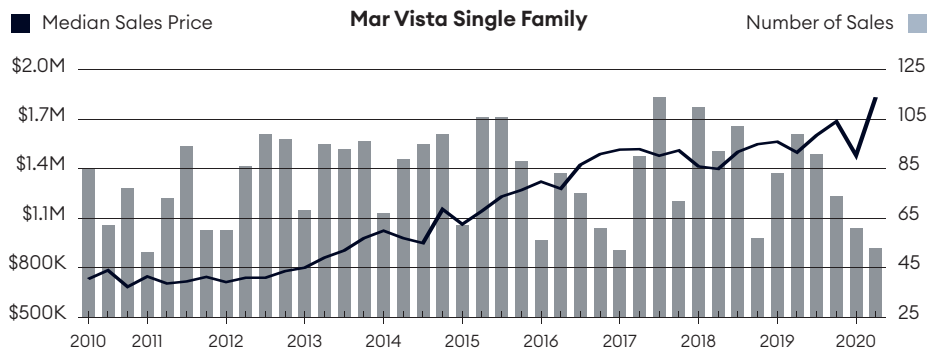
**- 0.2%**  
Prices Average Price Per Sq Ft

**- 51.5%**  
Sales Closed Sales

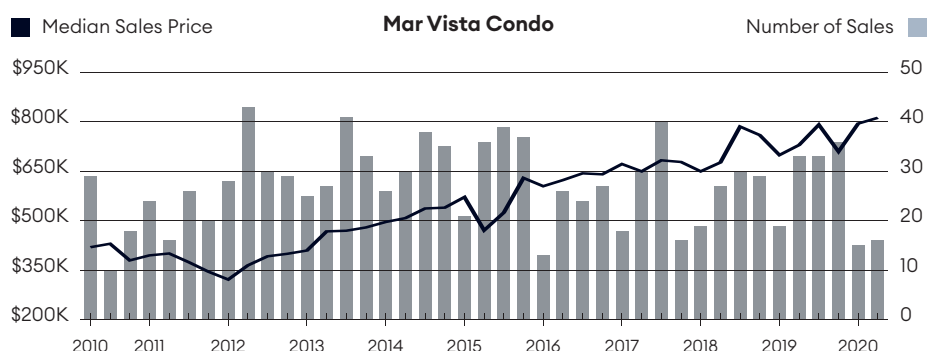
**+ 33.3%**  
Inventory Total Inventory

**- 36 days**  
Marketing Time  
Days on Market

- The price trend indicators showed mixed results as sales fell by half
- Listing inventory increased annually for the first time in four quarters



Mar Vista Single Family Matrix	Q2-2020	%Δ (QTR)	Q1-2020	%Δ (YR)	Q2-2019
Average Sales Price	\$1,997,566	21.7%	\$1,641,159	14.1%	\$1,750,712
Average Price Per Sq Ft	\$910	5.2%	\$865	2.8%	\$885
Median Sales Price	\$1,835,000	23.8%	\$1,482,000	22.3%	\$1,500,000
Number of Sales (Closed)	53	-13.1%	61	-46.5%	99
Days on Market (From Last List Date)	14	-26.3%	19	-66.7%	42
Listing Discount (From Last List Price)	1.0%		-0.8%		0.0%
Listing Inventory	51	82.1%	28	6.3%	48
Months of Supply	2.9	107.1%	1.4	93.3%	1.5
Average Square Feet	2,195	15.7%	1,897	11.0%	1,978



Mar Vista Condo Matrix	Q2-2020	%Δ (QTR)	Q1-2020	%Δ (YR)	Q2-2019
Average Sales Price	\$846,094	6.7%	\$792,866	5.1%	\$804,924
Average Price Per Sq Ft	\$662	-3.5%	\$686	-0.2%	\$663
Median Sales Price	\$812,500	2.2%	\$795,000	11.3%	\$730,000
Number of Sales (Closed)	16	6.7%	15	-51.5%	33
Days on Market (From Last List Date)	7	-74.1%	27	-83.7%	43
Listing Discount (From Last List Price)	0.3%		-2.3%		-1.0%
Listing Inventory	12	50.0%	8	33.3%	9
Months of Supply	2.3	43.8%	1.6	187.5%	0.8
Average Square Feet	1,278	10.6%	1,156	5.3%	1,214

Questions or comments? Email report author  
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