

Elliman Report

Q4-2020 Venice, CA and Mar Vista, CA Sales

Venice Single Family Dashboard

YEAR-OVER-YEAR

- **7.8%**
Prices Average Price Per Sq Ft
- + **13.6%**
Sales Closed Sales
- + **43.2%**
Inventory Total Inventory
- + **6 days**
Marketing Time Days on Market

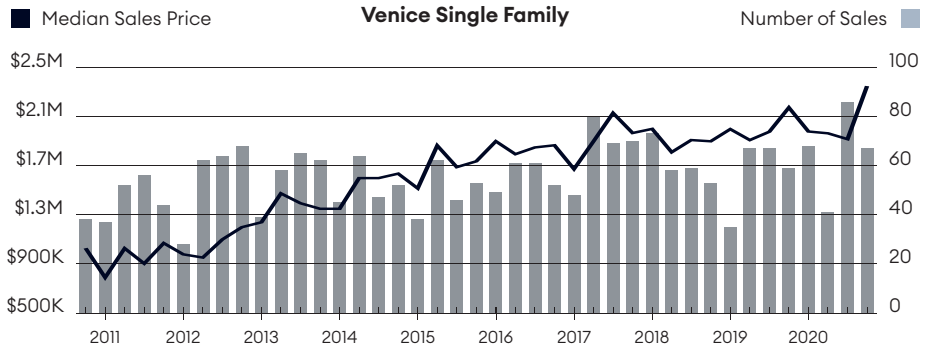
- Single family average sales size jumped to a new record square footage, driving median sales to a record as well
- The number of sales rose annually for the sixth time in seven quarters

Venice Condo Dashboard

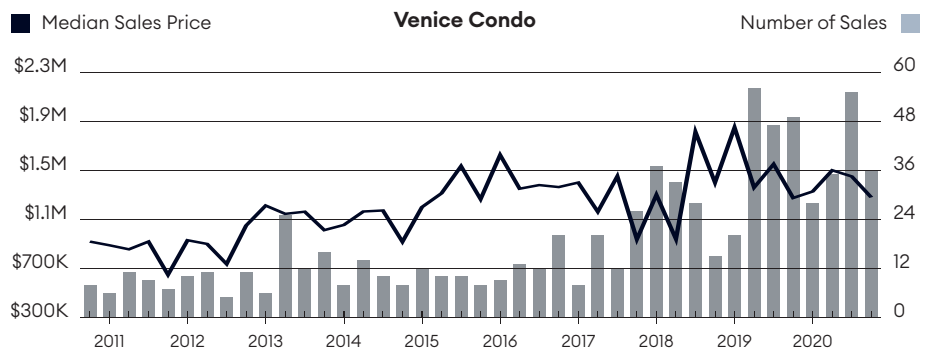
YEAR-OVER-YEAR

- **0.5%**
Prices Average Price Per Sq Ft
- **26.5%**
Sales Closed Sales
- + **316.7%**
Inventory Total Inventory
- **5 days**
Marketing Time Days on Market

- Median sales price increased year over year for the second time in three quarters
- Listing inventory surged annually for the third consecutive quarter



Venice Single Family Matrix	Q4-2020	%Δ (QTR)	Q3-2020	%Δ (YR)	Q4-2019
Average Sales Price	\$2,478,353	11.0%	\$2,232,628	2.1%	\$2,426,500
Average Price Per Sq Ft	\$1,010	-2.2%	\$1,033	-7.8%	\$1,096
Median Sales Price	\$2,350,000	22.6%	\$1,917,500	8.0%	\$2,175,000
Number of Sales (Closed)	67	-22.1%	86	13.6%	59
Days on Market (From Last List Date)	64	88.2%	34	10.3%	58
Listing Discount (From Last List Price)	3.5%		2.9%		4.5%
Listing Inventory	106	-17.2%	128	43.2%	74
Months of Supply	4.7	4.4%	4.5	23.7%	3.8
Average Square Feet	2,454	13.6%	2,161	10.8%	2,214



Venice Condo Matrix	Q4-2020	%Δ (QTR)	Q3-2020	%Δ (YR)	Q4-2019
Average Sales Price	\$1,377,667	-10.4%	\$1,537,270	-5.2%	\$1,453,796
Average Price Per Sq Ft	\$850	-6.5%	\$909	-0.5%	\$854
Median Sales Price	\$1,279,000	-11.8%	\$1,450,000	0.4%	\$1,274,500
Number of Sales (Closed)	36	-34.5%	55	-26.5%	49
Days on Market (From Last List Date)	39	50.0%	26	-11.4%	44
Listing Discount (From Last List Price)	3.0%		3.6%		2.0%
Listing Inventory	25	4.2%	24	316.7%	6
Months of Supply	2.1	61.5%	1.3	425.0%	0.4
Average Square Feet	1,621	-4.1%	1,691	-4.8%	1,702



Mar Vista Single Family

Dashboard

YEAR-OVER-YEAR

+ 10.2%
Prices Average Price Per Sq Ft

+ 40.5%
Sales Closed Sales

+ 40.7%
Inventory Total Inventory

- 1 days
Marketing Time
Days on Market

- Single family average price per square foot jumped year over year to a new record
- Listing inventory increased annually for the third straight quarter

Mar Vista Condo

Dashboard

YEAR-OVER-YEAR

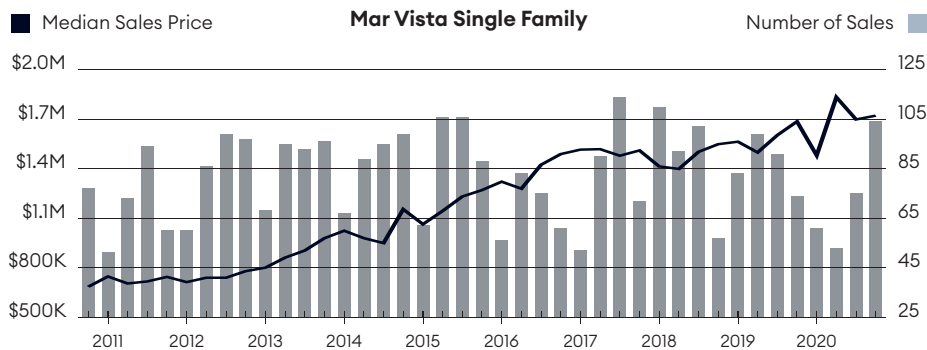
- 24.9%
Prices Average Price Per Sq Ft

- 2.8%
Sales Closed Sales

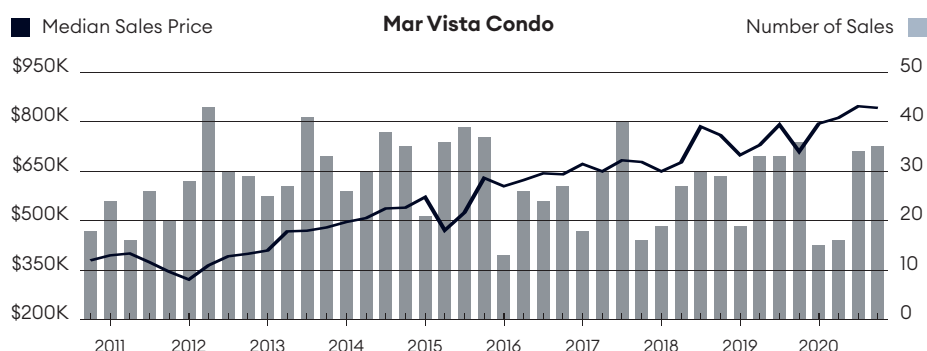
+ 100%
Inventory Total Inventory

+ 11 days
Marketing Time
Days on Market

- Median sales price jumped annually for the fourth straight quarter, aided by rising sales size
- Listing inventory rose year over year for the third straight quarter



Mar Vista Single Family Matrix	Q4-2020	%Δ (QTR)	Q3-2020	%Δ (YR)	Q4-2019
Average Sales Price	\$1,927,014	0.2%	\$1,923,800	-5.0%	\$2,028,892
Average Price Per Sq Ft	\$1,008	8.7%	\$927	10.2%	\$915
Median Sales Price	\$1,723,000	1.4%	\$1,700,000	2.1%	\$1,687,500
Number of Sales (Closed)	104	38.7%	75	40.5%	74
Days on Market (From Last List Date)	32	45.5%	22	-3.0%	33
Listing Discount (From Last List Price)	2.1%		0.9%		0.4%
Listing Inventory	38	-44.9%	69	40.7%	27
Months of Supply	1.1	-60.7%	2.8	0.0%	1.1
Average Square Feet	1,912	-7.9%	2,075	-13.8%	2,217



Mar Vista Condo Matrix	Q4-2020	%Δ (QTR)	Q3-2020	%Δ (YR)	Q4-2019
Average Sales Price	\$860,843	-5.9%	\$915,115	-9.0%	\$946,097
Average Price Per Sq Ft	\$635	-8.2%	\$692	-24.9%	\$845
Median Sales Price	\$842,500	-0.6%	\$847,500	18.7%	\$710,000
Number of Sales (Closed)	35	2.9%	34	-2.8%	36
Days on Market (From Last List Date)	39	95.0%	20	39.3%	28
Listing Discount (From Last List Price)	-1.9%		-2.8%		-3.2%
Listing Inventory	14	-12.5%	16	100.0%	7
Months of Supply	1.2	-14.3%	1.4	100.0%	0.6
Average Square Feet	1,356	2.6%	1,322	21.1%	1,120

Questions or comments? Email report author Jonathan Miller at jmiller@millersamuel.com
Methodology: millersamuel.com/research-reports/methodology

Douglas Elliman Real Estate
150 S. El Camino Drive, Beverly Hills, CA 90212
310.595.3888 • elliman.com

Miller Samuel Real Estate Appraisers & Consultants
21 West 38th Street, New York, NY 10018
212.768.8100 • millersamuel.com