

# Elliman Report

**Q1-2021** Venice, CA and Mar Vista, CA Sales

## Venice Single Family Dashboard

YEAR-OVER-YEAR

- + 1.2%**  
Prices Average Price Per Sq Ft
- + 11.8%**  
Sales Closed Sales
- + 32.4%**  
Inventory Total Inventory
- 1 day**  
Marketing Time Days on Market

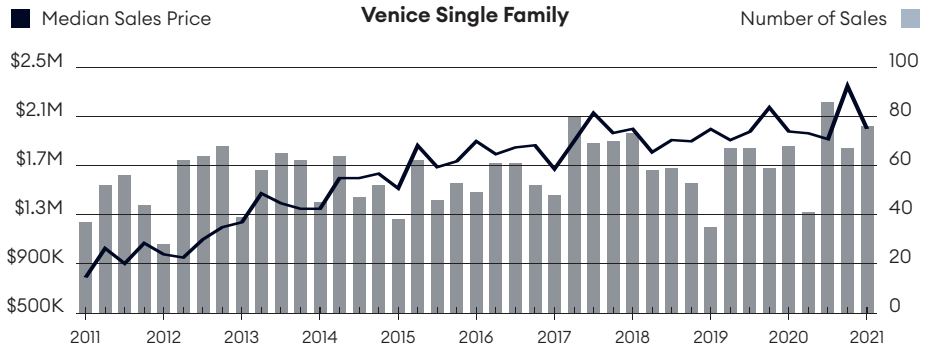
- Price trend indicators showed mixed year over year trends
- The number of sales surged annually for the third consecutive quarter

## Venice Condo Dashboard

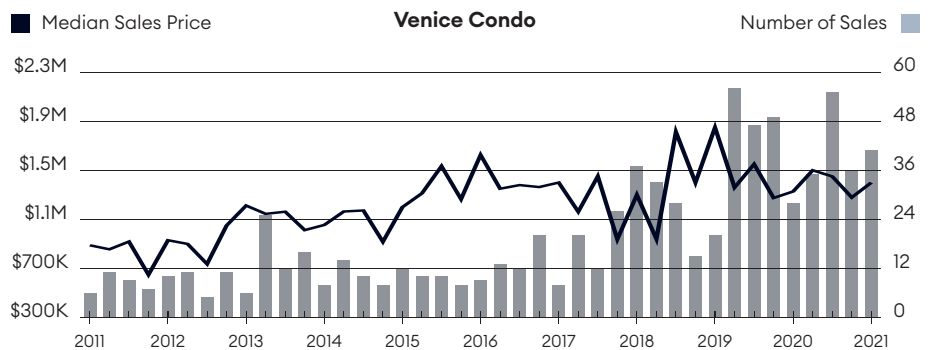
YEAR-OVER-YEAR

- 8.7%**  
Prices Average Price Per Sq Ft
- + 46.4%**  
Sales Closed Sales
- + 53.8%**  
Inventory Total Inventory
- + 8 days**  
Marketing Time Days on Market

- Median sales price increased year over year for the third time in four quarters
- The number of sales rose annually for the third time in four quarters



Venice Single Family Matrix	Q1-2021	%Δ (QTR)	Q4-2020	%Δ (YR)	Q1-2020
Average Sales Price	\$2,174,109	-12.3%	\$2,478,353	-0.6%	\$2,188,254
Average Price Per Sq Ft	\$1,039	2.9%	\$1,010	1.2%	\$1,027
Median Sales Price	\$2,001,000	-14.9%	\$2,350,000	1.1%	\$1,979,760
Number of Sales (Closed)	76	13.4%	67	11.8%	68
Days on Market (From Last List Date)	62	-3.1%	64	-1.6%	63
Listing Discount (From Last List Price)	1.9%		3.5%		3.0%
Listing Inventory	98	-7.5%	106	32.4%	74
Months of Supply	3.9	-17.0%	4.7	18.2%	3.3
Average Square Feet	2,093	-14.7%	2,454	-1.8%	2,131



Venice Condo Matrix	Q1-2021	%Δ (QTR)	Q4-2020	%Δ (YR)	Q1-2020
Average Sales Price	\$1,440,992	4.6%	\$1,377,667	-22.2%	\$1,853,278
Average Price Per Sq Ft	\$936	10.1%	\$850	-8.7%	\$1,025
Median Sales Price	\$1,400,000	9.5%	\$1,279,000	5.5%	\$1,327,500
Number of Sales (Closed)	41	13.9%	36	46.4%	28
Days on Market (From Last List Date)	69	76.9%	39	13.1%	61
Listing Discount (From Last List Price)	2.1%		3.0%		4.6%
Listing Inventory	20	-20.0%	25	53.8%	13
Months of Supply	1.5	-28.6%	2.1	7.1%	1.4
Average Square Feet	1,540	-5.0%	1,621	-14.8%	1,808



## Mar Vista Single Family

### Dashboard

YEAR-OVER-YEAR

**+ 8.0%**  
Prices Average Price Per Sq Ft

**+ 70.5%**  
Sales Closed Sales

**+ 32.1%**  
Inventory Total Inventory

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

- Price trend indicators and average square footage rose year over year
- The number of sales surged annually for the second straight quarter

## Mar Vista Condo

### Dashboard

YEAR-OVER-YEAR

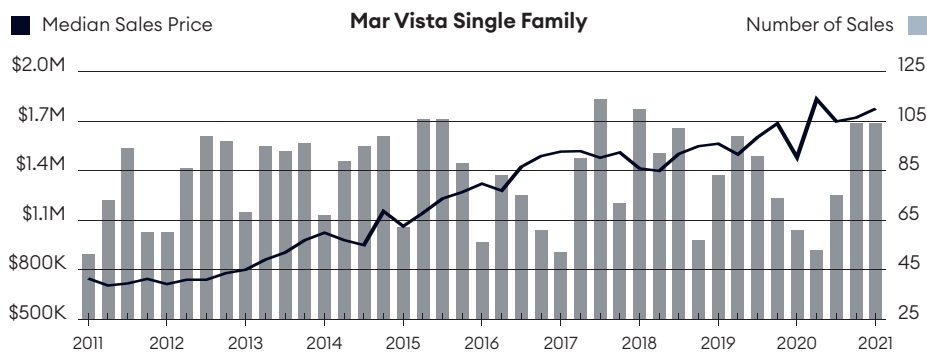
**+ 1.6%**  
Prices Average Price Per Sq Ft

**+ 193.3%**  
Sales Closed Sales

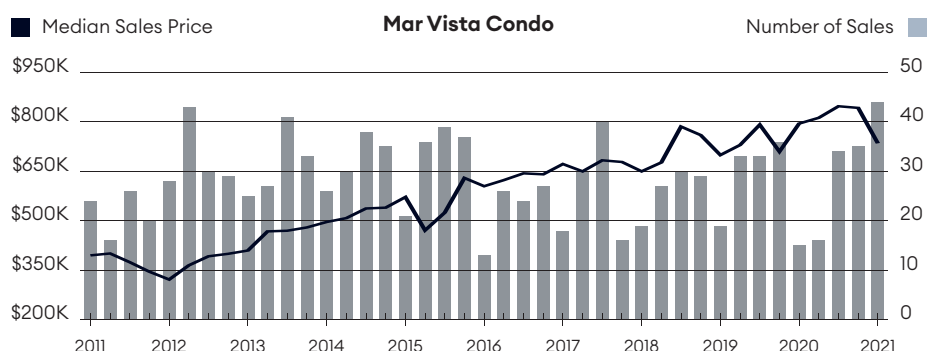
**+ 75.0%**  
Inventory Total Inventory

**+ 9 days**  
Marketing Time  
Days on Market

- Price trend indicators showed mixed year over year trends
- The number of sales nearly tripled from the prior-year quarter



Mar Vista Single Family Matrix	Q1-2021	%Δ (QTR)	Q4-2020	%Δ (YR)	Q1-2020
Average Sales Price	\$1,897,466	-1.5%	\$1,927,014	15.6%	\$1,641,159
Average Price Per Sq Ft	\$934	-7.3%	\$1,008	8.0%	\$865
Median Sales Price	\$1,777,500	3.2%	\$1,723,000	19.9%	\$1,482,000
Number of Sales (Closed)	104	0.0%	104	70.5%	61
Days on Market (From Last List Date)	47	46.9%	32	147.4%	19
Listing Discount (From Last List Price)	-0.5%		2.1%		-0.8%
Listing Inventory	37	-2.6%	38	32.1%	28
Months of Supply	1.1	0.0%	1.1	-21.4%	1.4
Average Square Feet	2,032	6.3%	1,912	7.1%	1,897



Mar Vista Condo Matrix	Q1-2021	%Δ (QTR)	Q4-2020	%Δ (YR)	Q1-2020
Average Sales Price	\$820,523	-4.7%	\$860,843	3.5%	\$792,866
Average Price Per Sq Ft	\$697	9.8%	\$635	1.6%	\$686
Median Sales Price	\$735,000	-12.8%	\$842,500	-7.5%	\$795,000
Number of Sales (Closed)	44	25.7%	35	193.3%	15
Days on Market (From Last List Date)	36	-7.7%	39	33.3%	27
Listing Discount (From Last List Price)	-2.2%		-1.9%		-2.3%
Listing Inventory	14	0.0%	14	75.0%	8
Months of Supply	1.0	-16.7%	1.2	-37.5%	1.6
Average Square Feet	1,177	-13.2%	1,356	1.8%	1,156

Questions or comments? Email report author Jonathan Miller at [jmiller@millersamuel.com](mailto:jmiller@millersamuel.com)  
Methodology: [millersamuel.com/research-reports/methodology](http://millersamuel.com/research-reports/methodology)

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