

Venice 90291

ZIP code · CA · California > Los Angeles County

BALANCED MARKET

\$2.2M

MEDIAN SALE PRICE

+2.0%

1-YR CHANGE

293

SALES (12 MO)

\$2M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



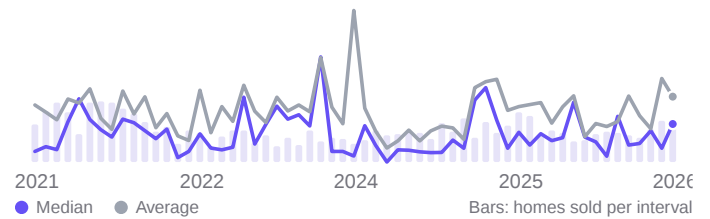
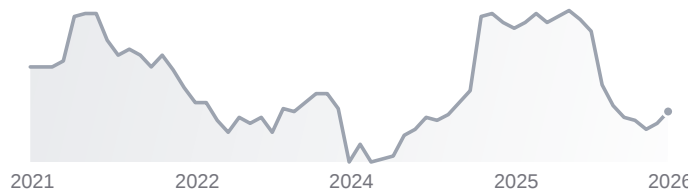
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$2.3M · Average \$2.8M

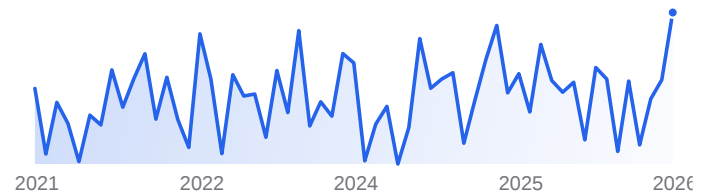
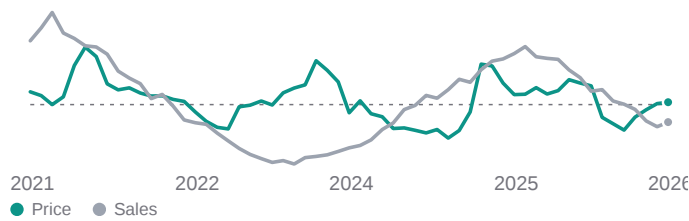


Growth (year over year)

Price +2.0% · Sales -14.8%

Price per square foot

\$1531/ft²

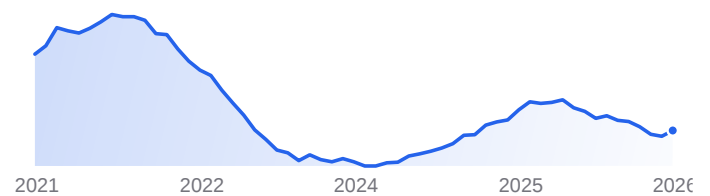
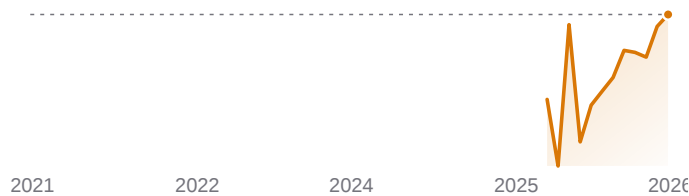


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

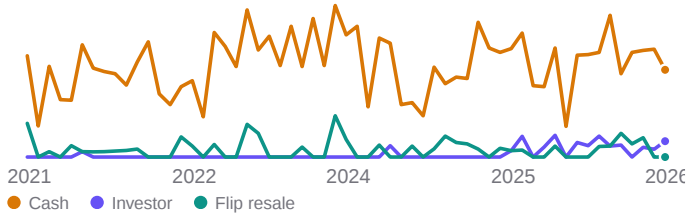
3.9%



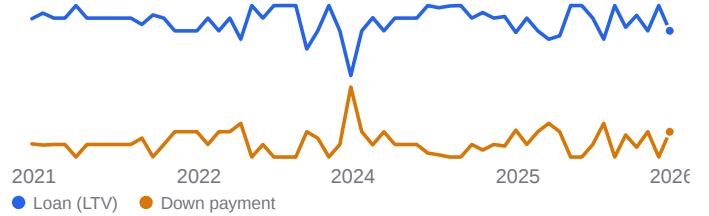
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 6.1% · Flip resale 0%



Financing (share of purchase price) Loan (LTV) 70% · Down payment 30%



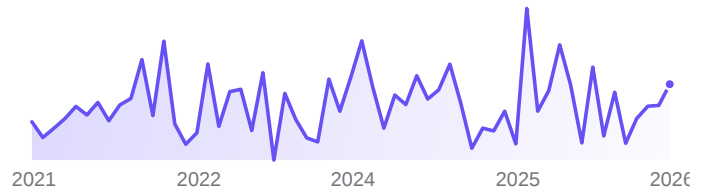
Sellers who sold at a gain

83%



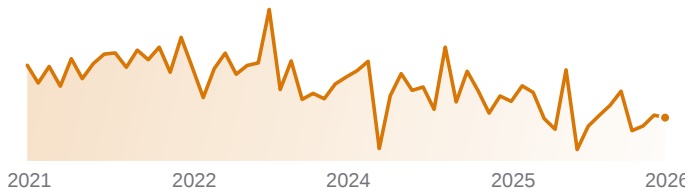
Typical hold before selling

9.1 yrs



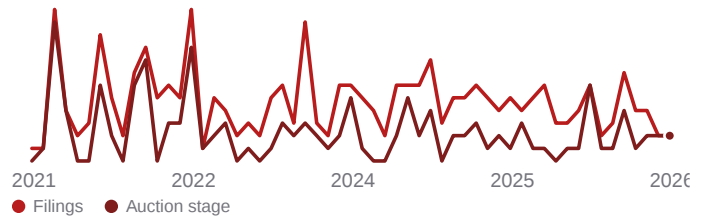
Median annualized return at resale

+2.4%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	7,450
Median value (AVM)	\$2M
Median size	1,735 ft²
Median bedrooms	3
Median year built	1948
Single family	59%
Condos	8.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	2.1%
Owner occupied	50%
Company owned	63%
Median loan-to-value	32%

Typical ownership tenure

20.5 yrs

COMMUNITY

Population	27,609
Density	9,727 / mi ²
Median household income	\$119K
Average household income	\$166K
Crime index (US avg 100)	164
Air pollution index (US avg 100)	114
Earthquake index (US avg 100)	356
Homes occupied	87%
Bachelor's or higher	44%
Poverty rate	9.1%
Unemployment	2.0%
Average temp	62°F
Annual precip	13 in
Sunshine	73%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.