Venice Single Family Dashboard
YEAR-OVER-YEAR
- 11.1% Prices Average Price Per Sq Ft
+ 94.3% Sales Closed Sales
+ 12.1% Inventory Total Inventory
- 3 days Marketing Time Days on Market
  - Listing inventory hasn’t declined year over year in nine quarters
  - Average price per square foot declined annually for the third straight quarter

Venice Condo Dashboard
YEAR-OVER-YEAR
+ 3.5% Prices Average Price Per Sq Ft
+ 40.0% Sales Closed Sales
- 23.5% Inventory Total Inventory
- 4 days Marketing Time Days on Market
  - Listing inventory decreased annually for the third consecutive quarter
  - The number of sales rose sharply for the fourth straight quarter
Mar Vista
Single Family
Dashboard
YEAR-OVER-YEAR
- 1.7% Prices Average Price Per Sq Ft
- 26.5% Sales Closed Sales
- 45.1% Inventory Total Inventory
- 21 days Marketing Time Days on Market
  - Listing inventory decreased year over year for the fourth straight quarter
  - Average price per square foot drifted lower annually for the second consecutive quarter

Mar Vista Condo
Dashboard
YEAR-OVER-YEAR
+ 1.3% Prices Average Price Per Sq Ft
- 21.1% Sales Closed Sales
- 27.3% Inventory Total Inventory
- 26 days Marketing Time Days on Market
  - Listing inventory fell year over year for the third consecutive quarter
  - Average price per square foot rose annually for the first time in six quarters

Mar Vista Single Family Matrix
Q1-2020 %Δ (yr) Q4-2019 %Δ (yr) Q1-2019
Average Sales Price $1,641,159 -19.1% $2,028,892 -4.9% $1,726,380
Average Price Per Sq Ft $865 -5.5% $915 -1.7% $880
Median Sales Price $1,482,000 -12.2% $1,687,500 -5.3% $1,565,000
Number of Sales (Closed) 61 -17.6% 74 -26.5% 83
Days on Market (From Last List Date) 19 -42.4% 33 -52.5% 40
Listing Discount (From Last List Price) -0.8% 0.4% 1.6%
Listing Inventory 28 3.7% 27 -45.1% 51
Months of Supply 1.4 27.3% 1.1 -22.2% 1.8
Average Square Feet 1,897 -14.4% 2,217 -3.3% 1,962

Mar Vista Condo Matrix
Q1-2020 %Δ (yr) Q4-2019 %Δ (yr) Q1-2019
Average Sales Price $792,866 -16.2% $946,097 3.5% $765,842
Average Price Per Sq Ft $686 -18.8% $845 1.3% $677
Median Sales Price $795,000 12.0% $710,000 13.7% $699,500
Number of Sales (Closed) 15 -58.3% 36 -21.1% 19
Days on Market (From Last List Date) 27 -3.6% 28 -49.1% 53
Listing Discount (From Last List Price) -2.3% -3.2% -0.6%
Listing Inventory 8 14.3% 7 -27.3% 11
Months of Supply 1.6 166.7% 0.6 -5.9% 1.7
Average Square Feet 1,156 3.2% 1,120 2.2% 1,131