Monthly Market Detail - September 2026

Townhouses and Condos

Venice Area Board of REALTORS®

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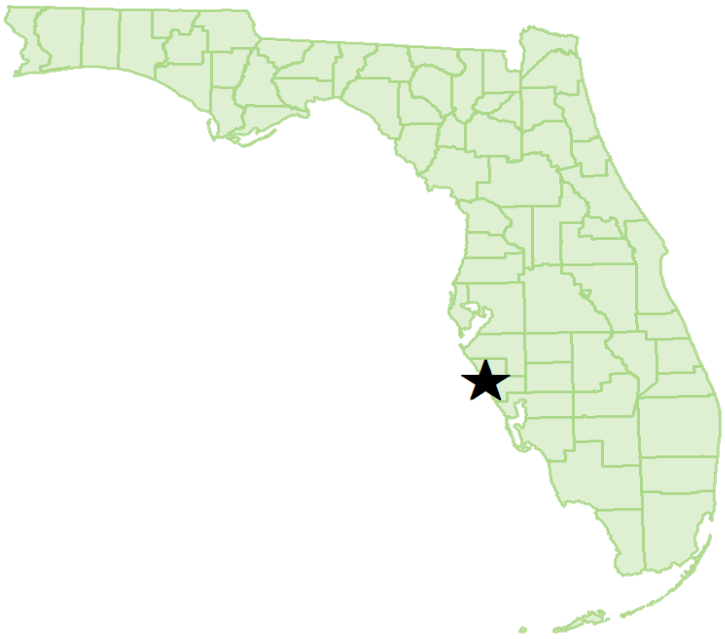


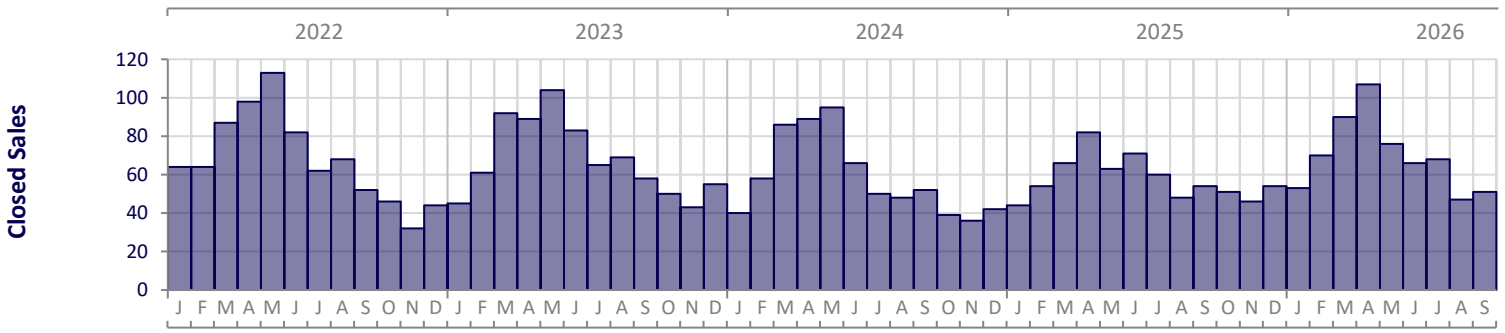
Summary Statistics	September 2026	September 2025	Percent Change Year-over-Year
Closed Sales	51	54	-5.6%
Paid in Cash	35	34	2.9%
Median Sale Price	$305,000	$262,500	16.2%
Average Sale Price	$306,388	$369,758	-17.1%
Dollar Volume	$15.6 Million	$20.0 Million	-21.7%
Median Percent of Original List Price Received	94.1%	88.6%	6.2%
Median Time to Contract	58 Days	76 Days	-23.7%
Median Time to Sale	90 Days	116 Days	-22.4%
New Pending Sales	48	49	-2.0%
New Listings	82	85	-3.5%
Pending Inventory	51	55	-7.3%
Inventory (Active Listings)	268	347	-22.8%
Months Supply of Inventory	4.1	6.3	-34.9%

Closed Sales

The number of sales transactions which closed during the month

Economists' note : Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

Month	Closed Sales	Percent Change Year-over-Year
Year-to-Date	628	15.9%
September 2026	**51**	**-5.6%**
August 2026	47	-2.1%
July 2026	68	13.3%
June 2026	66	-7.0%
May 2026	76	20.6%
April 2026	107	30.5%
March 2026	90	36.4%
February 2026	70	29.6%
January 2026	53	20.5%
December 2025	54	28.6%
November 2025	46	27.8%
October 2025	51	30.8%
September 2025	54	3.8%



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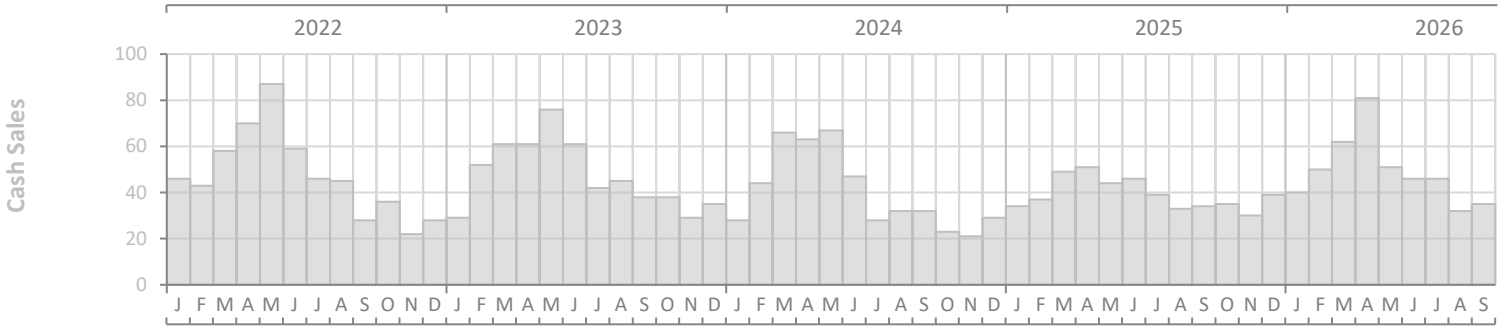
Cash Sales

The number of Closed Sales during the month in which buyers exclusively paid in cash

Economists' note : Cash Sales can be a useful indicator of the extent to which investors are participating in the market. Why? Investors are far more likely to have the funds to purchase a home available up front, whereas the typical homebuyer requires a mortgage or some other form of financing. There are, of course, many possible exceptions, so this statistic should be interpreted with care.

Month	Cash Sales	Percent Change Year-over-Year
Year-to-Date	443	20.7%
September 2026	**35**	**2.9%**
August 2026	32	-3.0%
July 2026	46	17.9%
June 2026	46	0.0%
May 2026	51	15.9%
April 2026	81	58.8%
March 2026	62	26.5%
February 2026	50	35.1%
January 2026	40	17.6%
December 2025	39	34.5%
November 2025	30	42.9%
October 2025	35	52.2%
September 2025	34	6.3%

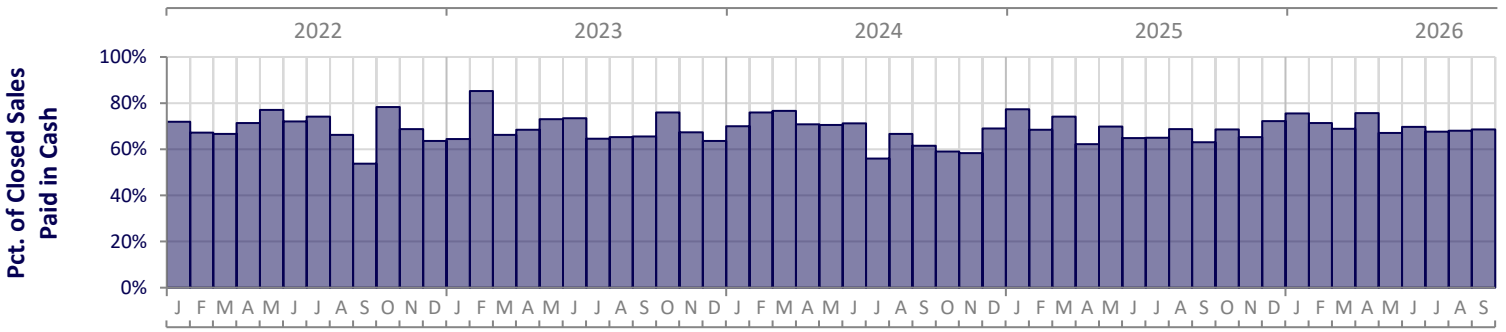


Cash Sales as a Percentage of Closed Sales

The percentage of Closed Sales during the month which were Cash Sales

Economists' note : This statistic is simply another way of viewing Cash Sales. The remaining percentages of Closed Sales (i.e. those not paid fully in cash) each month involved some sort of financing, such as mortgages, owner/seller financing, assumed loans, etc.

Month	Percent of Closed Sales Paid in Cash	Percent Change Year-over-Year
Year-to-Date	70.5%	4.1%
September 2026	**68.6%**	**8.9%**
August 2026	68.1%	-1.0%
July 2026	67.6%	4.0%
June 2026	69.7%	7.6%
May 2026	67.1%	-3.9%
April 2026	75.7%	21.7%
March 2026	68.9%	-7.1%
February 2026	71.4%	4.2%
January 2026	75.5%	-2.3%
December 2025	72.2%	4.6%
November 2025	65.2%	11.8%
October 2025	68.6%	16.3%
September 2025	63.0%	2.4%



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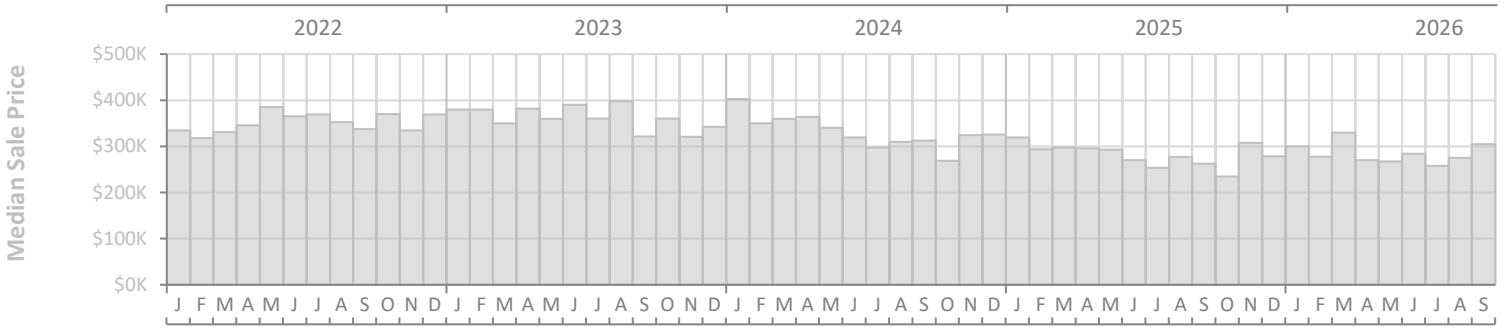
Median Sale Price

The median sale price reported for the month (i.e. 50% of sales were above and 50% of sales were below)

Economists' note : Median Sale Price is our preferred summary statistic for price activity because, unlike Average Sale Price, Median Sale Price is not sensitive to high sale prices for small numbers of homes that may not be characteristic of the market area. Keep in mind that median price trends over time are not always solely caused by changes in the general value of local real estate. Median sale price only reflects the values of the homes that *sold* each month, and the mix of the types of homes that sell can change over time.

Month	Median Sale Price	Percent Change Year-over-Year
Year-to-Date	$283,950	-1.6%
September 2026	**$305,000**	**16.2%**
August 2026	$275,000	-0.7%
July 2026	$257,450	1.6%
June 2026	$283,950	5.2%
May 2026	$267,250	-8.8%
April 2026	$270,000	-8.8%
March 2026	$329,950	10.9%
February 2026	$277,500	-5.6%
January 2026	$300,000	-6.1%
December 2025	$278,750	-14.4%
November 2025	$307,500	-5.2%
October 2025	$235,000	-12.6%
September 2025	$262,500	-16.0%

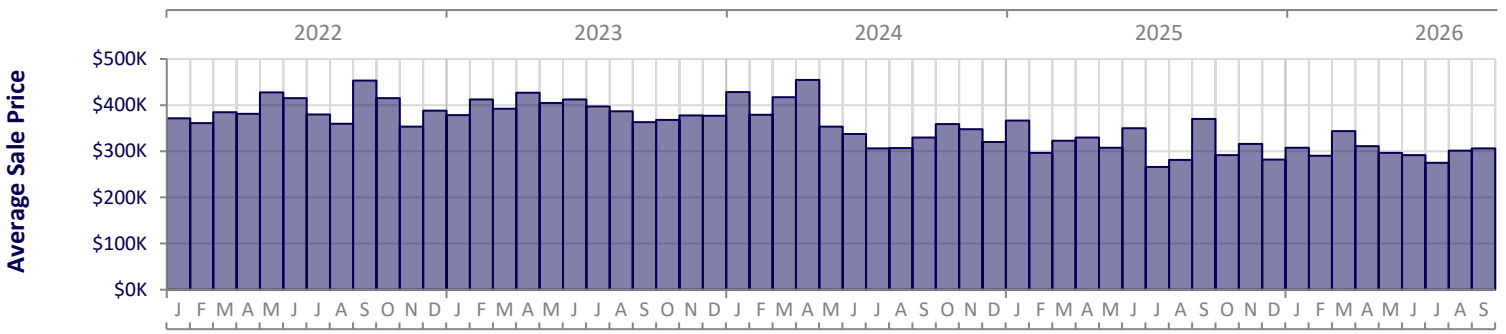


Average Sale Price

The average sale price reported for the month (i.e. total sales in dollars divided by the number of sales)

Economists' note : Usually, we prefer Median Sale Price over Average Sale Price as a summary statistic for home prices. However, Average Sale Price does have its uses—particularly when it is analyzed alongside the Median Sale Price. For one, the relative difference between the two statistics can provide some insight into the market for higher-end homes in an area.

Month	Average Sale Price	Percent Change Year-over-Year
Year-to-Date	$304,358	-5.3%
September 2026	**$306,388**	**-17.1%**
August 2026	$301,699	7.3%
July 2026	$274,872	3.4%
June 2026	$291,768	-16.6%
May 2026	$296,700	-3.5%
April 2026	$311,014	-5.7%
March 2026	$343,324	6.3%
February 2026	$290,591	-2.0%
January 2026	$307,827	-16.0%
December 2025	$281,890	-11.9%
November 2025	$315,598	-9.3%
October 2025	$291,441	-18.8%
September 2025	$369,758	12.1%



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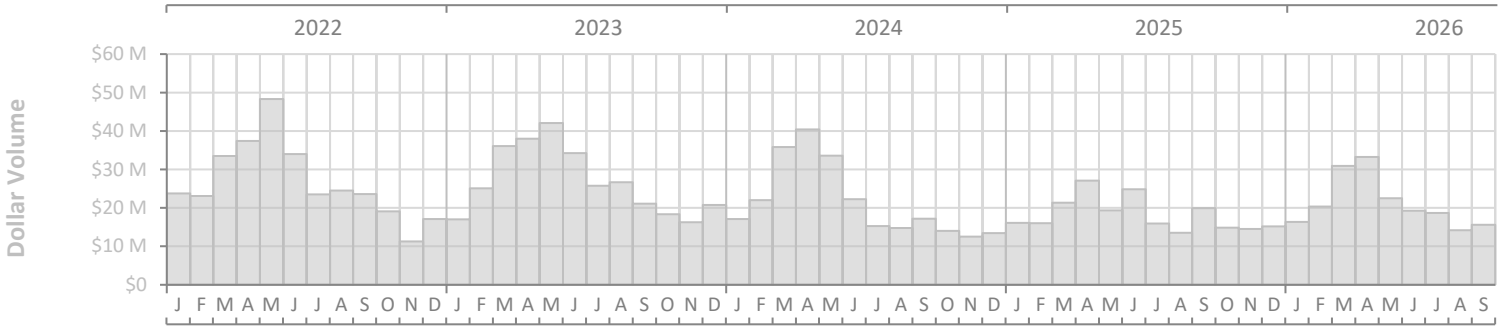
Dollar Volume

The sum of the sale prices for all sales which closed during the month

Economists' note : Dollar Volume is simply the sum of all sale prices in a given time period, and can quickly be calculated by multiplying Closed Sales by Average Sale Price. It is a strong indicator of the health of the real estate industry in a market, and is of particular interest to real estate professionals, investors, analysts, and government agencies. Potential home sellers and home buyers, on the other hand, will likely be better served by paying attention to trends in the two components of Dollar Volume (i.e. sales and prices) individually.

Month	Dollar Volume	Percent Change Year-over-Year
Year-to-Date	$191.1 Million	9.8%
September 2026	**$15.6 Million**	**-21.7%**
August 2026	$14.2 Million	5.0%
July 2026	$18.7 Million	17.2%
June 2026	$19.3 Million	-22.5%
May 2026	$22.5 Million	16.4%
April 2026	$33.3 Million	23.0%
March 2026	$30.9 Million	44.9%
February 2026	$20.3 Million	27.0%
January 2026	$16.3 Million	1.1%
December 2025	$15.2 Million	13.3%
November 2025	$14.5 Million	15.9%
October 2025	$14.9 Million	6.2%
September 2025	$20.0 Million	16.4%

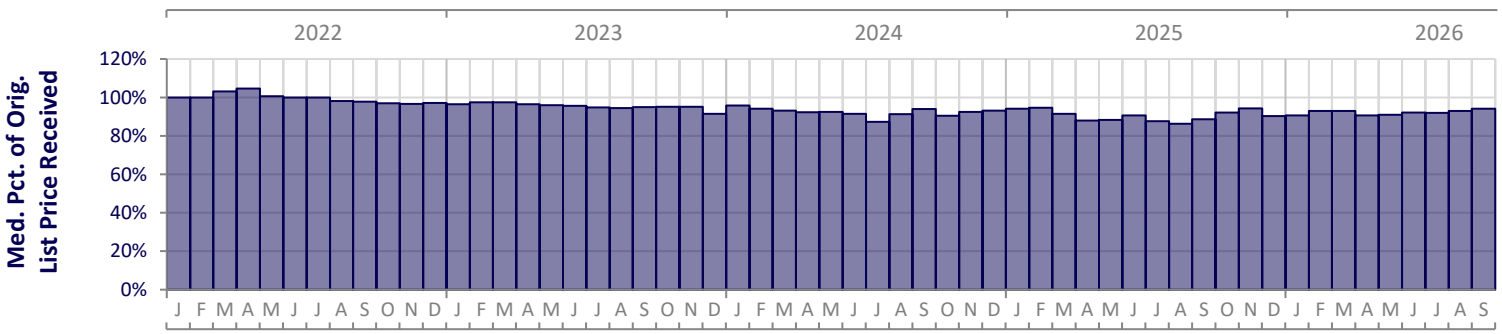


Median Percent of Original List Price Received

The median of the sale price (as a percentage of the original list price) across all properties selling during the month

Economists' note : The Median Percent of Original List Price Received is useful as an indicator of market recovery, since it typically rises as buyers realize that the market may be moving away from them and they need to match the selling price (or better it) in order to get a contract on the house. This is usually the last measure to indicate a market has shifted from down to up, so it is what we would call a *lagging* indicator.

Month	Med. Pct. of Orig. List Price Received	Percent Change Year-over-Year
Year-to-Date	92.2%	2.3%
September 2026	**94.1%**	**6.2%**
August 2026	92.9%	7.6%
July 2026	92.0%	4.9%
June 2026	92.2%	1.7%
May 2026	90.9%	2.9%
April 2026	90.6%	3.0%
March 2026	93.0%	1.8%
February 2026	93.0%	-1.8%
January 2026	90.6%	-3.8%
December 2025	90.3%	-3.1%
November 2025	94.3%	1.9%
October 2025	92.1%	1.8%
September 2025	88.6%	-5.7%



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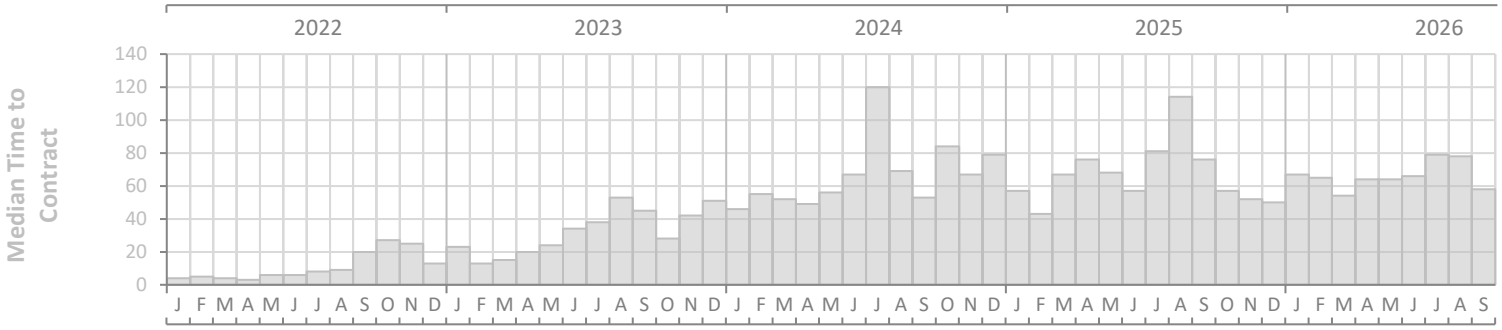
Median Time to Contract

The median number of days between the listing date and contract date for all Closed Sales during the month

Economists' note : Like Time to Sale, Time to Contract is a measure of the length of the home selling process calculated for sales which closed during the month. The difference is that Time to Contract measures the number of days between the initial listing of a property and the signing of the contract which eventually led to the closing of the sale. When the gap between Median Time to Contract and Median Time to Sale grows, it is usually a sign of longer closing times and/or declining numbers of cash sales.

Month	Median Time to Contract	Percent Change Year-over-Year
Year-to-Date	76 Days	-2.6%
September 2026	**58 Days**	**-23.7%**
August 2026	78 Days	-31.6%
July 2026	79 Days	-2.5%
June 2026	66 Days	15.8%
May 2026	64 Days	-5.9%
April 2026	64 Days	-15.8%
March 2026	54 Days	-19.4%
February 2026	65 Days	51.2%
January 2026	67 Days	17.5%
December 2025	50 Days	-36.7%
November 2025	52 Days	-22.4%
October 2025	57 Days	-32.1%
September 2025	76 Days	43.4%

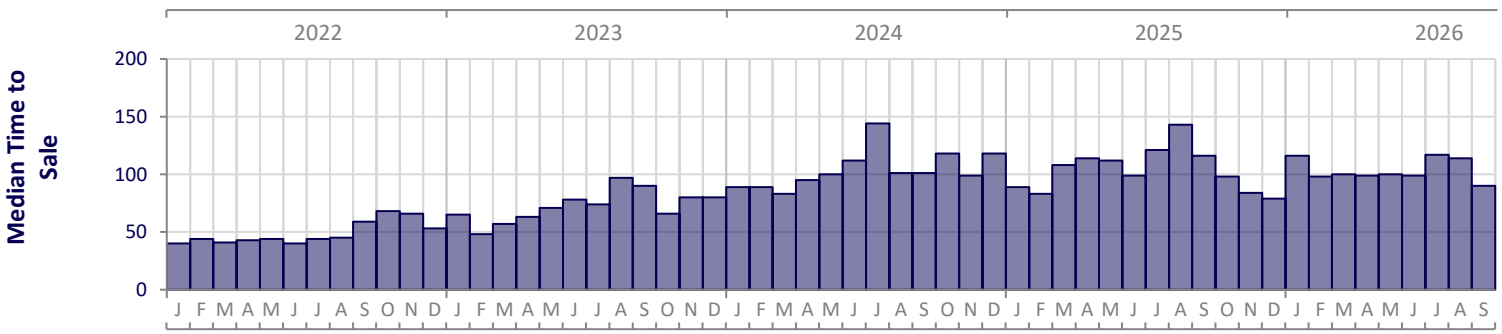


Median Time to Sale

The median number of days between the listing date and closing date for all Closed Sales during the month

Economists' note : Time to Sale is a measure of the length of the home selling process, calculated as the number of days between the initial listing of a property and the closing of the sale. *Median* Time to Sale is the amount of time the "middle" property selling this month was on the market. That is, 50% of homes selling this month took *less* time to sell, and 50% of homes took *more* time to sell. Median Time to Sale gives a more accurate picture than Average Time to Sale, which can be skewed upward by small numbers of properties taking an abnormally long time to sell.

Month	Median Time to Sale	Percent Change Year-over-Year
Year-to-Date	113 Days	-2.6%
September 2026	**90 Days**	**-22.4%**
August 2026	114 Days	-20.3%
July 2026	117 Days	-3.3%
June 2026	99 Days	0.0%
May 2026	100 Days	-10.7%
April 2026	99 Days	-13.2%
March 2026	100 Days	-7.4%
February 2026	98 Days	18.1%
January 2026	116 Days	30.3%
December 2025	79 Days	-33.1%
November 2025	84 Days	-15.2%
October 2025	98 Days	-16.9%
September 2025	116 Days	14.9%



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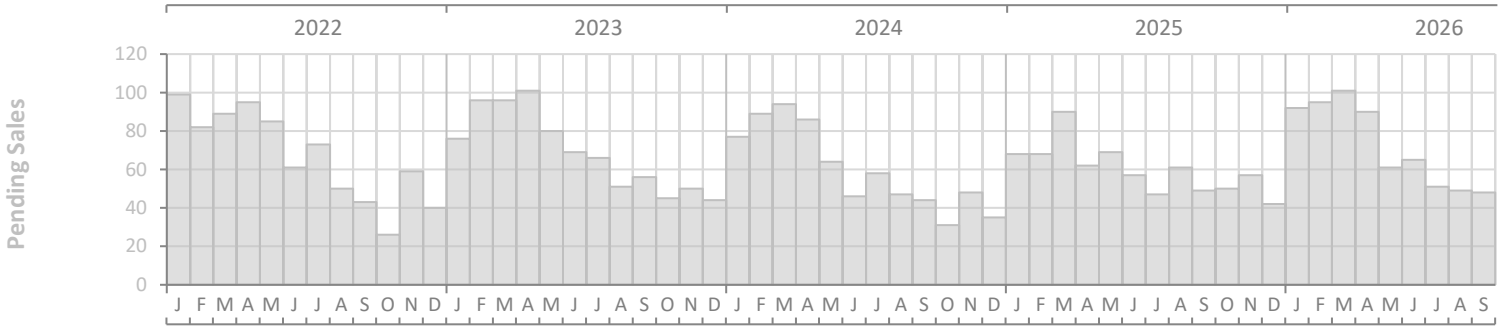
New Pending Sales

The number of listed properties that went under contract during the month

Economists' note : Because of the typical length of time it takes for a sale to close, economists consider Pending Sales to be a decent indicator of potential future Closed Sales. It is important to bear in mind, however, that not all Pending Sales will be closed successfully. So, the effectiveness of Pending Sales as a future indicator of Closed Sales is susceptible to changes in market conditions such as the availability of financing for homebuyers and the inventory of distressed properties for sale.

Month	New Pending Sales	Percent Change Year-over-Year
Year-to-Date	652	14.2%
September 2026	**48**	**-2.0%**
August 2026	49	-19.7%
July 2026	51	8.5%
June 2026	65	14.0%
May 2026	61	-11.6%
April 2026	90	45.2%
March 2026	101	12.2%
February 2026	95	39.7%
January 2026	92	35.3%
December 2025	42	20.0%
November 2025	57	18.8%
October 2025	50	61.3%
September 2025	49	11.4%

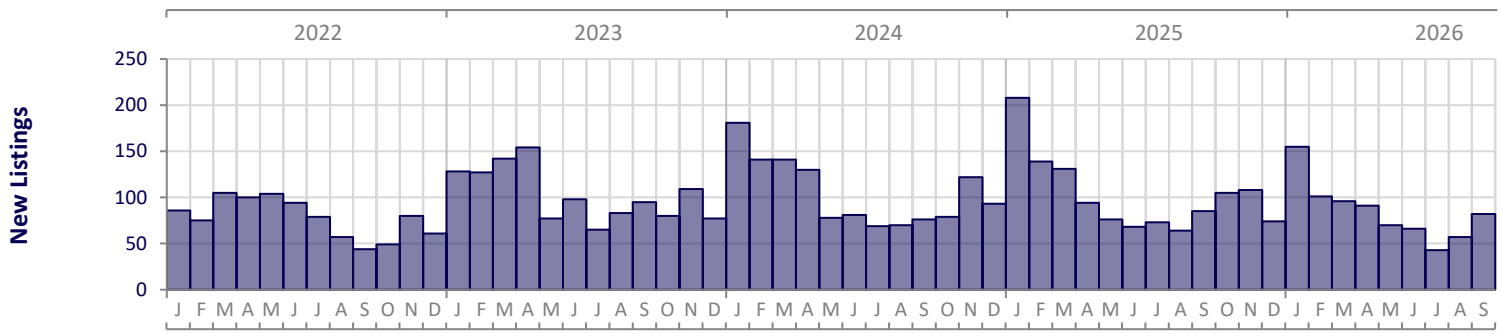


New Listings

The number of properties put onto the market during the month

Economists' note : New Listings tend to rise in delayed response to increasing prices, so they are often seen as a lagging indicator of market health. As prices rise, potential sellers raise their estimations of value—and in the most recent cycle, rising prices have freed up many potential sellers who were previously underwater on their mortgages. Note that in our calculations, we take care to not include properties that were recently taken off the market and quickly relisted, since these are not really *new* listings.

Month	New Listings	Percent Change Year-over-Year
Year-to-Date	761	-18.9%
September 2026	**82**	**-3.5%**
August 2026	57	-10.9%
July 2026	43	-41.1%
June 2026	66	-2.9%
May 2026	70	-7.9%
April 2026	91	-3.2%
March 2026	96	-26.7%
February 2026	101	-27.3%
January 2026	155	-25.5%
December 2025	74	-20.4%
November 2025	108	-11.5%
October 2025	105	32.9%
September 2025	85	11.8%



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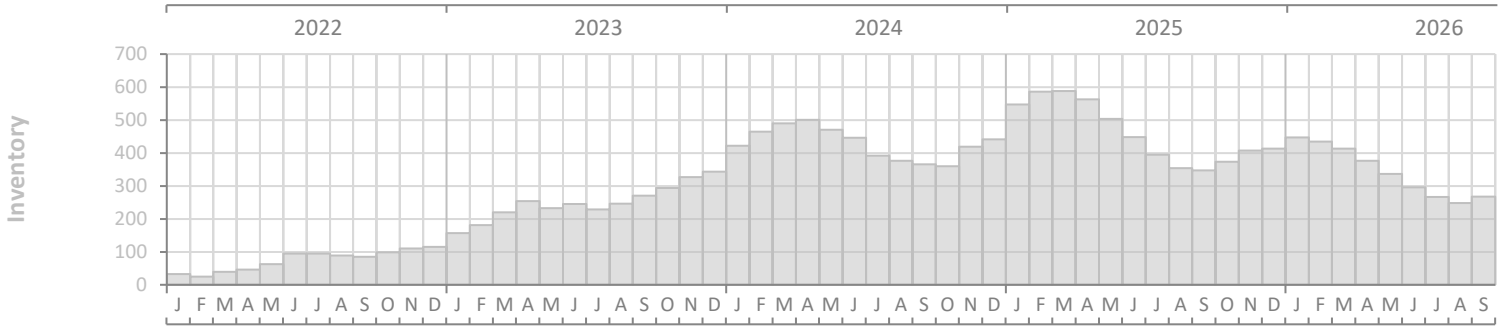
Inventory (Active Listings)

The number of property listings active at the end of the month

Economists' note : There are a number of ways to define and calculate Inventory. Our method is to simply count the number of active listings on the last day of the month, and hold this number to compare with the same month the following year. Inventory rises when New Listings are outpacing the number of listings that go off-market (regardless of whether they actually sell). Likewise, it falls when New Listings aren't keeping up with the rate at which homes are going off-market.

Month	Inventory	Percent Change Year-over-Year
YTD (Monthly Avg)	343	-28.7%
September 2026	**268**	**-22.8%**
August 2026	248	-29.9%
July 2026	267	-32.4%
June 2026	296	-33.9%
May 2026	336	-33.2%
April 2026	376	-33.2%
March 2026	413	-29.8%
February 2026	435	-25.8%
January 2026	447	-18.3%
December 2025	413	-6.3%
November 2025	407	-2.9%
October 2025	373	3.6%
September 2025	347	-5.2%

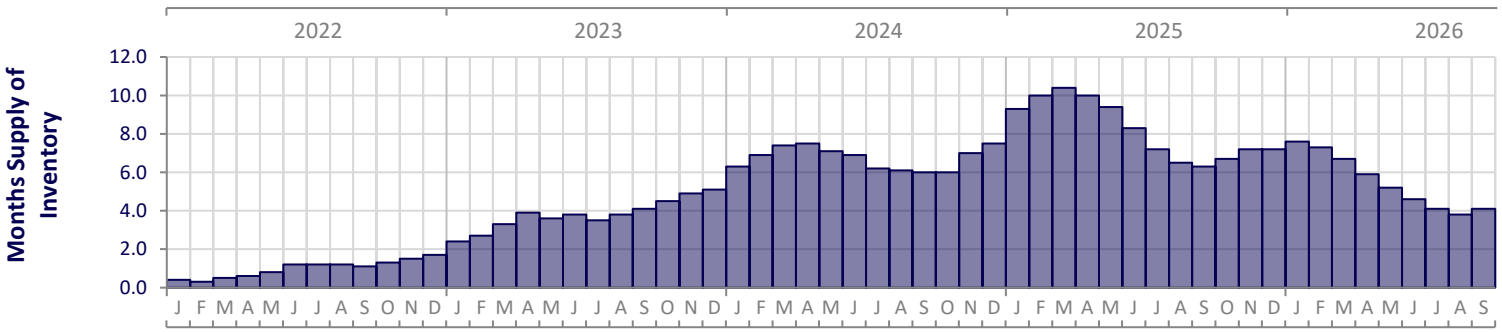


Months Supply of Inventory

An estimate of the number of months it will take to deplete the current Inventory given recent sales rates

Economists' note : MSI is a useful indicator of market conditions. The benchmark for a balanced market (favoring neither buyer nor seller) is 5.5 months of inventory. Anything higher is traditionally a buyers' market, and anything lower is a sellers' market. There is no single accepted way of calculating MSI. A common method is to divide current Inventory by the most recent month's Closed Sales count, but this count is a usually poor predictor of future Closed Sales due to seasonal cycles. To eliminate seasonal effects, we use the 12-month average of monthly Closed Sales instead.

Month	Months Supply	Percent Change Year-over-Year
YTD (Monthly Avg)	5.5	-36.0%
September 2026	**4.1**	**-34.9%**
August 2026	3.8	-41.5%
July 2026	4.1	-43.1%
June 2026	4.6	-44.6%
May 2026	5.2	-44.7%
April 2026	5.9	-41.0%
March 2026	6.7	-35.6%
February 2026	7.3	-27.0%
January 2026	7.6	-18.3%
December 2025	7.2	-4.0%
November 2025	7.2	2.9%
October 2025	6.7	11.7%
September 2025	6.3	5.0%



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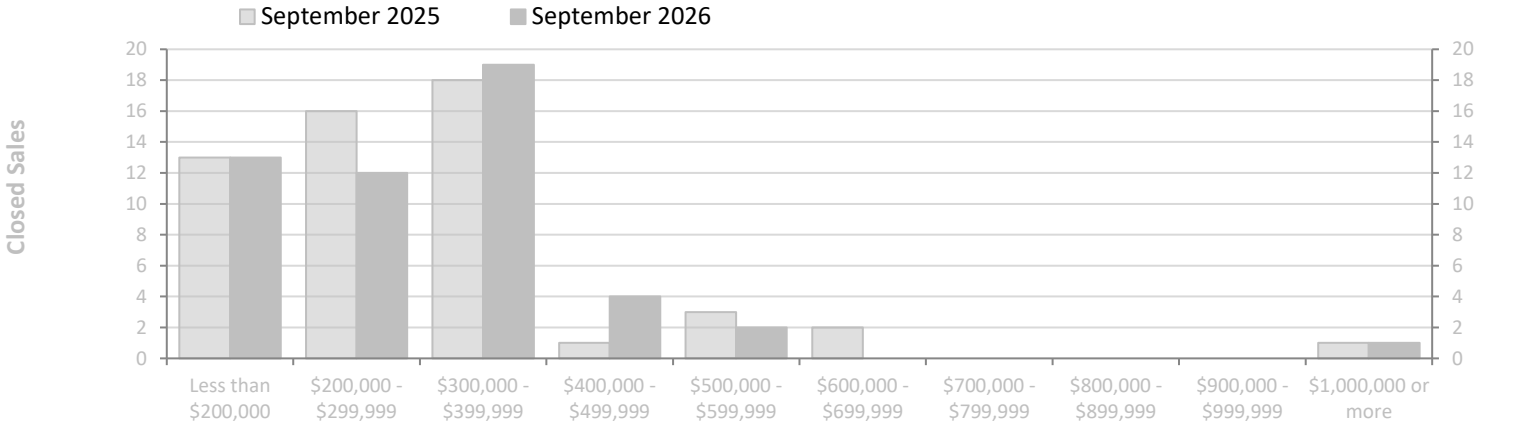
Closed Sales by Sale Price

The number of sales transactions which closed during the month

Economists' note: Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

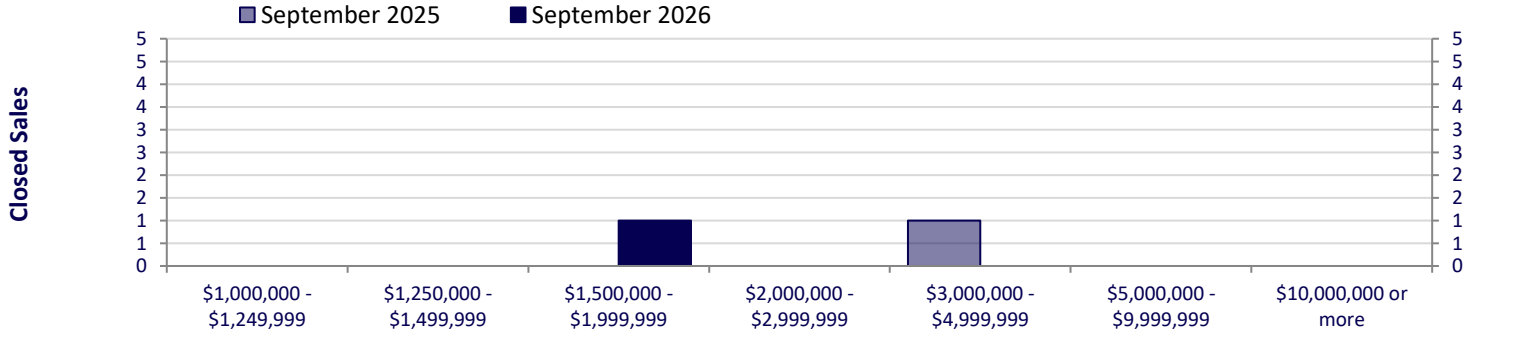
Sale Price	Closed Sales	Percent Change Year-over-Year
Less than $200,000	13	0.0%
$200,000 - $299,999	12	-25.0%
$300,000 - $399,999	19	5.6%
$400,000 - $499,999	4	300.0%
$500,000 - $599,999	2	-33.3%
$600,000 - $699,999	0	-100.0%
$700,000 - $799,999	0	N/A
$800,000 - $899,999	0	N/A
$900,000 - $999,999	0	N/A
$1,000,000 or more	1	0.0%



Million Dollar Spotlight

Closed Sales by Sale Price for properties selling for $1,000,000 or more

Sale Price	Closed Sales	Percent Change Year-over-Year
$1,000,000 - $1,249,999	0	N/A
$1,250,000 - $1,499,999	0	N/A
$1,500,000 - $1,999,999	1	N/A
$2,000,000 - $2,999,999	0	N/A
$3,000,000 - $4,999,999	0	-100.0%
$5,000,000 - $9,999,999	0	N/A
$10,000,000 or more	0	N/A



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Monthly Market Detail - September 2026

Townhouses and Condos

Venice Area Board of REALTORS®

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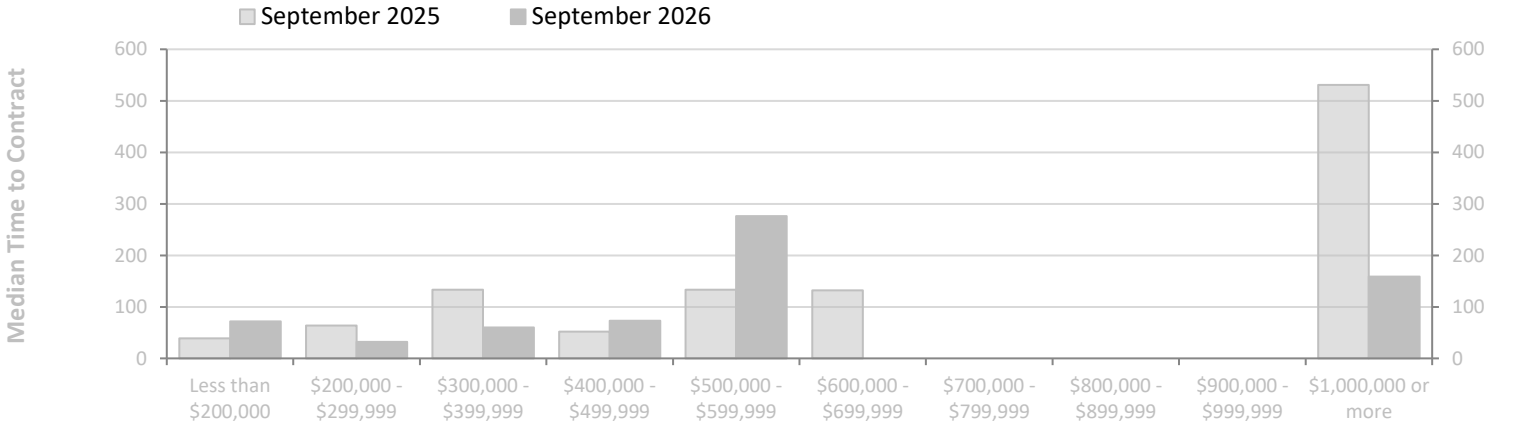
Median Time to Contract by Sale Price

The median number of days between the listing date and contract date for all Closed Sales during the month

Economists' note : Like Time to Sale, Time to Contract is a measure of the length of the home selling process calculated for sales which closed during the month. The difference is that Time to Contract measures the number of days between the initial listing of a property and the signing of the contract which eventually led to the closing of the sale. When the gap between Median Time to Contract and Median Time to Sale grows, it is usually a sign of longer closing times and/or declining numbers of cash sales.

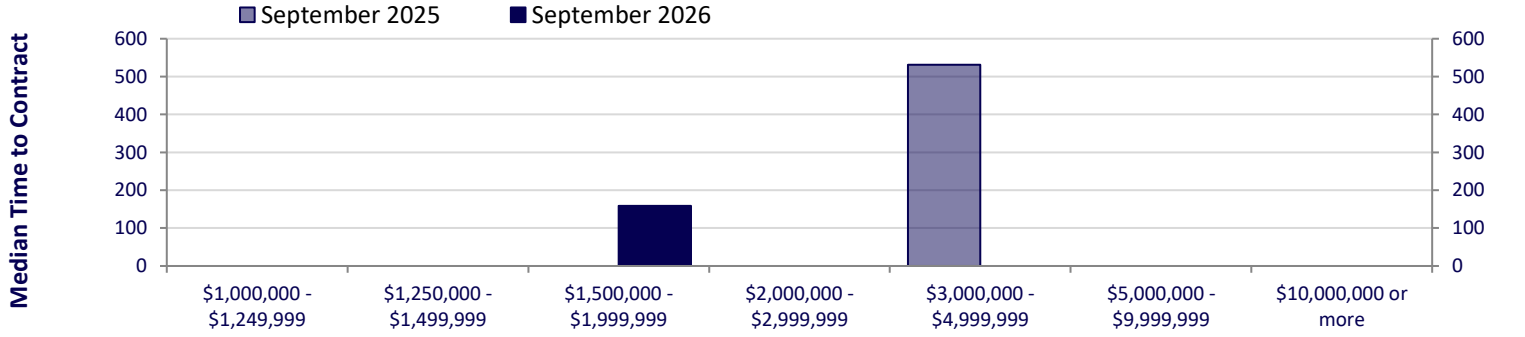
Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than $200,000	72 Days	84.6%
$200,000 - $299,999	32 Days	-50.0%
$300,000 - $399,999	60 Days	-54.9%
$400,000 - $499,999	73 Days	40.4%
$500,000 - $599,999	276 Days	107.5%
$600,000 - $699,999	(No Sales)	N/A
$700,000 - $799,999	(No Sales)	N/A
$800,000 - $899,999	(No Sales)	N/A
$900,000 - $999,999	(No Sales)	N/A
$1,000,000 or more	159 Days	-70.1%



Million Dollar Spotlight

Median Time to Contract by Sale Price for properties selling for $1,000,000 or more

Sale Price	Median Time to Contract	Percent Change Year-over-Year
$1,000,000 - $1,249,999	(No Sales)	N/A
$1,250,000 - $1,499,999	(No Sales)	N/A
$1,500,000 - $1,999,999	159 Days	N/A
$2,000,000 - $2,999,999	(No Sales)	N/A
$3,000,000 - $4,999,999	(No Sales)	N/A
$5,000,000 - $9,999,999	(No Sales)	N/A
$10,000,000 or more	(No Sales)	N/A



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Monthly Market Detail - September 2026

Townhouses and Condos

Venice Area Board of REALTORS®

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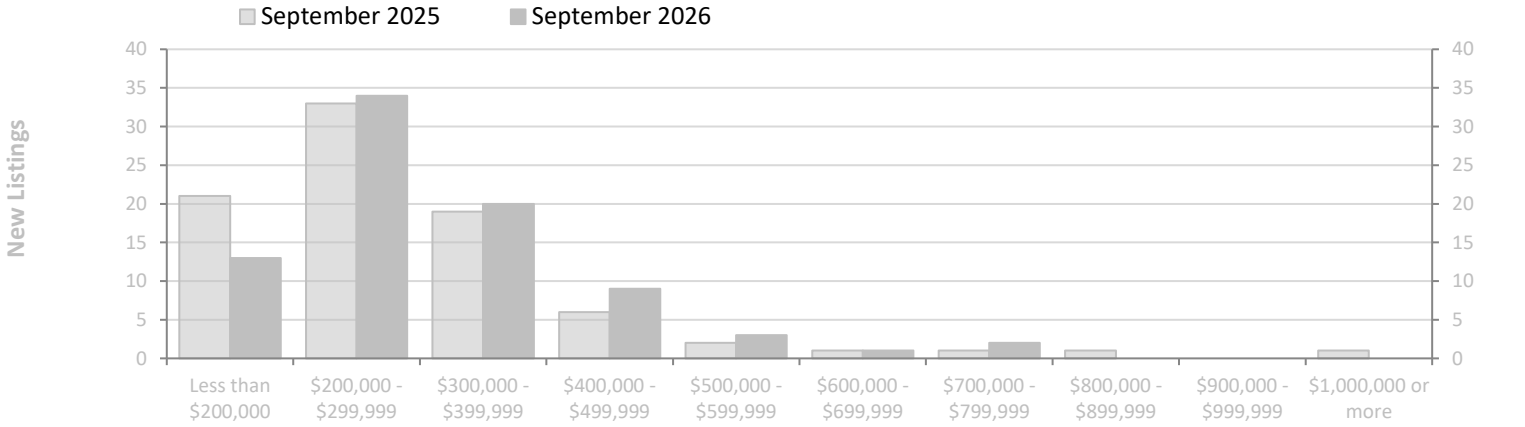
New Listings by Initial Listing Price

The number of properties put onto the market during the month

Economists' note: New Listings tend to rise in delayed response to increasing prices, so they are often seen as a lagging indicator of market health. As prices rise, potential sellers raise their estimations of value—and in the most recent cycle, rising prices have freed up many potential sellers who were previously underwater on their mortgages. Note that in our calculations, we take care to not include properties that were recently taken off the market and quickly relisted, since these are not really *new* listings.

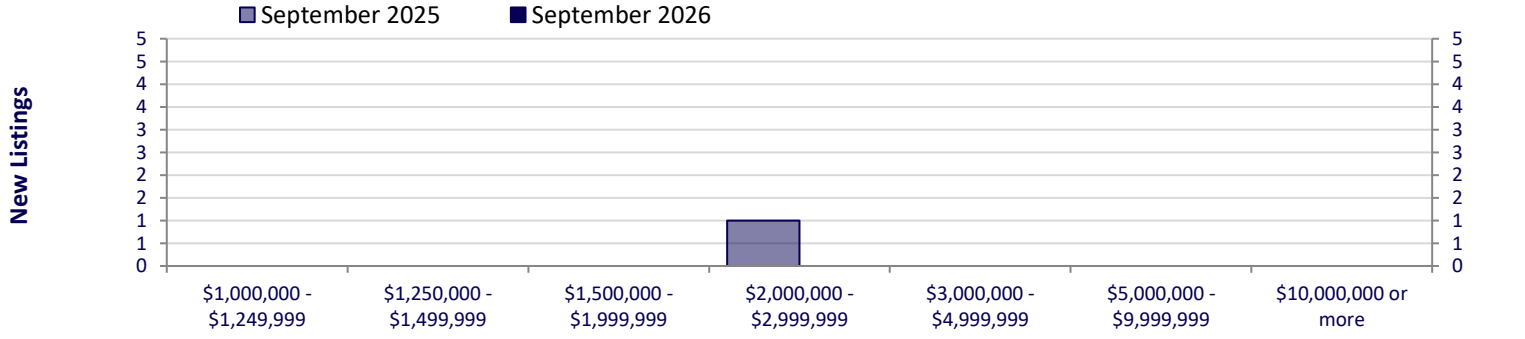
Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than $200,000	13	-38.1%
$200,000 - $299,999	34	3.0%
$300,000 - $399,999	20	5.3%
$400,000 - $499,999	9	50.0%
$500,000 - $599,999	3	50.0%
$600,000 - $699,999	1	0.0%
$700,000 - $799,999	2	100.0%
$800,000 - $899,999	0	-100.0%
$900,000 - $999,999	0	N/A
$1,000,000 or more	0	-100.0%



Million Dollar Spotlight

New Listings by Initial Listing Price for properties listed for $1,000,000 or more

Initial Listing Price	New Listings	Percent Change Year-over-Year
$1,000,000 - $1,249,999	0	N/A
$1,250,000 - $1,499,999	0	N/A
$1,500,000 - $1,999,999	0	N/A
$2,000,000 - $2,999,999	0	-100.0%
$3,000,000 - $4,999,999	0	N/A
$5,000,000 - $9,999,999	0	N/A
$10,000,000 or more	0	N/A



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Monthly Market Detail - September 2026

Townhouses and Condos

Venice Area Board of REALTORS®

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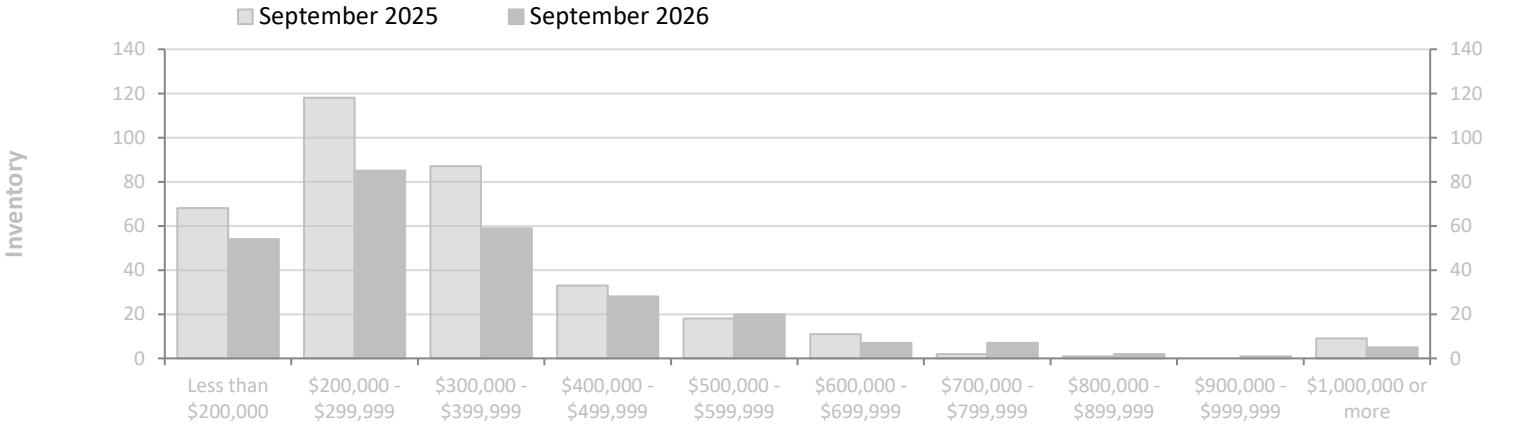
Inventory by Current Listing Price

The number of property listings active at the end of the month

Economists' note : There are a number of ways to define and calculate Inventory. Our method is to simply count the number of active listings on the last day of the month, and hold this number to compare with the same month the following year. Inventory rises when New Listings are outpacing the number of listings that go off-market (regardless of whether they actually sell). Likewise, it falls when New Listings aren't keeping up with the rate at which homes are going off-market.

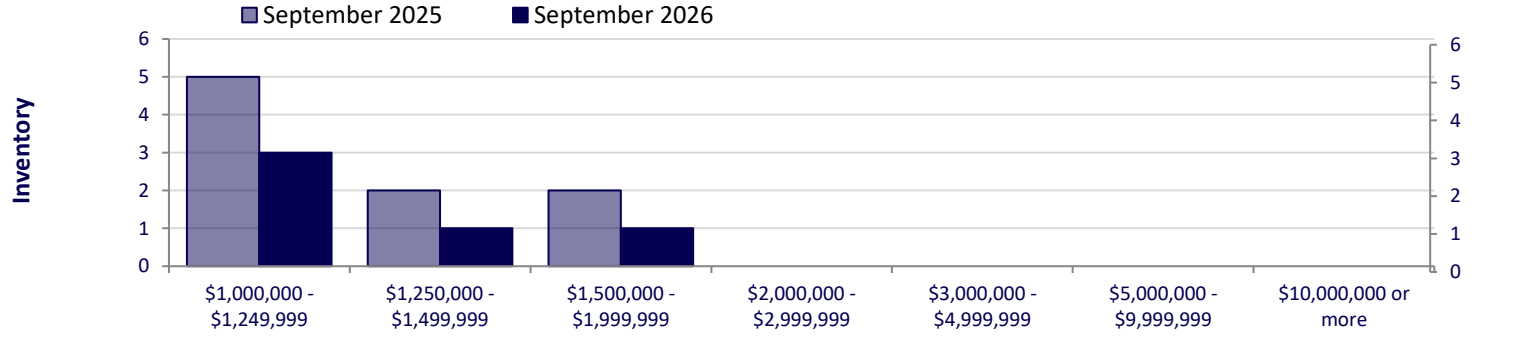
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than $200,000	54	-20.6%
$200,000 - $299,999	85	-28.0%
$300,000 - $399,999	59	-32.2%
$400,000 - $499,999	28	-15.2%
$500,000 - $599,999	20	11.1%
$600,000 - $699,999	7	-36.4%
$700,000 - $799,999	7	250.0%
$800,000 - $899,999	2	100.0%
$900,000 - $999,999	1	N/A
$1,000,000 or more	5	-44.4%



Million Dollar Spotlight

Inventory by Current Listing Price for properties listed for $1,000,000 or more

Current Listing Price	Inventory	Percent Change Year-over-Year
$1,000,000 - $1,249,999	3	-40.0%
$1,250,000 - $1,499,999	1	-50.0%
$1,500,000 - $1,999,999	1	-50.0%
$2,000,000 - $2,999,999	0	N/A
$3,000,000 - $4,999,999	0	N/A
$5,000,000 - $9,999,999	0	N/A
$10,000,000 or more	0	N/A



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Monthly Distressed Market - September 2026

Townhouses and Condos

Venice Area Board of REALTORS®

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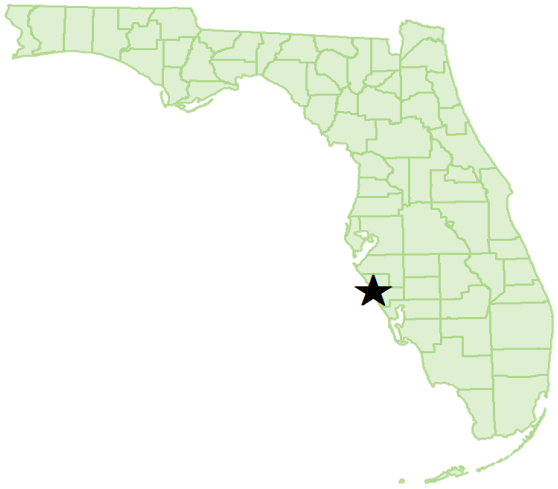
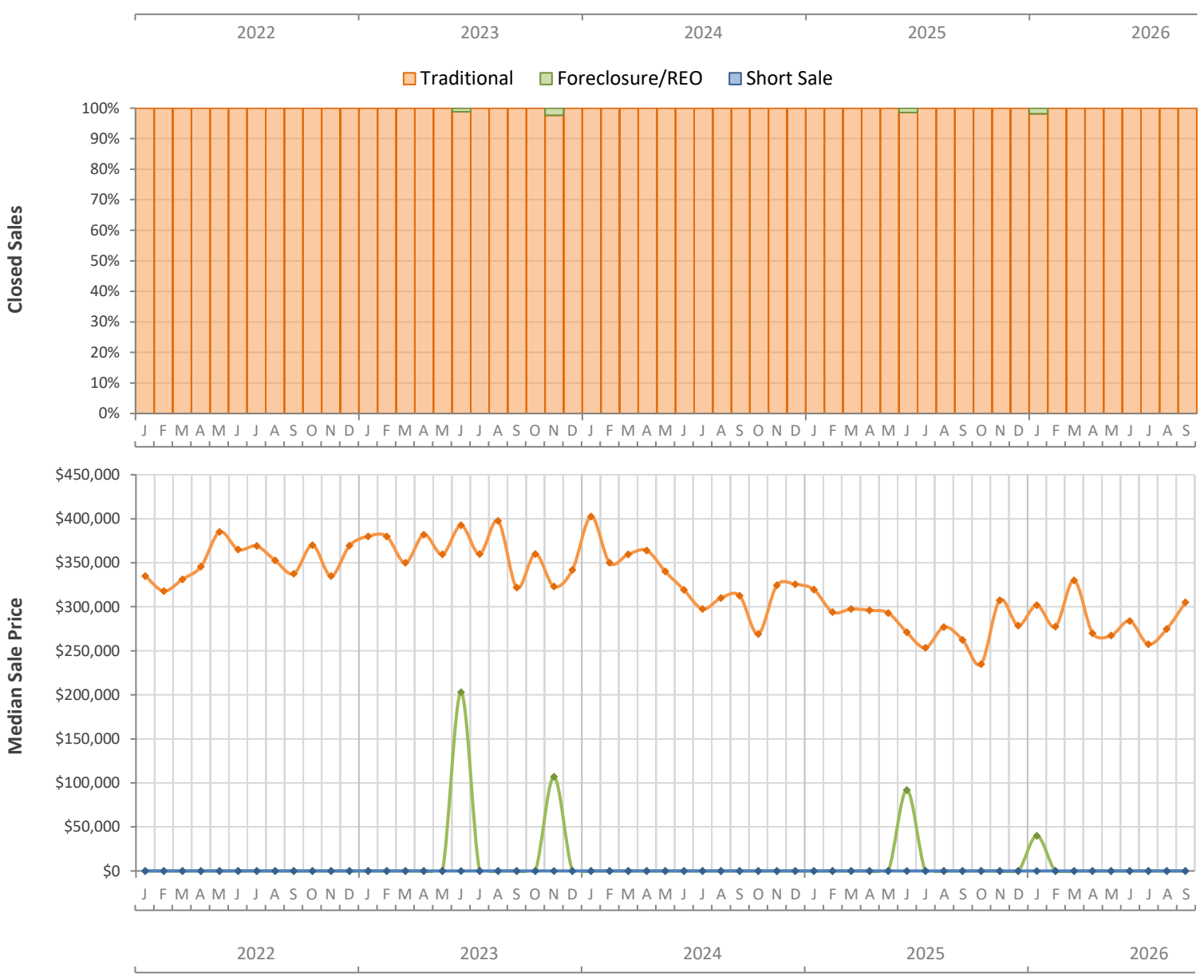


		September 2026	September 2025	Percent Change Year-over-Year
Traditional	Closed Sales	51	54	-5.6%
	Median Sale Price	$305,000	$262,500	16.2%
Foreclosure/REO	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A



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