

... A boutique real estate brokerage selling the Venice lifestyle since 1987
310.823.3129 ... 310.773.6945 ... VeniceBeachLiving.com



"VENICE STYLE" JULY . 2017

the pulse of what's happening and what's new with Venice, California real estate

VENICE REAL ESTATE MARKET UPDATE

June 2017 Venice Property Sales ...

See below for a list of all of the properties sold in Venice during June 2017 and the comparison chart.

SINGLE FAMILY SALES JUNE 2017						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
732 MARCO PL	2	1	720	1948	3600	\$1,785,000
935 SUNSET AVE	3	2	1435	1961	4496	\$1,288,500
310 MILDRED AVE	2	1	544	1926	1085	\$725,000
504 VENICE WAY	2	1	819	1951	1883	\$1,126,000
2818 OCEAN AVE	2	1	943	1942	3700	\$1,300,000
1184 NELROSE AVE	2	1	1103	1939	4700	\$1,400,000
901 LUCILLE AVE	2	1	1316	1913	3993	\$1,520,000
810 COMMONWEALTH AVE	5	4	2322	1950	4400	\$1,575,000
2914 OCEAN AVE	2	2	950	1942	3700	\$1,598,000
708 VICTORIA AVE	4	2	2371	1912	6002	\$1,950,000
217 RENNIE AVE	2	2	1400	1939	4135	\$2,090,000
1037 VICTORIA AVE	3	2	1664	1924	10412	\$2,150,000
628 INDIANA AVE	4	2	2009	1952	5280	\$2,225,000
27 30TH AVE	3	3	2500	1915	2645	\$2,550,000
709 NOWITA PL	3	2	1893	1924	4765	\$3,000,000
127 BREEZE AVE	4	4	2446	2007	2252	\$3,100,000
225 BERNARD AVE	4	5	3500	1939	4229	\$3,300,000
1519 LOUELLA AVE	4	5	3371	2017	5954	\$3,360,000
613 SANTA CLARA AVE	4	5	3644	2017	5170	\$3,925,000
TOTAL SALES						\$39,967,500
AVERAGE SALES PRICE						\$2,103,553
AVERAGE \$ / SF						\$1,144

RESIDENTIAL INCOME SALES JUNE 2017							
STREET	UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
27 OZONE AVE	4	4	4	3600	1907	3001	\$2,065,000
22 PALOMA AVE	4	7	5	4454	1922	3525	\$2,000,000
837 VENEZIA AVE	2	2	2	1128	1922	3677	\$1,710,000
732 FLOWER AVE	2	4	3	1784	1922	5794	\$1,726,000
844 VENEZIA AVE	2	3	2	1409	1915	3675	\$1,796,000
23 1/2 18TH AVE	2	6	2	1872	1957	2641	\$2,012,500
23 24TH AVE	2	2	2	1167	1934	2640	\$2,125,000
14 OZONE AVE	6	6	6	4693	1973	3216	\$4,250,000
TOTAL SALES							\$17,684,500
AVERAGE SALES PRICE							\$2,210,563
AVERAGE \$ / SF							\$880

CONDOMINIUM SALES JUNE 2017					
STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE
1720 ABBOT KINNEY BLVD	1	2	1899	2005	\$2,370,000
700 MAIN ST #11	1	2	1660	2008	\$1,600,000
235 MAIN ST #117	2	2	1188	1989	\$1,005,000
204 S VENICE #1	2	3	1830	2005	\$2,000,000
TOTAL SALES					\$6,975,000
AVERAGE SALES PRICE					\$1,743,750
AVERAGE \$ / SF					\$1,061

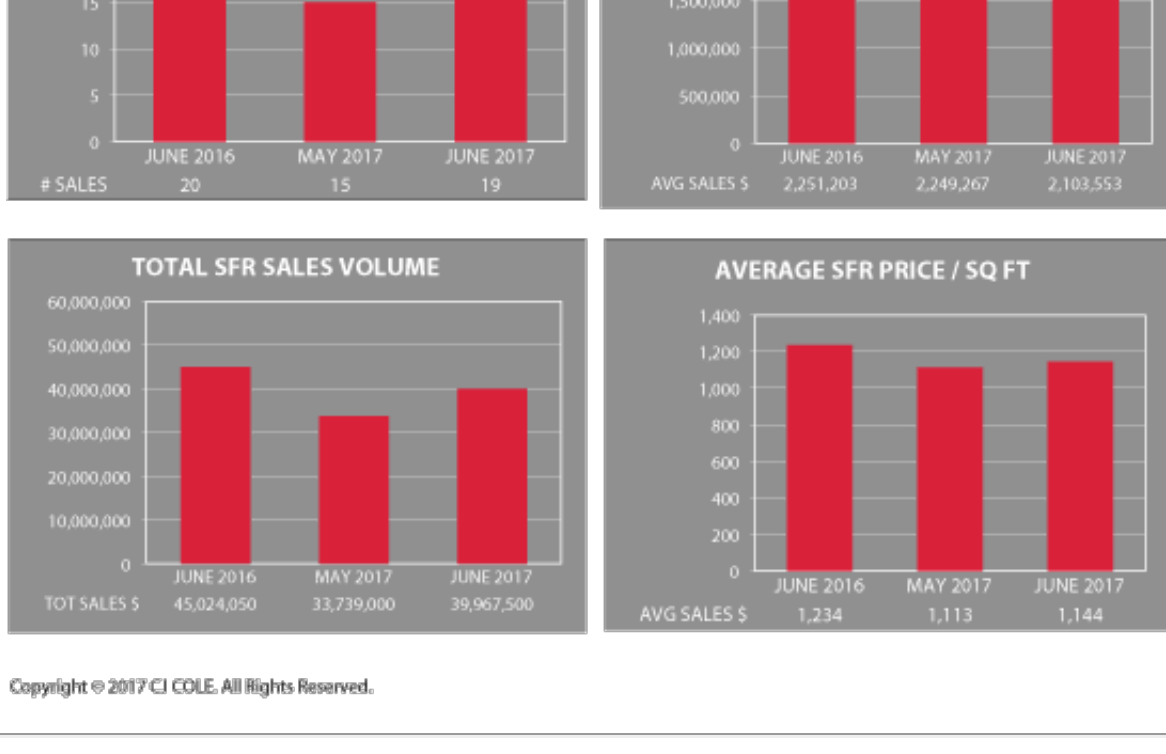
VACANT LAND SALES JUNE 2017		
STREET	LOT SZ	SALE PRICE
2329 ABBOT KINNEY	6477	\$3,100,000

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Sales are for all of Venice and do not necessarily represent sales of CJ & Jay Cole. Information is compiled from CoreLogic and the MLS/CLAW. Sources are deemed reliable; however, no representation of any kind is made as to its accuracy

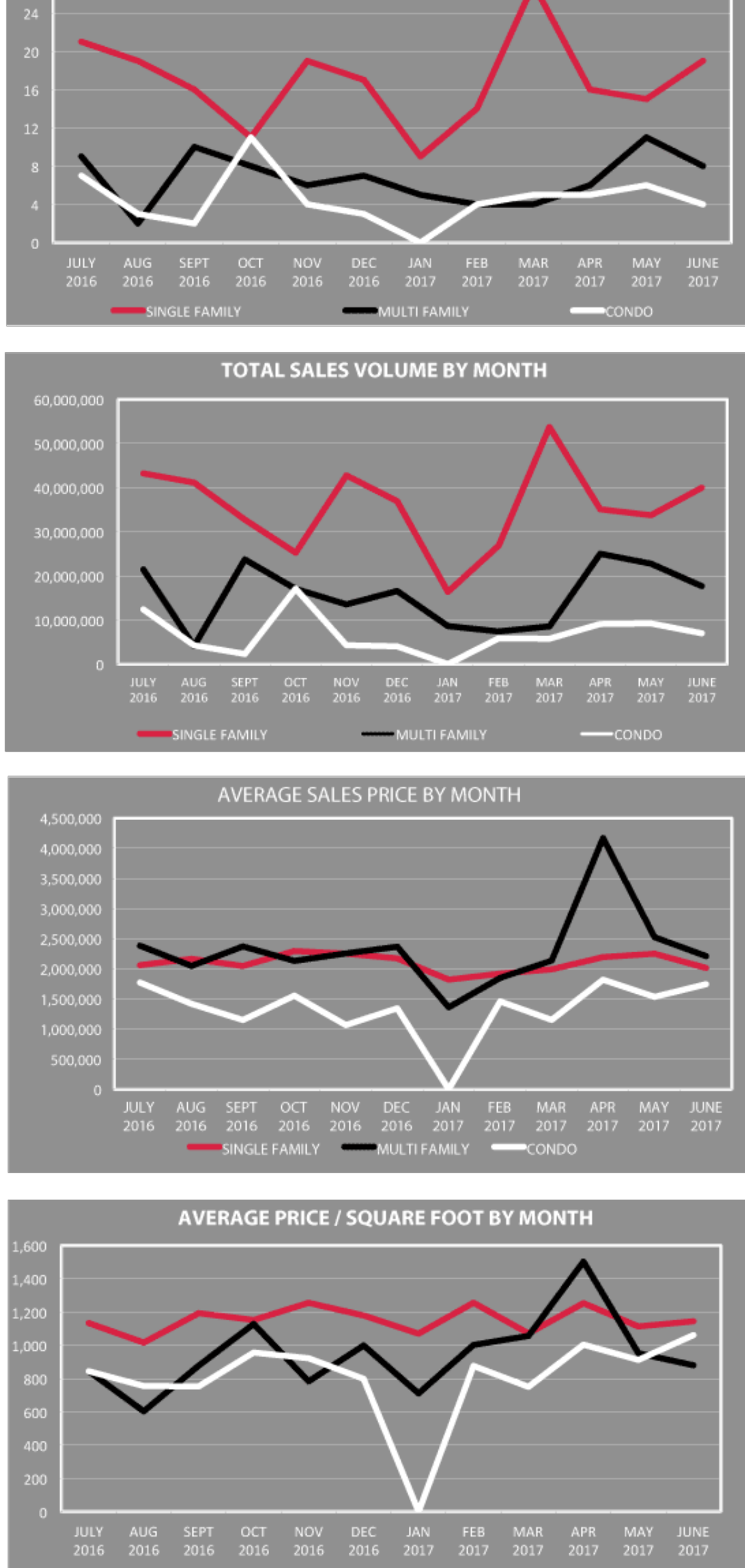
VIEW THE VENICE PROPERTY SALES FOR THE PAST 18 YEARS

June Single Family Home Sales Comparison with Previous Month and a Year Ago



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The Venice Real Estate Market Trends by Month for the Last Year



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DOWNLOAD MY COMPLETE VENICE MARKET REPORT FOR MY EXPERT ANALYSIS OF THE CURRENT MARKET TRENDS IN VENICE REAL ESTATE SALES !!!

[Download Venice Market Report](#)

For a free & confidential expert broker opinion on your home's market value ... call me at 310.773.6945 !!!

[CLICK HERE FOR YOUR FREE Home Valuation](#)



June Venice Home Sales Statistics Mixed ...

The June 2017 average sale price for single-family homes decreased when compared to last month and last June. The average sale price (\$2,103,533) decreased 6.5% from last month (\$2,249,267) and 6.6% from June 2016 (\$2,251,203).

[Link to our latest market report ...](#) [Download the report](#)



Mortgage Demand Weakens As Rates Jump...

Mortgage rates just saw their biggest jump since the presidential election, and that took a heavy toll on demand for home loans. Total mortgage application volume fell 7.4 percent last week from the previous week, according to the Mortgage Bankers Association's seasonally adjusted report. Volume was 36 percent lower than a year ago.

[Read more](#)



Home Renovations That May Not Be Worth It ...

Not every improvement made to a house will ultimately raise its value. Homeowners who are looking for projects that will pay back at resale would be smart to consult a local real estate professional to determine whether the project they have planned would help boost their home's value.

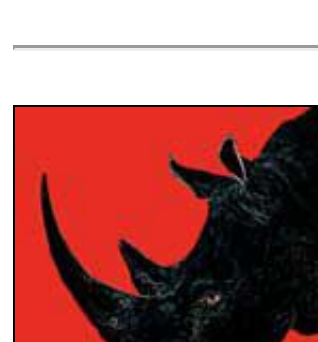
[More info](#)



10 Simple Ways to Bring Order to a Small Kitchen ...

Contrary to what you might think, you don't need acres of counter or dozens of drawers and cupboards to have an organized kitchen that's a joy to cook in. If anything, a smaller kitchen can encourage you to streamline your stuff and live more simply.

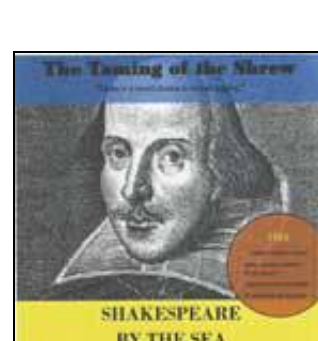
[See the list](#)



Venice Connect Mixer & Board Installation at A Window Between Worlds Wednesday July 26th ...

Join the Venice Chamber of Commerce for fun evening at A Window Between Worlds for their Venice Connect Mixer and Board Installation! Captain Dominic Chir from the LAPD Pacific Division will be swearing in the 2017-18 Board of Directors. Build business connections and meet new friends with a good drink in hand.

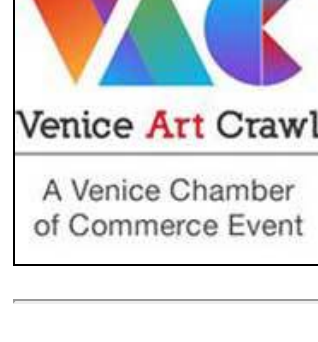
[Read more](#)



"Rhinoceros" Opening Tonight at The Pacific Resident Theatre ...

"Rhinoceros," Eugene Ionesco's comic masterpiece, takes place in a small provincial town outside of Paris, where the citizens discover how quickly one's sense of humanity can be eroded when facing the dangers of a herd mentality ...

[Check it out](#)



Shakespeare by the Sea at the Venice Beach Basketball Court Wednesday July 26th at 7:00 pm ...

Bring your beach chairs, blankets and picnic baskets for this free event ... Shakespeare's "Taming of the Shrew," presented by the Venice Beach Park Advisory Board and sponsored by Muscle Beach Nutrition. Admission is free. Grass seating available beside the Blue Basketball Court.

[Check it out](#)



Venice Art Crawl Thursday July 20th ...

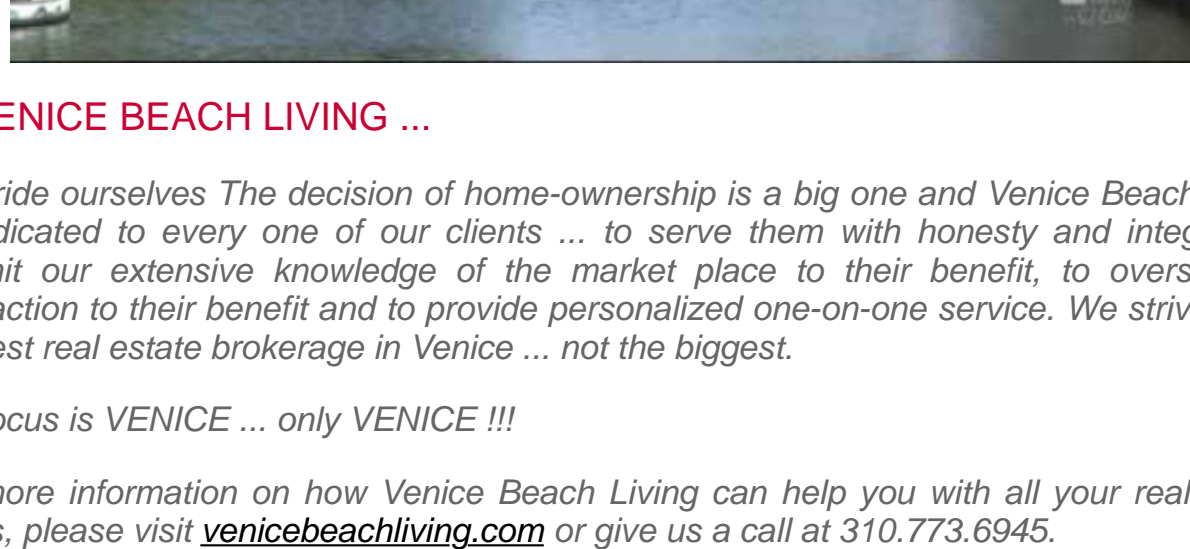
Enhance your evening with art, culture and entertainment at the Venice Art Crawl on Thursday, July 20th from 6:00 - 10:00 pm, where you can meet artists and merchants on Venice Blvd, from the beach to Oakwood Ave ...

[Find out more](#)

Fast Facts

- California median home price - May 2017: \$550,200 (Source: CAR)
- California highest median home price by region/county May 2017: San Francisco, \$1,501,680 (Source: CAR)
- California lowest median home price by region/county May 2017: Lassen, \$192,500 (Source: CAR)
- California Pending Home Sales Index - May 2017: 118.1, Declined 3.9 percent year-over-year (Source: CAR)
- California Traditional Housing Affordability Index - First Quarter 2017: 32 percent (Source: CAR)
- Conforming mortgage rates - week ending 7/6/2017 (Source: Freddie Mac)
 - 30-yr. fixed: 3.96% fees/points: 0.5%
 - 15-yr. fixed: 3.22% fees/points: 0.5%

Please watch and share my video to learn all about enjoying life in Venice !!!

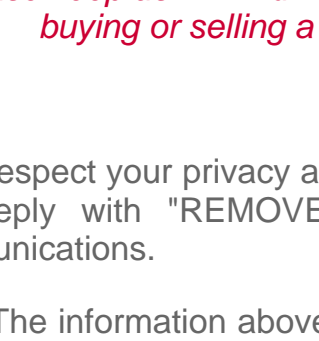


AT VENICE BEACH LIVING ...

We pride ourselves The decision of home-ownership is a big one and Venice Beach Living is dedicated to every one of our clients ... to serve them with honesty and integrity, to commit our extensive knowledge of the market place to their benefit, to oversee the transaction to their benefit and to provide personalized one-on-one service. We strive to be the best real estate brokerage in Venice ... not the biggest.

Our focus is VENICE ... only VENICE !!!

For more information on how Venice Beach Living can help you with all your real estate needs, please visit venicebeachliving.com or give us a call at 310.773.6945.



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Please keep us in mind when you have family, friends or associates who are thinking of buying or selling a home ... We'd love to help them achieve their dream !!!

Thanks ... CJ & Jay

PS. I respect your privacy and if I have sent this to you in error, please accept my apologies and reply with "REMOVE" in the subject line for automatic exclusion from future communications.

PSS. The information above is deemed reliable but not guaranteed. This is not intended as a solicitation if your property is currently listed.