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## "VENICE STYLE" AUGUST . 2017

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

## VENICE REAL ESTATE MARKET UPDATE

### July 2017 Venice Property Sales ...

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

SINGLE FAMILY SALES   JULY 2017						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
805 VERNON AVE	2	2	1532	1922	4803	\$1,655,000
830 MARCO PL	2	1	990	1911	3163	\$1,695,000
2330 CLARK AVE	3	2	1508	1971	3600	\$1,710,000
2814 BEACH AVE	2	2	1232	1947	3763	\$1,725,000
806 WOODLAWN AVE	2	1	969	1920	4187	\$1,761,000
920 SUPERBA AVE	3	1	962	1923	3600	\$1,895,000
1096 SUPERBA AVE	3	3	1706	1937	4803	\$1,895,800
626 WOODLAWN AVE	2	1	906	1903	4189	\$2,025,000
2915 CLUNE AVE	5	4	2735	1942	5213	\$2,400,000
1000 INDIANA CT	4	5	2484	2017	4982	\$2,420,000
914 NOWITA PL	3	3	1517	1922	3400	\$2,700,000
555 28TH AVE	4	3	1922	1941	4006	\$2,875,000
1126 ROSE AVE	4	5	3186	2006	6006	\$2,875,000
2000 WALNUT AVE	4	4	2941	2016	5110	\$3,050,000
2026 WALNUT AVE	4	4	3100	2017	5600	\$3,295,000
2241 PROSPECT AVE	4	5	3850	1923	8534	\$3,622,000
523 RIALTO AVE	5	4	2905	1910	2616	\$3,781,000
1117 CABRILLO AVE	3	3	3000	2011	2550	\$3,850,000
26 30TH AVE	4	5	3758	2017	2650	\$4,500,000
53 27TH AVE	4	6	3522	1977	2638	\$4,625,000
2216 SUPERIOR AVE	5	5	4684	2017	7806	\$5,000,000
<b>TOTAL SALES</b>						<b>\$59,354,800</b>
<b>AVERAGE SALES PRICE</b>						<b>\$2,826,419</b>
<b>AVERAGE \$ / SF</b>						<b>\$1,201</b>

RESIDENTIAL INCOME SALES   JULY 2017							
STREET	UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
848 VENEZIA AVE	2	2	2	1436	1923	3675	\$1,887,000
709 6TH AVE	2	3	2	1400	1913	5940	\$2,150,000
141 BROOKS AVE	2	3	3	2716	2004	5148	\$2,200,000
1623 CRESCENT PL	3	5	4	3004	1927	4148	\$3,150,000
640 SANTA CLARA AVE	11	11	11	5784	1926	10401	\$4,700,000
<b>TOTAL SALES</b>							<b>\$14,087,000</b>
<b>AVERAGE SALES PRICE</b>							<b>\$2,817,400</b>
<b>AVERAGE \$ / SF</b>							<b>\$982</b>

CONDOMINIUM SALES   JULY 2017						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
615 HAMPTON DR #A304	0	1	946	2004		\$1,050,000
1121 ABBOT KINNEY #F	2	2	985	2005		\$1,437,000
660 HARBOR ST #2	2	3	2316	1986		\$1,465,000
690 HARBOR ST #6	3	3	2029	1986		\$1,525,000
<b>TOTAL SALES</b>						<b>\$5,477,000</b>
<b>AVERAGE SALES PRICE</b>						<b>\$1,369,250</b>
<b>AVERAGE \$ / SF</b>						<b>\$873</b>

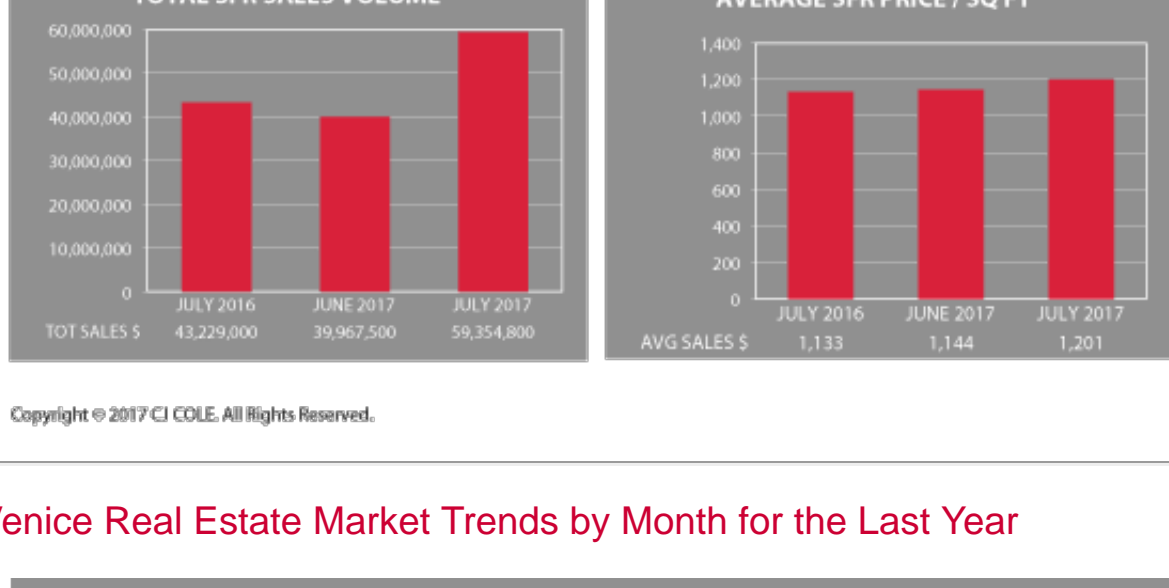
COMMERCIAL SALES   JULY 2017						
STREET	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE	
1140 ABBOT KINNEY BLVD	2	2040	1965	2700	\$9,150,000	

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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.

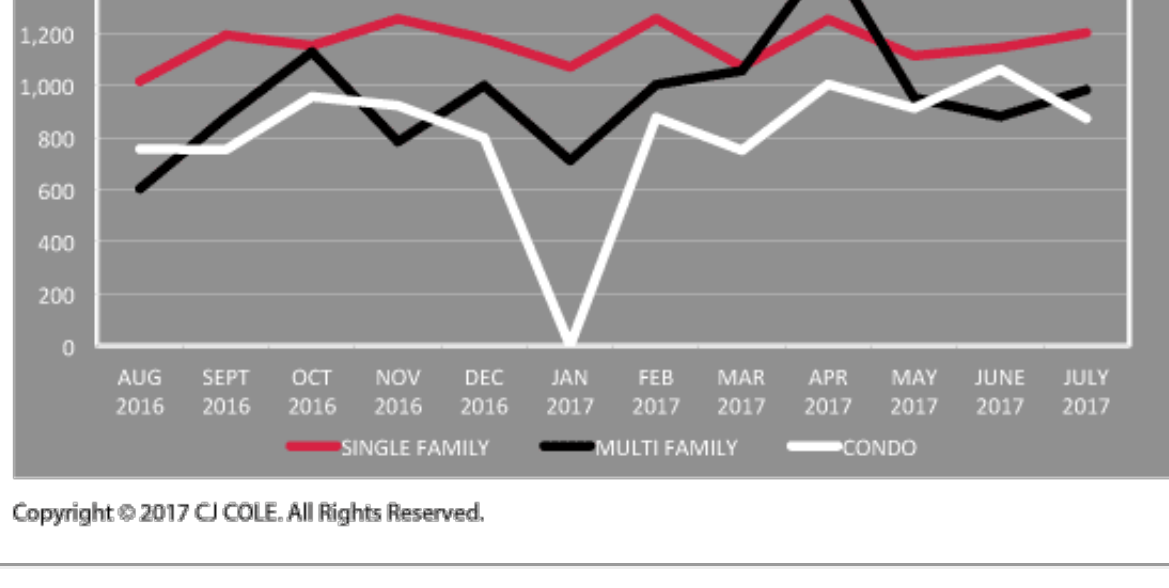
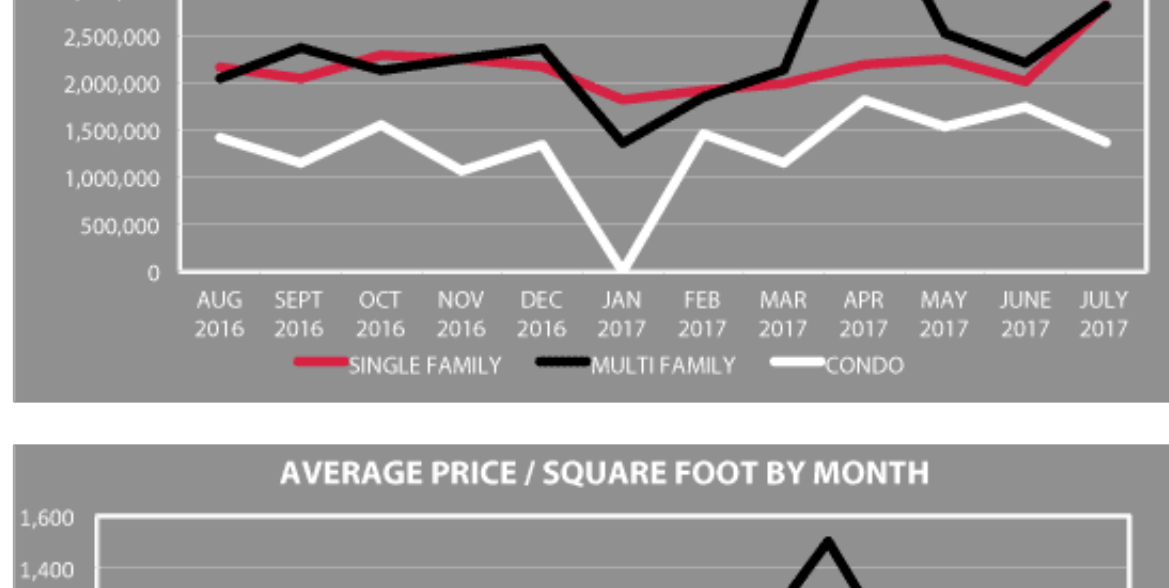
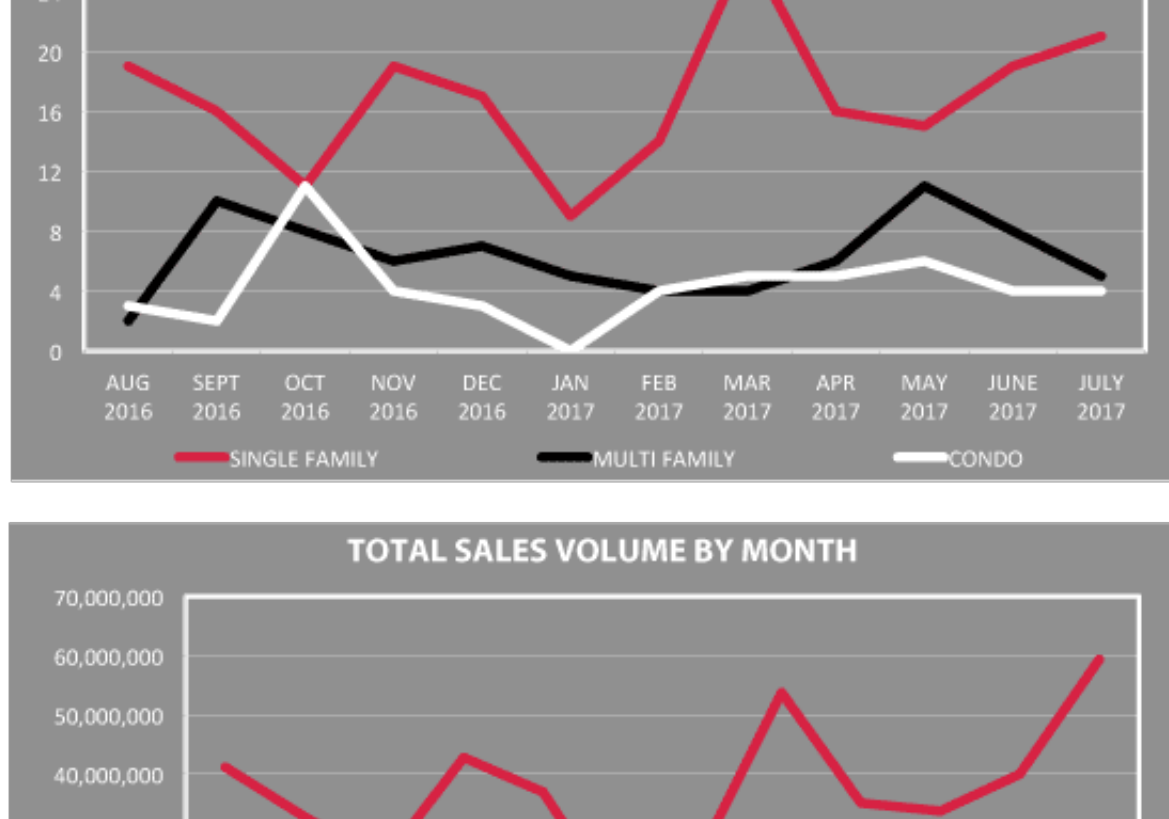
### VIEW THE VENICE PROPERTY SALES FOR THE PAST 18 YEARS

### July 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](#)

**AVERAGE \$ / SQUARE FOOT**  
+ 5% Up From Last Month  
+ 6% Up From Last Year

### All Sales Statistics for July Indicate an Accelerating Marketplace ...

Twenty-one Venice single-family homes sold during July ... 10.5% above last month (19) and the same as July 2016. The total sales volume soared in July (\$59,354,800) ... up 48.5% over June (\$39,967,500) and 37.3% over last July (\$43,229,000).

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



### 5 Bright Dining Rooms That Encourage Indoor-Outdoor Flow ...

Dining rooms that open to the outside have the best of both worlds: the laid-back feeling of dining al fresco without the fuss of having to dust off the outdoor furniture or carry plates too far from the kitchen. If you're looking for ways to open up your dining room — and your home and budget allow it — take a look at these five inspiring eating areas ...

[Take a look](#)



### Baby Boomers Who Refuse to Sell Are Dominating the Housing Market ...

Prospective homebuyers are finding themselves out in the cold because building has slowed, and longer-living baby boomers are staying put. People 55 and older own 53 percent of U.S. owner-occupied houses, the biggest share since the government started collecting data in 1900. That's up from 43 percent a decade ago.

[Read more](#)



### As Prices Rise, Mortgage Lenders Are Making It Easier to Buy a House ...

As prices rise across the country, buying a home isn't easy, especially in high-cost metropolitan areas such as Los Angeles County, where the median price of a home hit \$569,000 in June. But changes in the mortgage industry are afoot, with the goal of loosening some of the strict standards established after the subprime crisis — rules some blame for impeding sales.

[See the article](#)



### A Guide to the Curious Finds and Hidden Gems of Venice Beach ...

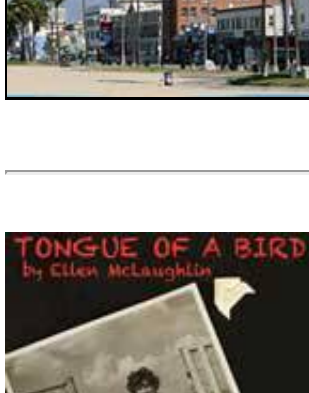
From Vogue Magazine ... Venice Beach, once a grungy beach town on the margins of Los Angeles, is today a playground for glitterati sipping vodkas and charcoal milk. But Venice still bears traces of bygone eras—encapsulated by names like Chaplin, Morrison, Dogtown, and Muscle Beach—and it's this history and eccentricities that help define the area.

[Check them out](#)



### Venice Girl Scouts to Hold a Yard Sale Saturday the 19th...

The Girl Scouts will be holding a yard sale at Beethoven Elementary school - Saturday - August 19th - 8:00am - 2:00pm. Multi Family Yard Sale - Toys, Bikes, Games, Clothes, DVD's, TV's, Computer Monitors, Clothes and so much more! Sorry We will not have Cookies to sell. We have a few months to go.



### Venice Chamber Happy Hour at G2 Gallery September 6th ...

The Venice Chamber will hold their monthly Happy Hour Wednesday, September 6th, from 6:00 to 8:00 at the G2 Gallery at 1503 Abbot Kinney Boulevard. This is a casual opportunity to make new connections and build relationships in and out of the Chamber ...

[Find out more](#)



### "Tongue of a Bird" playing through August 27th at the PRT Co-Op ...

A little girl goes missing in the Adirondacks, sending a search-and-rescue pilot on her own journey of discovery. This pursuit drives the pilot to uncover family ghosts she thought she had buried long ago ...

[Tickets](#)



### "Lilo & Stitch" playing at Saturday's Movie Night at Oakwood Rec Center ...

Grab your blankets and lawn chairs for movie night at the Oakwood Recreation Center, 767 California Avenue, featuring Disney's "Lilo & Stitch" at 7:30 ... movie starts at sundown ... Saturday, August 19th.

### Fast Facts

- California median home price - July 2017: \$549,460 (Source: CAR)
- California highest median home price by region/county July 2017: San Mateo, \$1,500,000 (Source: CAR)
- California lowest median home price by region/county July 2017: Tulare, \$219,950 (Source: CAR)
- California Pending Home Sales Index - June 2017: 117.9, Declined 0.9 percent year-over-year (Source: CAR)
- Conforming mortgage rates - week ending 8/10/2017 (Source: Freddie Mac)
  - 30-yr. fixed: 3.90% fees/points: 0.5%
  - 15-yr. fixed: 3.18% fees/points: 0.5%

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

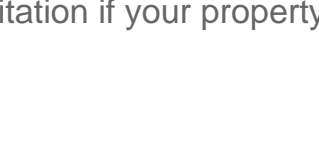


### AT VENICE BEACH LIVING ...

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](http://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.