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## "VENICE STYLE" JANUARY . 2015

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

## VENICE REAL ESTATE MARKET UPDATE

### THIS MONTH'S TAKAWAY ...

A LOOK AT THE ANNUAL FIGURES FOR VENICE HOME SALES SHOWS DRAMATIC INCREASES OVER THE PAST 11 YEARS in total sales volume, average sales price and average price per square foot. The number of homes sold has decreased since the beginning of 2004 but has been increasing since low in 2009.

THE AVERAGE SELLING PRICE OF ALL PROPERTIES (SINGLE FAMILY, INCOME AND CONDO) INCREASED BY 10% over last month and 20% vs a year ago. The median price and the average price per square foot decreased over last month by 4% and 18% respectively; both increased over a year ago.

### DECEMBER 2014 VENICE PROPERTY SALES ...

See below for a list of all of the properties sold in Venice during December 2014 and the comparison chart.

SINGLE FAMILY SALES . DECEMBER . 2014						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
PALMS BLVD	3	2	972	1923	5698	\$920,000
SAN JUAN AVE	2	2	1056	1912	1344	\$925,000
CLUBHOUSE AVE	2	1	1068	1911	2248	\$1,100,000
7TH AVE	3	2	1240	1912	4234	\$1,283,000
AMOROSO PL	2	1	768	1921	3589	\$1,475,000
CABRILLO AVE	2	1	820	1924	2550	\$1,485,000
SANTA CLARA AVE	2	2	1177	1920	5170	\$1,550,000
GLYNDON AVE	3	3	1558	1949	5954	\$1,594,000
SAN MIGUEL AVE	3	4	2000	2014	2178	\$1,600,000
AMOROSO PL	2	2	1900	1952	3330	\$1,600,000
INDIANA AVE	4	2	1637	1912	3780	\$1,652,000
BRYAN AVE	3	2	1370	1952	3898	\$1,655,000
BROOKS AVE	3	4	2000	2014	2178	\$1,700,000
BROOKS AVE	3	4	1931	2014	2163	\$1,775,000
LOUELLA AVE	4	4	2790	1914	5847	\$2,068,500
ROSE AVE	4	4	3085	1961	6250	\$2,150,000
MILWOOD AVE	3	2	2330	1985	4274	\$2,205,750
30TH AVE	3	4	3069	1992	2650	\$2,250,000
GLENCOE AVE	3	1.5	1676	1947	5778	\$2,400,000
VERNON AVE	3	3	2447	2009	4672	\$2,580,000
HOWLAND CANAL	4	3	2375	2007	2850	\$2,898,000
APPLETON WAY	5	5	4200	2014	10891	\$5,000,000
<b>TOTAL SALES</b>						<b>\$41,866,250</b>
<b>AVERAGE SALE PRICE</b>						<b>\$1,903,011</b>
<b>AVERAGE \$ PER SQ FT</b>						<b>\$1,010</b>

RESIDENTIAL INCOME SALES . DECEMBER . 2014							
STREET	# UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
DUDLEY AVE	3	6	3	3707	1978	4609	\$1,620,675
HORIZON AVE	2	4	2	2242	1913	2850	\$1,995,000
S VENICE BLVD	2	5	4	4518	1990	3961	\$2,988,000
PALOMA AVE	6	4	6	2408	1910	7500	\$3,300,000
MAIN ST	6	12	18	11552	2011	7179	\$7,185,000
<b>TOTAL SALES</b>							<b>\$17,088,675</b>
<b>AVERAGE SALE PRICE</b>							<b>\$3,417,735</b>
<b>AVERAGE \$ PER SQ FT</b>							<b>\$700</b>

CONDOMINIUM SALES . DECEMBER . 2014						
STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE	
ABBOT KINNEY	2	3	924	1985	\$518,500	
ABBOT KINNEY	2	2.5	898	1985	\$520,000	
MILDRED AVE	1	3	1924	2007	\$1,625,000	
<b>TOTAL SALES</b>					<b>\$2,663,500</b>	
<b>AVERAGE SALE PRICE</b>					<b>\$887,833</b>	
<b>AVERAGE \$ PER SQ FT</b>					<b>\$711</b>	

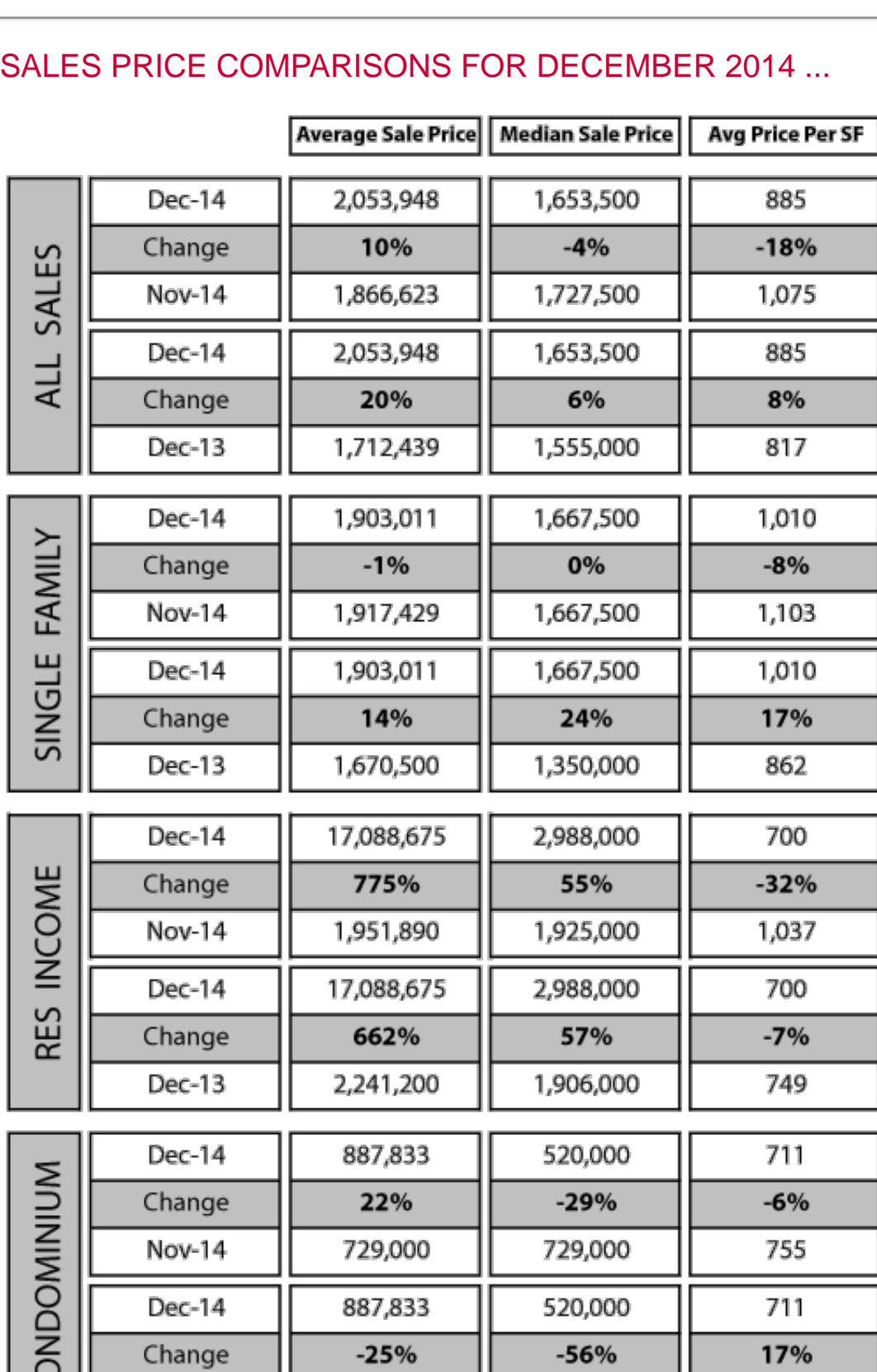
COMMERCIAL SALES . DECEMBER . 2014						
STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE	
LINCOLN BLVD			3160	1940	9486	\$2,500,000

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

[VIEW THE VENICE PROPERTY SALES FOR THE PAST 14 YEARS](#)

### DECEMBER SINGLE FAMILY HOME SALES COMPARISON WITH PREVIOUS MONTH AND A YEAR AGO ...



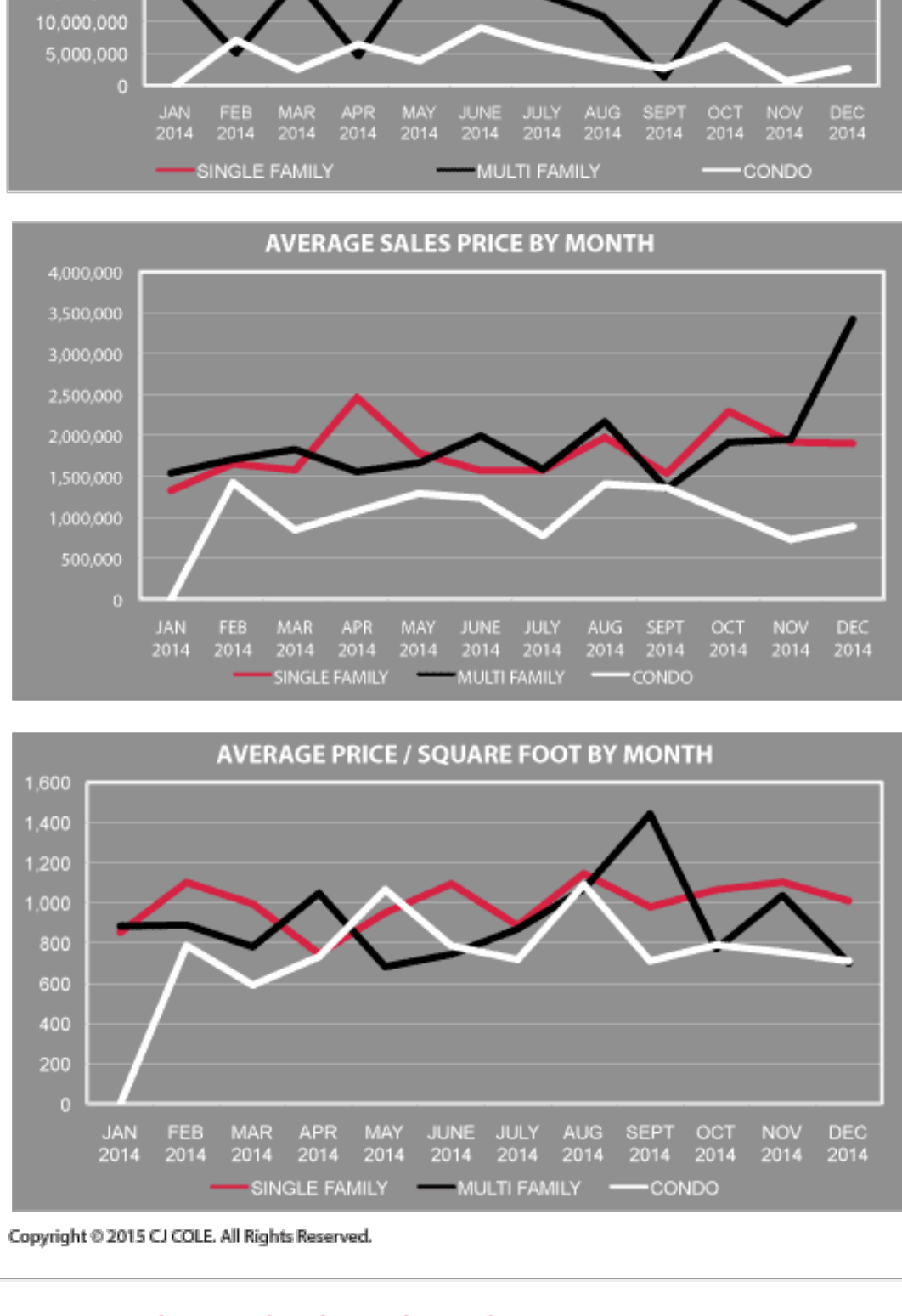
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### VENICE SALES PRICE COMPARISONS FOR DECEMBER 2014 ...

	Average Sale Price	Median Sale Price	Avg Price Per SF	
ALL SALES	Dec-14	2,053,948	1,653,500	885
	Change	10%	-4%	-18%
	Nov-14	1,866,623	1,727,500	1,075
SINGLE FAMILY	Dec-14	1,903,011	1,667,500	1,010
	Change	-1%	0%	-8%
	Nov-14	1,917,429	1,667,500	1,103
RES INCOME	Dec-14	17,088,675	2,988,000	700
	Change	775%	55%	-32%
	Nov-14	1,951,890	1,925,000	1,037
CONDOMINIUM	Dec-14	887,833	520,000	711
	Change	22%	-29%	-6%
	Nov-14	729,000	729,000	755

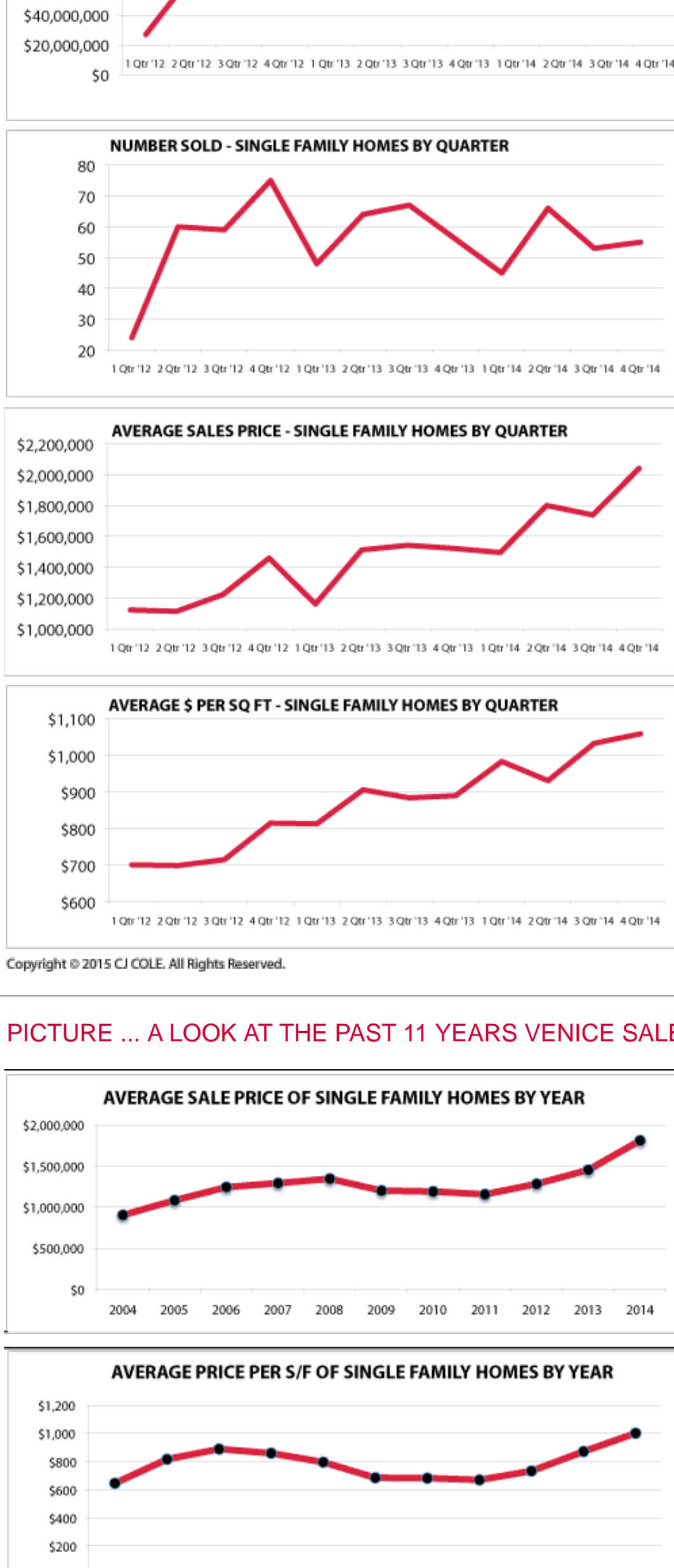
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### SALES STATS FOR THE PAST YEAR COMPARED BY MONTH ...



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### THE PAST 3 YEARS VENICE SALES BY QUARTER ...



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### THE BIG PICTURE ... A LOOK AT THE PAST 11 YEARS VENICE SALES ...



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**FIND OUT WHAT YOUR HOME IS WORTH  
CALL CJ ... 310.823.3129 or 310.773.6945**

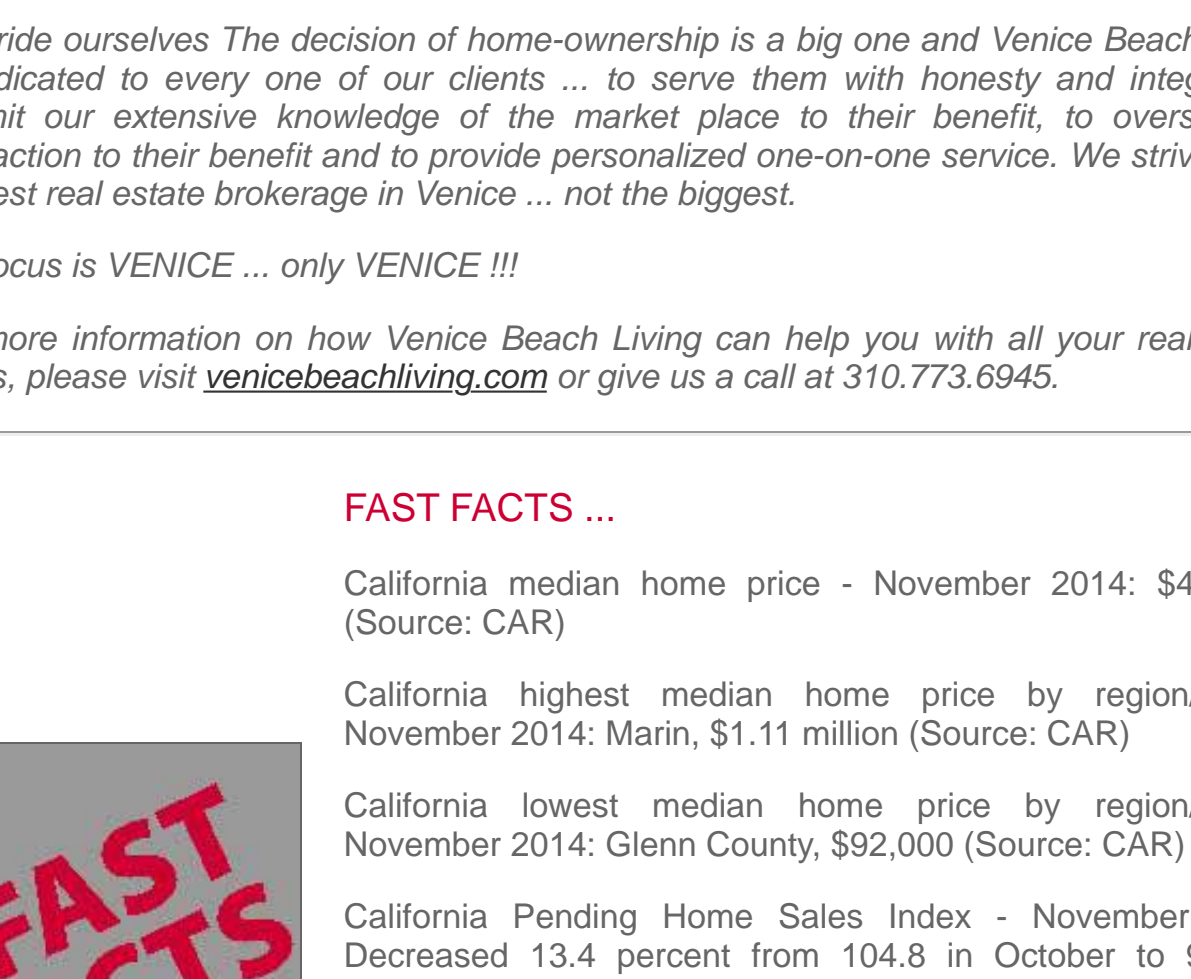


### SEARCH FOR VENICE HOMES AND PROPERTIES FOR SALE ...

Venice Beach Living's web site has a great Multiple Listing Service search that is set up to search for all types of properties in Venice.

[Check out all of the properties for sale in Venice](#)

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.

### FAST FACTS ...

California median home price - November 2014: \$445,280 (Source: CAR)

California highest median home price by region/county November 2014: Marin, \$1.11 million (Source: CAR)

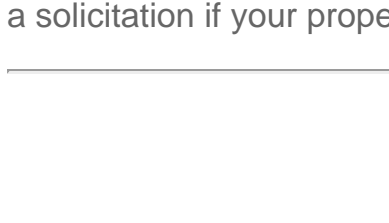
California lowest median home price by region/county November 2014: Glenn County, \$92,000 (Source: CAR)

California Pending Home Sales Index - November 2014: Decreased 13.4 percent from 104.8 in October to 90.7 in November (Source: CAR)

California Traditional Housing Affordability Index - Second Quarter 2014: 30 percent (Source: CAR)

Conforming mortgage rates - week ending 12/11/2014 (Source: Freddie Mac)

- 30-yr. fixed: 3.73% fees/points: 0.6%
- 15-yr. fixed: 3.05% fees/points: 0.5%
- 1-yr. adjustable: 2.39% fees/points: 0.4%



### FIND US ON FACEBOOK ...

We invite you to [Become a Fan on Facebook](#). You will find timely Venice news ... what's happening in the community and with Venice real estate. Hope you "like" it and visit often. Thanks ... CJ & Jay.

Our page is located at <http://facebook.com/VeniceBeachLiving>

### CONTACT US !!!

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**CJ COLE, BROKER**  
Venice Beach Living

Phone: 310.823.3129 . 310.773.6945  
Web Site: [venicebeachliving.com](http://venicebeachliving.com)  
Blog: <http://venicedigs.com>  
Facebook: <http://facebook.com/venicebeachliving>  
DRE#: 00960322

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.