

A boutique real estate brokerage selling the Venice lifestyle since 1987

310.823.3129 ... 310.773.6945 ... VeniceBeachLiving.com



"VENICE STYLE" JANUARY . 2016

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

VENICE REAL ESTATE MARKET UPDATE

THIS MONTH'S TAKAWAY ...

December home sales stats show indications of market leveling.

The inventory supply of Venice Homes continues to increase.

DECEMBER 2015 VENICE PROPERTY SALES ...

See below for a list of all of the properties sold in Venice during December 2015 and the comparison chart.

SINGLE FAMILY SALES . DECEMBER . 2015						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
MARCO PL	2	1	1000	1924	4270	\$1,020,000
INDIANA AVE	2	1	910	1940	4809	\$1,141,000
MARCO PL	2	1	940	1927	4600	\$1,287,000
CLEMENT AVE	2	2	700	1950	3000	\$1,515,000
CRESTMORE PL	2	1	1284	1921	5175	\$1,580,000
CABRILLO AVE	2	1	734	1913	2549	\$1,600,000
RENNIE AVE	2	1	1305	1950	4132	\$1,610,000
MARCO PL	2	1	1237	1920	3677	\$1,632,000
MILWOOD AVE	2	1	894	1926	4265	\$1,737,000
CABRILLO AVE	4	2	1486	1910	2553	\$1,750,000
CALIFORNIA AVE	5	5	3600	2015	5368	\$2,000,000
18TH AVE	3	4	2455	1986	2641	\$2,050,000
AMOROSO PL	3	2	1548	1952	3330	\$2,100,000
28TH AVE	3	3	2180	1942	4225	\$2,484,500
GLYNDON AVE	5	5	3450	2015	5767	\$3,200,000
28TH AVE	3	4	3343	2012	4301	\$3,749,000
TOTAL SALES						\$30,455,500
AVERAGE SALE PRICE						\$1,903,469
AVERAGE \$ PER SQ FT						\$1,125

RESIDENTIAL INCOME SALES . DECEMBER . 2015						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
PALOMA AVE	2	3	2	1584	1965	\$1,290,000
WALNUT AVE	2	4	2	1140	1922	\$1,300,000
DUDLEY AVE	2	1	3	1024	1913	\$1,350,000
DIMMICK AVE	3	3	3	1532	1950	\$1,475,000
RIVERA AVE	5	5	2604	1908	2848	\$1,700,000
VERNON AVE	3	5	3	2090	1922	\$1,997,000
APPLETON WAY	2	2	4	1631	1948	\$2,800,000
WESTMINSTER AVE	18	0	18	7691	1912	\$4,200,000
TOTAL SALES						\$16,112,000
AVERAGE SALE PRICE						\$2,014,000
AVERAGE \$ PER SQ FT						\$835

CONDOMINIUM SALES . DECEMBER . 2015						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
MAIN ST	3	2	1748	2008		\$1,417,000
TOTAL SALES						\$1,417,000
AVERAGE SALE PRICE						\$1,417,000
AVERAGE \$ PER SQ FT						\$811

COMMERCIAL SALES . DECEMBER . 2015						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
ABBOT KINNEY BLVD	0	0	2580	1949	3150	\$1,850,000
OCEAN FRONT WALK	2	2	11221	1921	8616	\$11,850,000
TOTAL SALES						\$13,700,000
AVERAGE SALE PRICE						\$6,850,000
AVERAGE \$ PER SQ FT						\$993

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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 15 YEARS

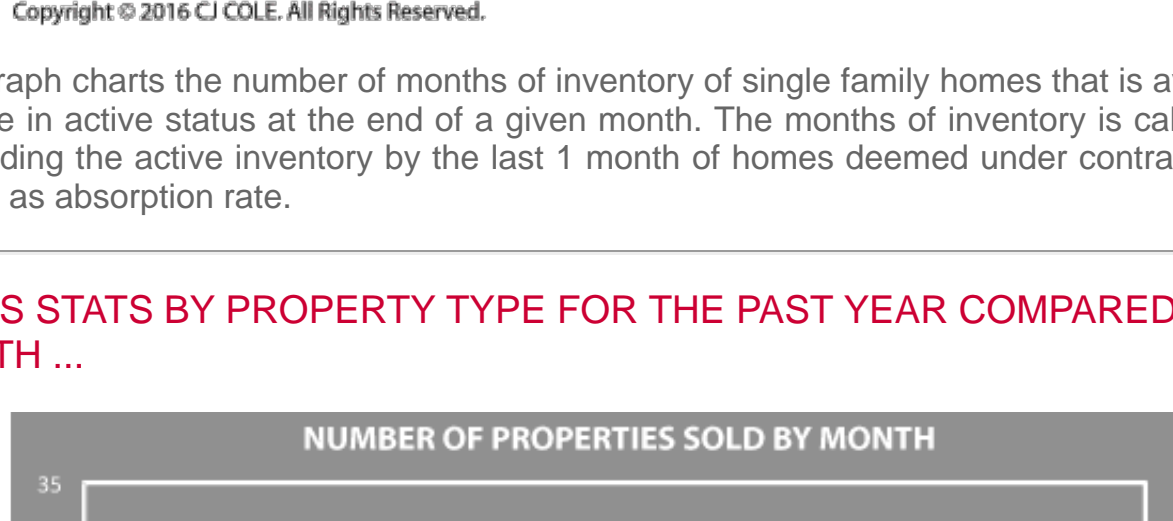
DECEMBER SINGLE FAMILY HOME SALES COMPARISON WITH PREVIOUS MONTH AND A YEAR AGO ...



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THE NUMBER & DOLLAR VOLUME OF HOME SALES IN DECEMBER INCHED UP A LITTLE ABOVE NOVEMBER ... but both were significantly lower (27%) than last December. The number sold was up by 3 (23%) from last month while the total dollar volume increased only 3%. The average price per square foot was down 16% from last month and remained the same as a year ago. The average selling price declined 14.3% from last month while it increased 11.4% over a year ago.

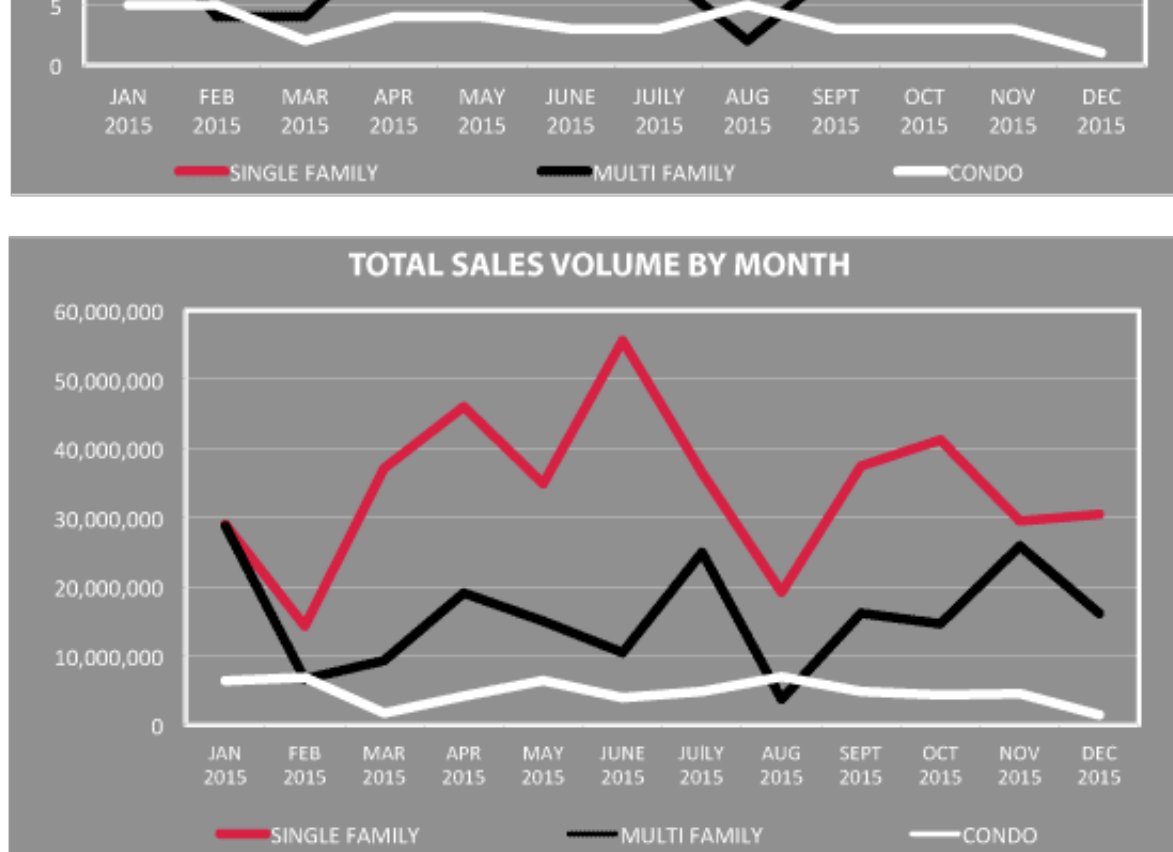
INVENTORY SUPPLY OF VENICE HOMES FOR SALE OVER THE PAST YEAR ...



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This graph charts the number of months of inventory of single family homes that is available for sale in active status at the end of a given month. The months of inventory is calculated by dividing the active inventory by the last 1 month of homes deemed under contract. Also known as absorption rate.

SALES STATS BY PROPERTY TYPE FOR THE PAST YEAR COMPARED BY MONTH ...



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



JUST LISTED ... 4346 REDWOOD AVENUE #A103 ... IN ESCROW FIRST WEEK ...

... at Villa Marina East V ... AMAZING VALUE! Live and entertain like you are on vacation in this incredibly spacious patio home! 2 Bedroom + 2 Bath ... 1929 sq ft. \$795,000.

[Check out the website](#)



NEW LEASE ON VENICE BEACH WALK STREET ...

CHEERFUL BEACH BUNGALOW !!! Nestled on a charming walk street 1/2 block to the beach, this cheerful two bedroom, one bath beach cottage is a perfect hide-away from the urban lifestyle. Available for lease at \$4400 a month.

[See more on the website ...](#)



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](#)



RISE & SHINE IN VENICE ...

Found this great video of sunrise over Venice Beach created by Robert McIntosh ... Hope you enjoy.

[View the video ...](#)



SAFE AT HOME ... AN EVENING WITH ORSON BEAN AT PACIFIC RESIDENT THEATRE ...

Back by popular demand ... Broadway & television legend and Venice resident Orson Bean presents his new one-man show. Sometimes hilarious, frequently moving, it's a poignant evening of laughter, childhood memories and even a little magic ...

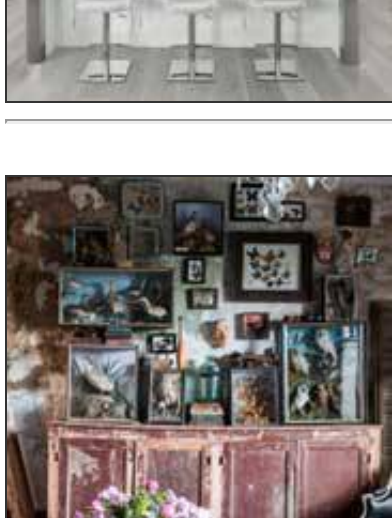
[Get the scoop ...](#)



CAR-SHARING PROGRAM LAUNCHED IN VENICE ...

WaiveCar ... the first car-sharing program that runs on advertising dollars, and gives drivers a break ... launched last week in Santa Monica and Venice Beach.

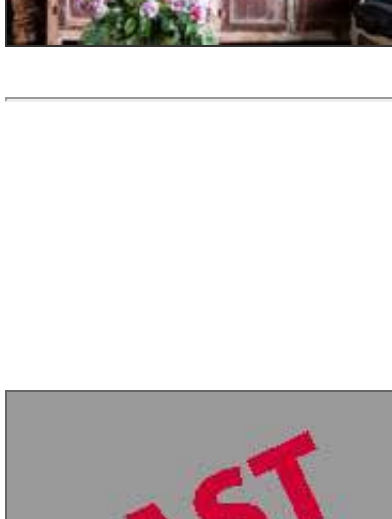
[Read the full article ...](#)



VENICE CONNECT AT HOTEL ERWIN JANUARY 27TH ...

Venice Connect, a monthly networking event sponsored by the Venice Chamber of Commerce, will be held at Larry's Loft in Hotel Erwin from 6:00 to 8:00 on January 27th.

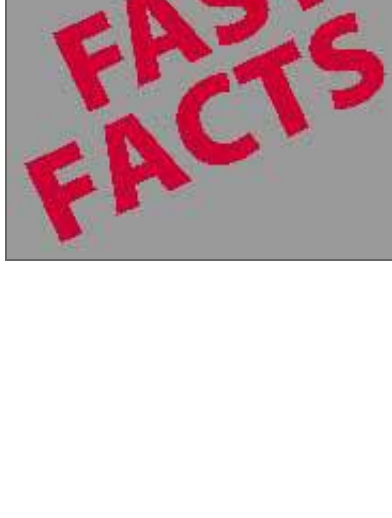
[You are invited ...](#)



A GUIDE TO KITCHEN FLOORING ...

A look at the pros, cons and costs of 5 popular kitchen flooring materials ...

[Take a look at the guide ...](#)



DECLUTTERING IDEAS FROM AROUND THE WORLD ...

Overstuffed to-do list? Decluttering gurus from around the world shared their tricks for getting there. It's about editing the things you own, sticking to what you use most often and, if truly necessary, considering external storage.

[Read more ...](#)

FAST FACTS ...

California median home price - December 2015: \$489,310 (Source: CAR)

California highest median home price by region/county December 2015: San Francisco, \$1,215,620 million (Source: CAR)

California lowest median home price by region/county December 2015: Siskiyou, \$140,000 (Source: CAR)

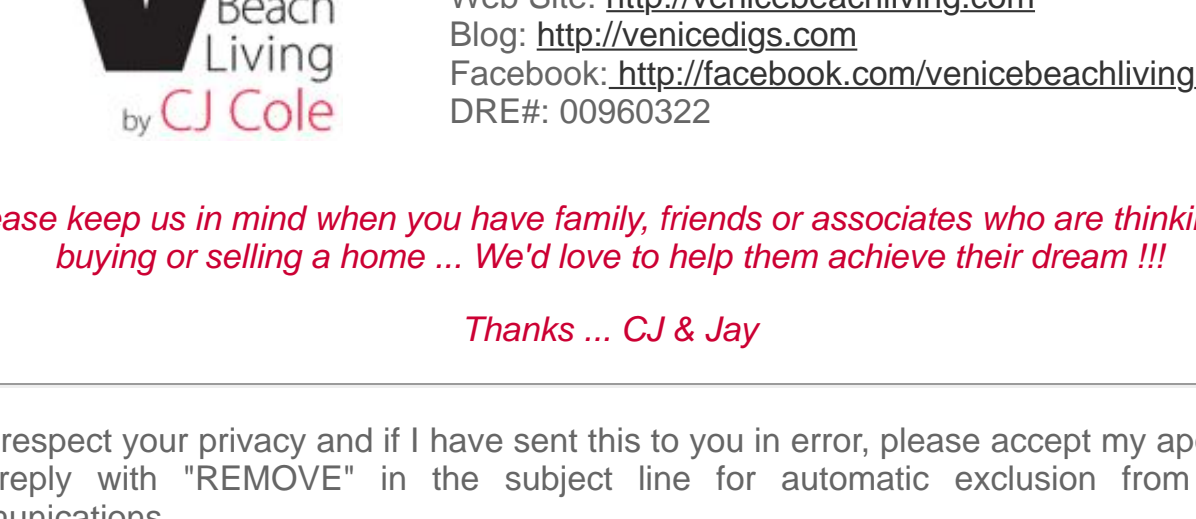
California Pending Home Sales Index - November 2015: Declined 11.4 percent to 100.4 (Source: CAR)

California Traditional Housing Affordability Index - Third Quarter 2015: 29 percent (Source: CAR)

Conforming mortgage rates - week ending 1/14/2016 (Source: Freddie Mac)

- 30-yr. fixed: 3.92% fees/points: 0.6%
- 15-yr. fixed: 3.19% fees/points: 0.5%

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

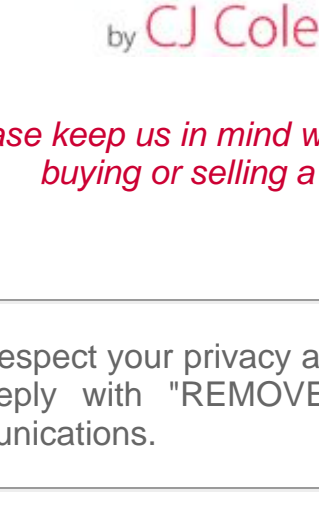


AT VENICE BEACH LIVING ...

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.



CJ COLE, BROKER
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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.