

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



"VENICE STYLE"

JANUARY . 2017

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

VENICE REAL ESTATE MARKET UPDATE

December 2016 Venice Property Sales ...

See below for a list of all of the properties sold in Venice during December 2016 and the comparison chart.

SINGLE FAMILY SALES . DECEMBER . 2016						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
214 HORIZON AVE	2	1	744	1955	2850	\$650,000
1058 MARCO PL	2	1	1000	1940	4268	\$1,377,500
1531 GLENAVON AVE	2	2	1570	1949	5906	\$1,500,000
120 THORNTON PL	2	2	1223	1980	1825	\$1,625,000
2477 LOUELLA AVE	7	3	2916	1921	5848	\$1,650,000
2512 WILSON AVE	2	3	2000	2016	1804	\$1,730,000
844 CALIFORNIA AVE	3	3	2265	2009	2533	\$1,750,000
942 VENEZIA AVE	2	2	1216	1923	4001	\$1,795,000
651 BROOKS AVE	1	2	576	1924	5000	\$1,800,000
532 RIALTO AVE	3	2	1134	1923	2552	\$2,175,170
641 MILDRED AVE	3	4	2500	2016	2000	\$2,450,000
839 NOWITA PL	2	3	1950	1923	3146	\$2,570,185
18 HORIZON AVE	3	3	2214	1910	2699	\$2,675,000
438 HOWLAND CANAL	3	4	3407	2000	2850	\$2,900,000
115 VISTA PL	3	4	3000	1923	2100	\$3,110,000
813 AMOROSO PL	3	3	2438	2009	2200	\$3,395,000
639 SANTA CLARA AVE	2	1	1183	1913	5182	\$3,780,000
Total Sales						\$36,932,855
Average Sales Price						\$2,172,521
Average \$ / SF						\$1,179

RESIDENTIAL INCOME SALES . DECEMBER . 2016							
STREET	UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
612 WESTMINSTER AVE	2	4	2	1812	1946	5201	\$1,650,000
125 BREEZE AVE	2	2	2	1137	1912	2250	\$1,740,000
11 20TH AVE	3	7	6	3216	1966	2642	\$2,000,000
704 MILWOOD AVE	2	3	2	1453	1950	5850	\$2,300,000
607 WESTMINSTER AVE	4	5	4	2742	1915	5208	\$2,713,000
605 WESTMINSTER AVE	4	4	4	2558	1922	5205	\$2,713,000
22 19TH AVE	6	10	6	3666	1960	5280	\$3,445,000
Total Sales							\$16,561,000
Average Sales Price							\$2,365,857
Average \$ / SF							\$999

CONDOMINIUM SALES . DECEMBER . 2016						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
245 MAIN ST #214	2	2	1245	1989		\$925,000
17 20TH AVE #B	2	3	1449	1983		\$1,341,500
512 BROOKS AVE #3	3	3	2356	2008		\$1,762,500
Total Sales						\$4,029,000
Average Sales Price						\$1,343,000
Average \$ / SF						\$798

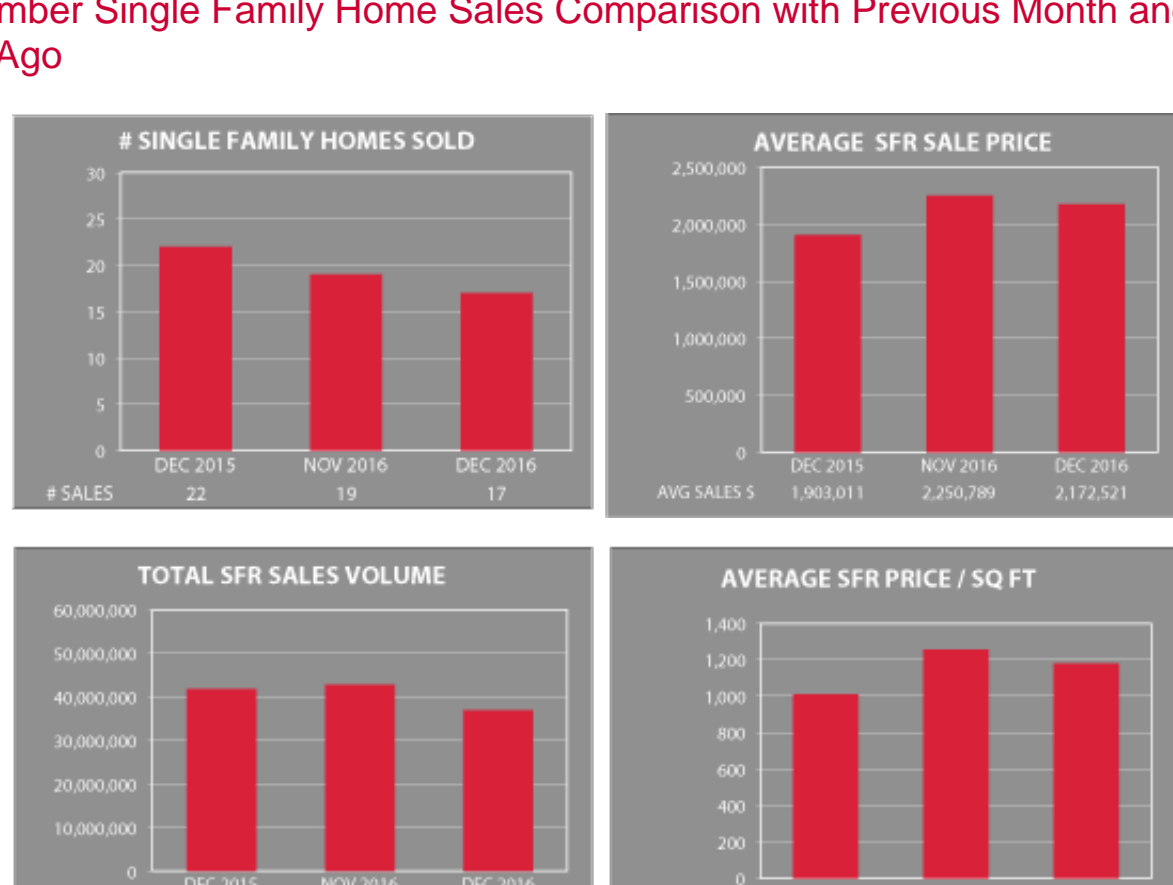
COMMERCIAL SALES . DECEMBER . 2016						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
507 BOCCACCIO AVE	0	0	2717	1949	2501	\$1,800,000

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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 16 YEARS

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



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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](#)



Sales Prices of Venice Single Family Homes Mellow ...

SALES PRICES MELLOW: The average sales price for single family homes in December (\$2,172,521) was down 4% ... marking the second month in a row of decline; however that figure was 14% above December of 2015. The average price per square foot was also down (6%) from the previous month and up 17% over a year ago.

[Link to the report ... Download the report](#)



How to Avoid House-Hunting Drama ...

HOUSE-HUNTING ??? Horror stories often abound when house hunting enters the conversation. Whatever you've heard, it's natural to feel a little apprehensive when making what could be one of the biggest purchases in your life.

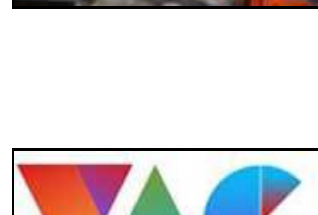
[See the tips](#)



Venice Median Homeless Development Workshop TONIGHT ...

FOCUS ON THE POTENTIAL DEVELOPMENT OF THE VENICE MEDIUM STRIP: Join VCH for a Visioning Workshop focused on a potential development in the parking lots at Venice-Dell-Pacific. The Visioning Workshop will be an interactive process and discussion that begins the process of developing a project proposal that addresses the housing and homeless crisis, creates community building opportunities, and contributes positively in many ways to the neighborhood.

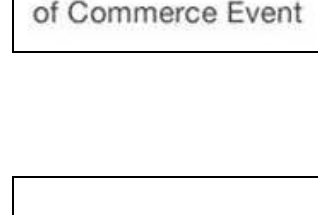
[Find out more](#)



Venice Art Crawl Mixer at the Lincoln Thursday 19th ...

CELEBRATE THE BEGINNING OF THE YEAR with art, culture and entertainment at the Venice Art Crawl mixer on Thursday, January 19th from 6:00 - 9:00 pm. Come and meet artists and merchants, and enjoy an evening of friendly networking and socializing at the Lincoln.

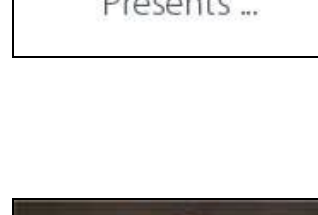
[Read more](#)



Whatever Happened To? Opening Tonight in the Co-op Workshop at Pacific Resident Theatre ...

ROMANTIC COMEDY EXPLORES BEYOND THE STORYBOOK PAGES: Have you ever wondered what happened to all those fairytale characters after you got tucked in? Here's a comedic look at what might have happened to a few of those favorite childhood characters! This romantic comedy explores beyond the storybook pages, and reveals what happens AFTER the "Happily Ever After".

[Get the scoop](#)



G2 Gallery Opening Reception Saturday: The Gottlieb Native Garden & National Parks of Alaska and Hawaii ...

"THE GOTTLIEB NATIVE GARDEN" exhibit presents photography by G2 owners Dan and Susan Gottlieb and will serve as the backdrop to introduce National Wildlife Federation's new book by the same name. Written by Mallory Smith, with 120 spectacular photos by Susan, the book celebrates the Gottlieb's award winning native and drought tolerant garden ...

[Details](#)



Venice Connect - Doing Business After Dark - Wednesday January 25th ...

HOSTED BY THE ELECTRIC LODGE ... Mix and mingle with local professionals at this month's mixer at the Electric Lodge. Enjoy the company of friends and colleagues while participating in a fun activity created especially for this event by the Electric Lodge.

[Find out more](#)

Fast Facts

California median home price - November 2016: \$501,710 (Source: CAR)

California highest median home price by region/county November 2016: San Francisco, \$1,360,500 (Source: CAR)

California (lowest) median home price by region/county November 2016: Siskiyou, \$183,000 (Source: CAR)

California Pending Home Sales Index - November 2016: 114.4, Decreased 3.5 percent year-over-year (Source: CAR)

California Traditional Housing Affordability Index - Third Quarter 2016: 31 percent (Source: CAR)

Conforming mortgage rates - week ending 1/5/2017 (Source: Freddie Mac)

- 30-yr. fixed: 4.20% fees/points: 0.5%
- 15-yr. fixed: 3.44% 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
Venice Beach Living

Phone: 310.823.3129 . 310.773.6945

Web Site: <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.