

A boutique real estate brokerage selling the Venice lifestyle since 1987

310.823.3129 ... 310.773.6945 ... [VeniceBeachLiving.com](http://VeniceBeachLiving.com)



## "VENICE STYLE" FEBRUARY . 2014

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

## VENICE REAL ESTATE MARKET UPDATE

### THIS MONTH'S TAKEAWAY ...

2/12/14 ... SINGLE FAMILY HOME INVENTORY REACHES "NORMAL" ... As of February 12th, there were 29 single family homes actively listed in Venice. This is 145% above last month and almost three times as many homes for sale in mid-December. The active inventory is now equal to the average number listed for all of 2013.

JANUARY HOME SALES DOWN FROM PREVIOUS MONTH; UP OVER A YEAR AGO ... The total sales dollar volume and the number of single family home that sold in January decreased significantly (-43% and -28% respectively) as compared to last month and increased over January a year ago (73% and 64% respectively). The number of homes that sold decreased 7% as compared with January a year ago and increased 78.5% when compared to last month's number. January's average sales price and average dollars per square foot were higher than January 2013 but lower than December 2013.

### JANUARY 2013 VENICE PROPERTY SALES ...

See below for a list of all of the properties sold in Venice during January 2013 and the charts showing the comparisons.

SINGLE FAMILY SALES . JANUARY . 2014						
STREET	BDM	BTH	SQ FT	YRBLT	LOT SZ	SALE PRICE
ROSE AVE	3	2	1664	1965	5454	\$950,000
GLYNDON AVE	3	3	2628	1979	5782	\$950,000
INDIANA CT	3	1	1410	1951	6249	\$1,000,000
ROSE AVE	4	3	2500	1941	5005	\$1,025,000
VALITA ST	3	2	1265	1956	5097	\$1,025,000
VICTORIA AVE	2	1	978	1914	3912	\$1,000,000
CALIFORNIA AVE	4	3	2240	1969	4726	\$1,100,000
WARREN AVE	2	1	940	1946	4401	\$1,157,000
VERNON AVE	2	1	930	1952	4801	\$1,185,000
COMMONWEALTH AVE	3	2	1271	1928	4195	\$1,215,000
BEACH AVE	2	1	1076	1942	3977	\$1,250,000
INDIANA AVE	3	2.75	1380	1952	5280	\$1,350,000
WESTMINSTER AVE	2	1	888	1916	5202	\$1,360,000
INDIANA AVE	3	3	1693	1954	5000	\$1,360,000
VENEZIA AVE	2	2	1102	1921	3675	\$1,475,000
GRAND CANAL	2	2	990	1923	2698	\$1,790,000
PARK CT	2	3	2200	2013	1790	\$2,000,000
CLARK AVE	4	3.5	2900	2013	3601	\$2,650,000
<b>TOTAL SALES</b>						<b>\$23,927,000</b>
<b>AVERAGE SALE PRICE</b>						<b>\$1,329,278</b>
<b>AVERAGE \$ PER SQ FT</b>						<b>\$853</b>

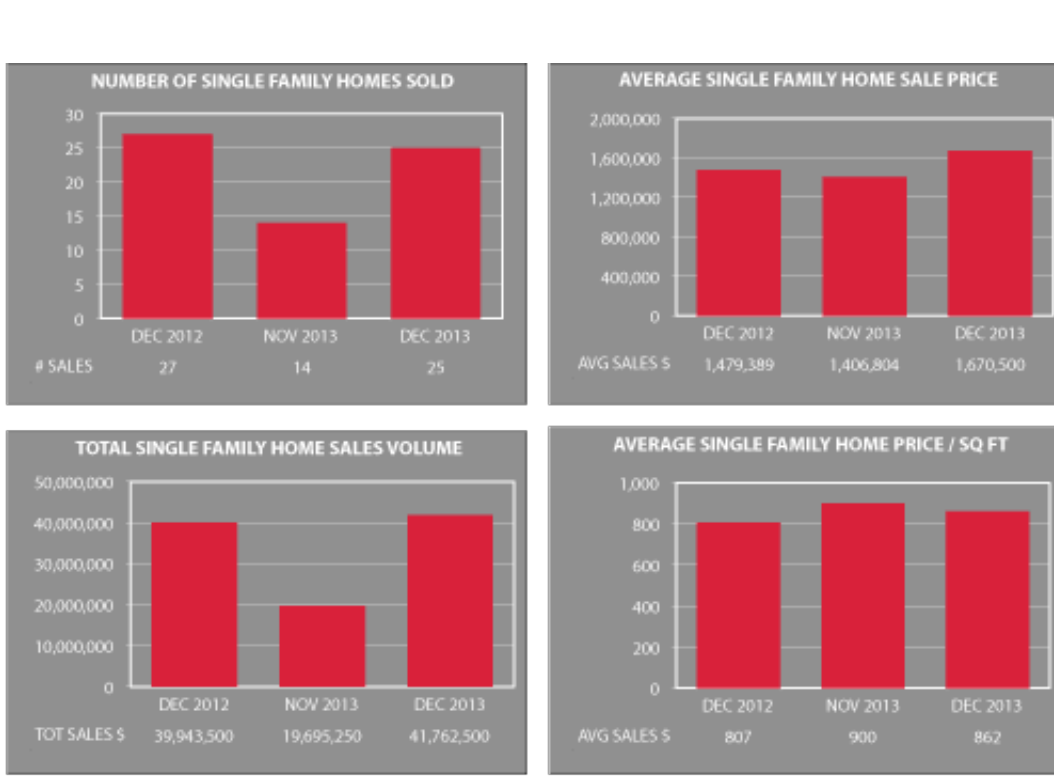
RESIDENTIAL INCOME SALES . JANUARY . 2014							
STREET	# UNITS	BDM	BTH	SQ FT	YRBLT	LOT SZ	SALE PRICE
WALNUT AVE	2	3	3	1429	1918	5583	\$1,000,000
GRAND BLVD	2	2	2	2000	1946	2701	\$1,185,000
INDIANA AVE	2	3	2	1382	1912	3780	\$1,195,000
SUNSET AVE	2	3	2	1372	1912	4800	\$1,250,000
WASHINGTON WAY	2	2	2	1566	1923	4205	\$1,330,000
BROADWAY ST	3	4	4	1344	1959	5200	\$1,375,000
S VENICE BLVD	2	0	0	1836	1972	3350	\$1,325,000
WASHINGTON WAY	3	3	3	1610	1947	6204	\$1,400,000
BROADWAY ST	2	4	5	2900	2013	3835	\$2,450,000
HOWLAND CANAL	2	3	3	1994	1910	2856	\$2,870,000
<b>TOTAL SALES</b>							<b>\$15,405,000</b>
<b>AVERAGE SALE PRICE</b>							<b>\$1,540,500</b>
<b>AVERAGE \$ PER SQ FT</b>							<b>\$884</b>

Copyright © 2014 CJ COLE. All Rights Reserved.

Sales are for all of Venice and do not necessarily represent sales of CJ & Jay Cole. Information is compiled from DataQuick 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 13 YEARS](#)

### SINGLE FAMILY SALES COMPARED WITH LAST MONTH AND A YEAR AGO ...



Copyright © 2014 CJ COLE. All Rights Reserved.

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

AVERAGE AND MEDIAN SALES PRICE FOR THE COMBINATION OF ALL VENICE PROPERTY SALES INCREASED ABOVE A YEAR AGO ... BUT FELL BELOW LAST MONTH'S FIGURES. The average price per square foot increased in both comparisons.

[View the chart](#)

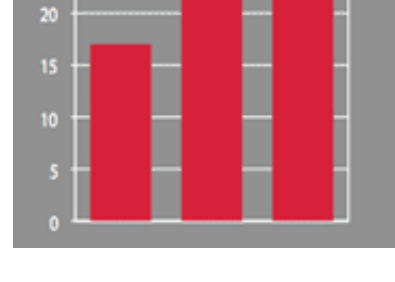
### CURRENT INVENTORY (2/12/2014) AS COMPARED WITH THE PROPERTIES IN ESCROW AND THOSE SOLD IN JANUARY ...

THE NUMBER OF HOMES IN ESCROW DECLINED ... This is a result of the very low available inventory at the end of 2013 and early 2014. Buyer demand continues strong.

The average list price for the active single family listings is \$2,143,586 ... a decrease of 7.7% from last month and 38% higher than the average sales price in January. Only 5 (17%) of the active single family homes are listed below January's average sale price. The average list price for the homes in escrow is \$2,337,800 ... 78% higher than January's average sales price and 9% higher than the average list price of the active listings.

There are no available short pay properties on the market in Venice. There is one short pay home, one short pay income property and two short pay condos in escrow. There are no bank-owned properties actively listed or in escrow.

[Check out the graphs](#)



### WHERE IS THE REST OF MY VENICE REAL ESTATE MARKET REPORT ???

For the rest of my graphs, charts and analysis on how the Venice real estate market is performing, please [click to my web site](#) ... Each month I analyze and compare the market stats to give you the most in-depth in site into Venice property sales and inventory that is available anywhere !!!

[Link to this month's Venice stats](#)

## FIND OUT WHAT YOUR HOME IS WORTH

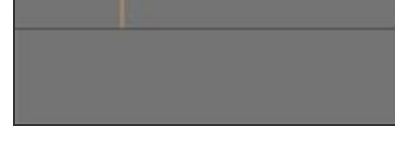
CALL CJ ... 310.823.3129



### 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](#)



### "LEON KOSSOFF: LONDON LANDSCAPES" AT L.A. LOUVER ...

The exhibition runs until March 1. Gallery hours are 10am - 6pm, Tuesday - Saturday. The Gallery is located at 45 North Venice Boulevard, CA 90291. For more information, call (310) 822-4955 or visit [www.lalouver.com](http://www.lalouver.com).

[Read about it in the Huffington Post](#)



### PACIFIC RESIDENT THEATRE PRESENTS "HENRY V" ...

An upstart young king inspires a nation, leading an army of ragtag misfits to fight an invincible enemy five times its size. You've seen Shakespeare's classic story before ... but never like this ... opening February 22nd ...

[More info and tickets](#)



### HOZZ TOUR: DAPPLED LIGHT INSPIRES ARTISTIC WRAPPING ...

Cor-Ten cut with circles mimics the effect of a massive pine tree's canopy, for a striking look inside and out.

**You could own this very special home ... give me a call ... 310.773.6945.**

[Read the article](#)



### HOT NEW PRODUCTS FOR THE HOME UNVEILED IN VEGAS...

The latest trends in innovation and technology were displayed at a recent industry convention, and highlights included countertops that charge smartphones, night-light toilet seats and under-counter refrigerators.

[Read the full story](#)



### VENICE CHAMBER MIXER FEBRUARY 26TH AT LA CABANA ...

Celebrate and share an evening of friendly conversation while cultivating your business connections. Enjoy delicious food and drink!

[More info ...](#)

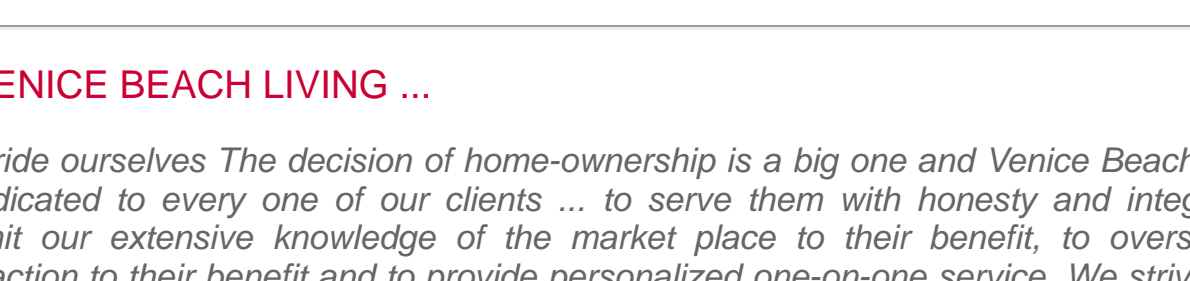


### HOME CATWALKS MAKE FOR PURR-FECTLY HAPPY FELINES ...

Walkways and tunnels custom built to the tune of about \$35,000 keep a homeowner's 18 cats on cloud nine. The intricate and artistic platforms and walkways allow the cats to climb, jump and crawl through the house.

[Read more ...](#)

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 - December 2013: \$438,040 (Source: CAR)

California highest median home price by region/county December 2013: San Mateo, \$1 million (Source: CAR)

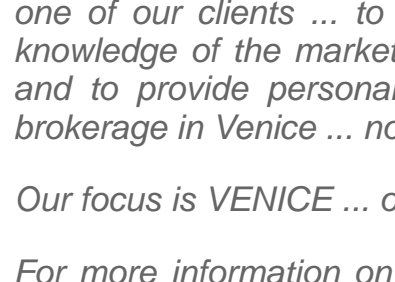
California lowest median home price by region/county December 2013: Tehama, \$137,500 (Source: CAR)

California Pending Home Sales Index - December 2013: Decreased 25.2 percent from 92 in November to 68.8 in December

California Traditional Housing Affordability Index - Fourth Quarter 2013: 32 percent (Source: CAR)

Conforming mortgage rates - week ending 1/30/2014 (Source: Freddie Mac)

- 30-yr. fixed: 4.23% fees/points: 0.7%
- 15-yr. fixed: 3.33% fees/points: 0.7%
- 1-yr. adjustable: 2.51% fees/points: 0.5%



### 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.

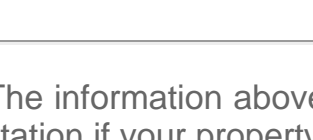
Our page is located at <http://facebook.com/VeniceBeachLiving>

### CONTACT US !!!

*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.*



**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.