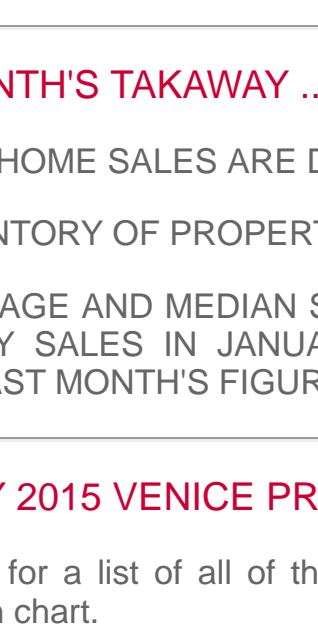


A boutique real estate brokerage selling the Venice lifestyle since 1987
310.823.3129 ... 310.773.6945 ... VeniceBeachLiving.com



"VENICE STYLE" FEBRUARY . 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 ...

JANUARY HOME SALES ARE DOWN FROM DECEMBER; UP OVER LAST YEAR.

THE INVENTORY OF PROPERTIES FOR SALE HAS LEVELLED.

THE AVERAGE AND MEDIAN SALES PRICE FOR THE COMBINATION OF ALL VENICE PROPERTY SALES IN JANUARY INCREASED ABOVE A YEAR AGO ... BUT FELL BELOW LAST MONTH'S FIGURES.

JANUARY 2015 VENICE PROPERTY SALES ...

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

SINGLE FAMILY SALES . JANUARY . 2015						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
APPLEBY ST	3	1	1082	1951	5017	\$750,000
MARCO PL	2	1	903	1948	4008	\$950,000
SANBORN AVE	2	1	1161	1940	5848	\$1,135,000
PALOMA AVE	2	3	2330	1907	2112	\$1,185,000
LOUELLA AVE	2	1	1094	1940	5462	\$1,200,000
VENEZIA AVE	2	2	1317	1923	4001	\$1,246,277
LOUELLA AVE	3	2	1118	1947	5453	\$1,270,000
GLENCOE AVE	3	2	1490	1949	5459	\$1,275,000
CLARK AVE	2	1	840	1949	3601	\$1,350,000
PALMS BLVD	3	2	1655	1947	6656	\$1,385,000
COMMONWEALTH AVE	2	2	1260	1941	4401	\$1,499,000
SANBORN AVE	3	1	1076	1942	4634	\$1,534,000
SAN JUAN AVE	2	1	851	1907	5201	\$1,750,000
5TH AVE	3	2	1504	1928	4135	\$1,800,000
RIALTO AVE	3	2	1705	1929	2549	\$1,865,000
APPLETON WAY	3	2	1481	1953	10892	\$2,010,000
HAMPTON DR	2	1	822	1953	3155	\$2,600,000
28TH AVE	3	4	3862	2004	2640	\$4,200,706
TOTAL SALES						\$29,004,983
AVERAGE SALE PRICE						\$1,611,388
AVERAGE \$ PER SQ FT						\$1135

RESIDENTIAL INCOME SALES . JANUARY . 2015							
STREET	# UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
WOODLAWN AVE	2	3	2	1392	1923	3996	\$1,225,000
INDIANA AVE	3	7	4	2912	1965	5281	\$1,290,000
INDIANA AVE	4	10	8	3822	1965	5281	\$1,389,375
BROOKS AVE	2	4	2	1768	1945	5194	\$1,425,000
WESTMINSTER AVE	5	9	5	3256	1961	5200	\$1,602,000
BEACH AVE	3	3	3	1990	1936	4428	\$1,700,000
NAVY ST	5	6	5	3204	1922	2897	\$1,850,000
CLUBHOUSE AVE	8	6	8	4760	1948	3149	\$1,974,951
PISANI PL	6	6	6	3645	1947	8001	\$2,175,000
HORIZON AVE	4	0	4	2402	1922	3032	\$2,180,000
ANDALUSIA AVE	8	0	8	3336	1921	5100	\$2,545,000
BROOKS AVE	2	6	8	5000	2014	5981	\$3,225,000
SAN JUAN AVE	4	12	12	8000	2008	9800	\$6,200,000
TOTAL SALES							\$28,781,326
AVERAGE SALE PRICE							\$2,213,948
AVERAGE \$ PER SQ FT							\$633

CONDOMINIUM SALES . JANUARY . 2015						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
OZONE AVE	2	2	930	1986		\$1,097,000
OZONE AVE	2	3	930	1986		\$1,100,000
MAIN ST	1	2	1430	2008		\$1,175,000
FLOWER AVE	3	3	1555	1992		\$1,300,000
CABRILLO AVE	3	3	2279	1989		\$1,680,000
TOTAL SALES						\$6,352,000
AVERAGE SALE PRICE						\$1,270,400
AVERAGE \$ PER SQ FT						\$892

VACANT LAND SALES . JANUARY . 2015			
STREET		LOT SZ	SALE PRICE
PENMAR AVE		5922	\$1,283,500

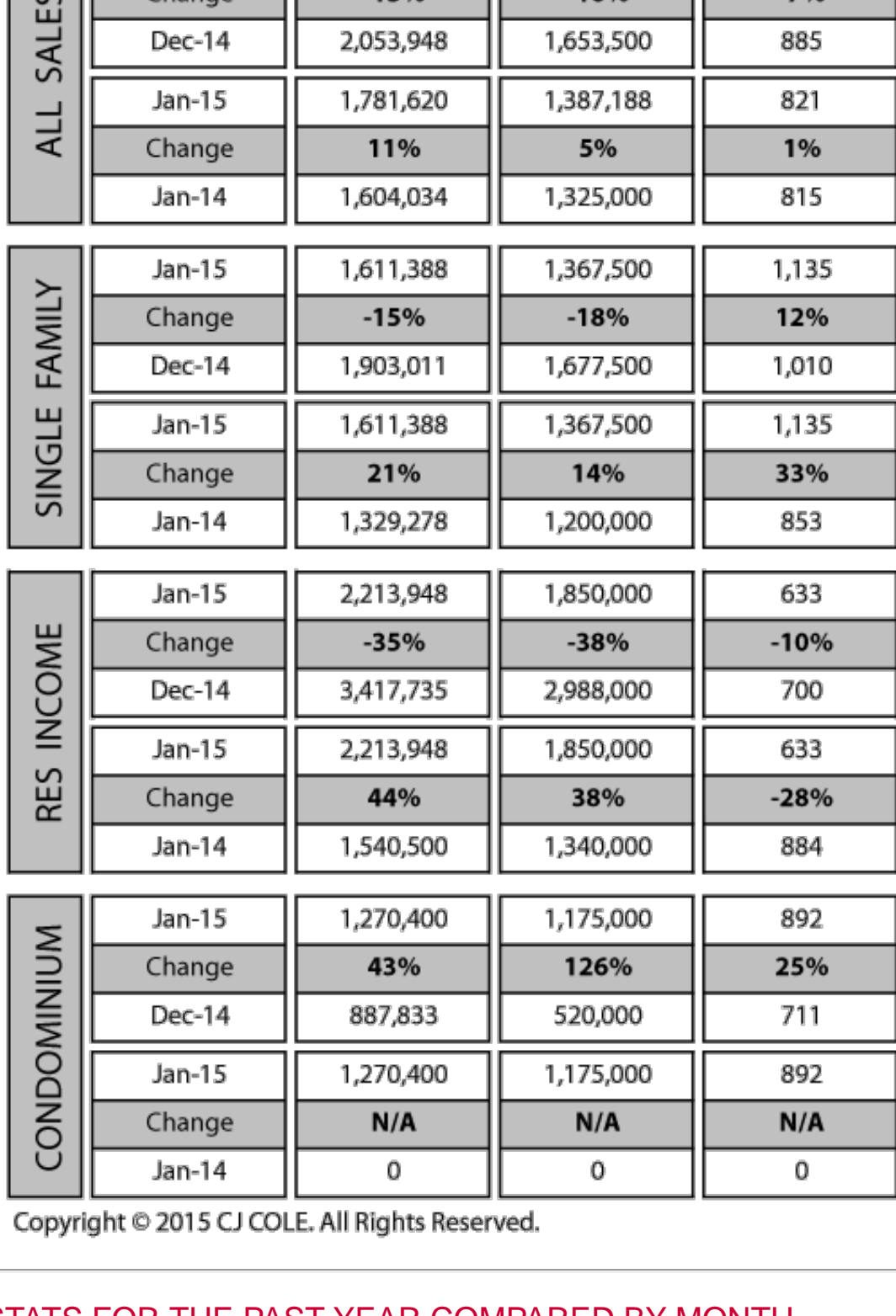
COMMERCIAL SALES . JANUARY . 2015						
STREET	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE	
ABBOT KINNEY BLVD	2	2040	1965	2700	\$5,800,000	
ABBOT KINNEY BLVD	12025	1912	19435		\$23,000,000	

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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 MLS/CALWA. 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 ...



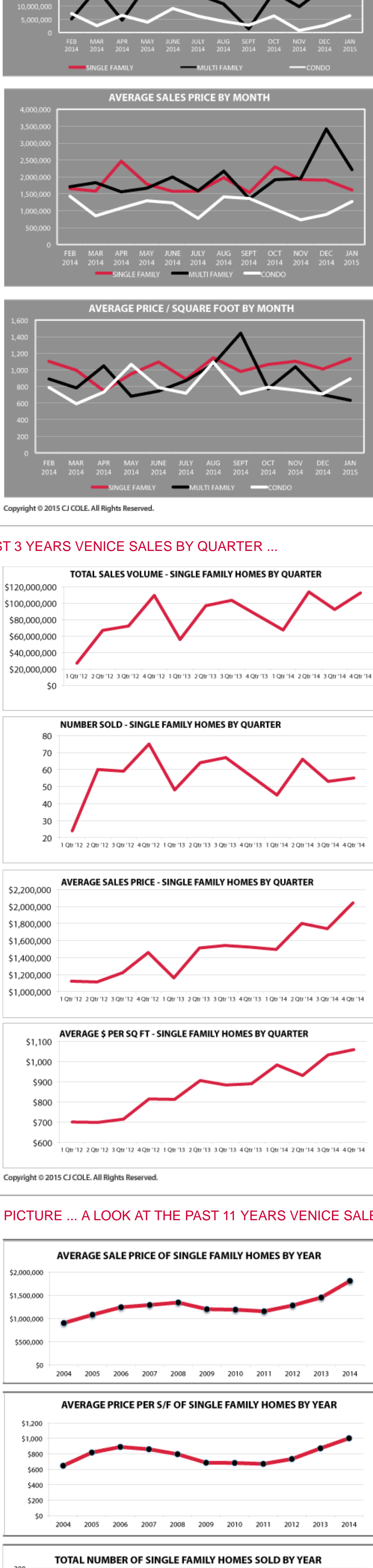
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VENICE SALES PRICE COMPARISONS FOR JANUARY 2015 ...

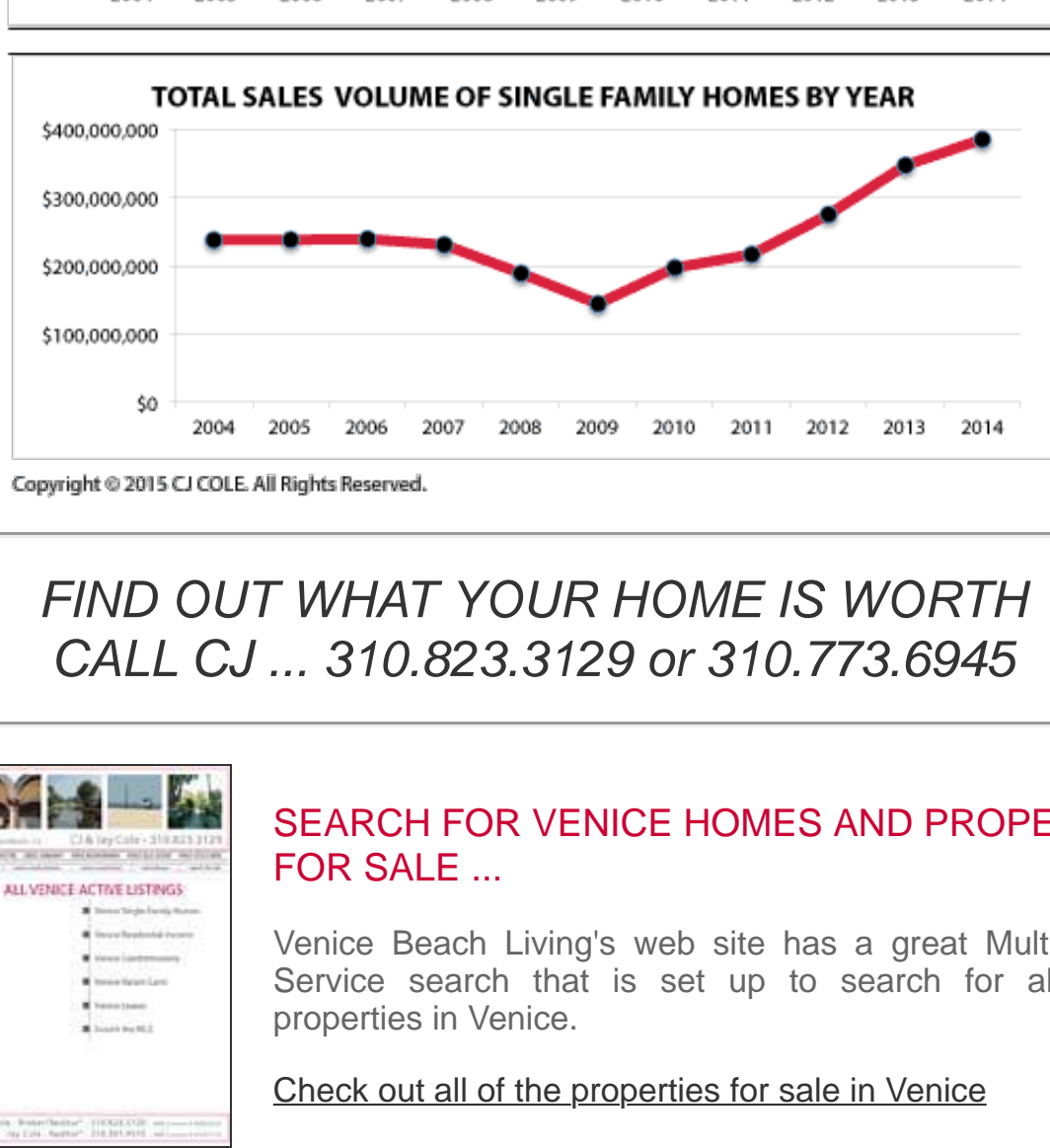
	Average Sale Price	Median Sale Price	Avg Price Per SF	
ALL SALES	Jan-15	1,781,620	1,387,188	821
	Change	-13%	-16%	-7%
	Dec-14	2,053,948	1,653,500	885
SINGLE FAMILY	Jan-15	1,611,388	1,367,500	1,135
	Change	-15%	-18%	12%
	Dec-14	1,903,011	1,677,500	1,010
RES INCOME	Jan-15	2,213,948	1,850,000	633
	Change	-35%	-38%	-10%
	Dec-14	3,417,735	2,988,000	700
CONDOMINIUM	Jan-15	1,270,400	1,175,000	892
	Change	43%	126%	25%
	Dec-14	887,833	520,000	711

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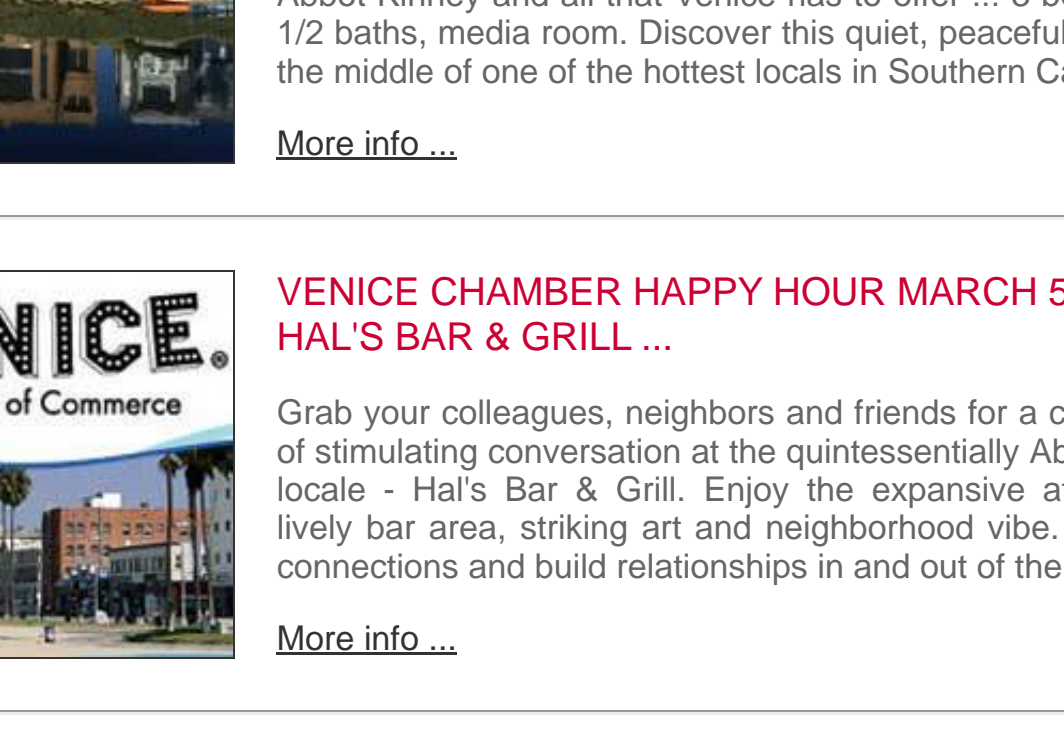
SALES STATS FOR THE PAST YEAR COMPARED BY MONTH ...



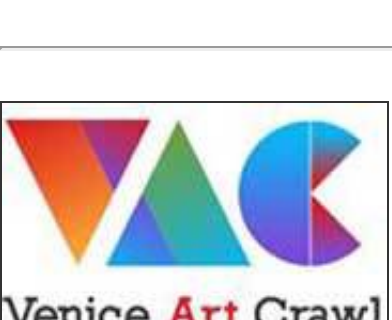
THE PAST 3 YEARS VENICE SALES BY QUARTER ...



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



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](#)



FABULOUS ARCHITECTURAL ON THE VENICE CANALS FOR LEASE ...

Live on the incredible Venice Canals in this spectacular 3-story architectural home just a quick walk to the beach, 3 restaurants, Abbot Kinney and all that Venice has to offer !!! 3 bedrooms, 2 1/2 baths, media room. Discover this quiet, peaceful enclave in the middle of one of the hottest locals in Southern California !!!

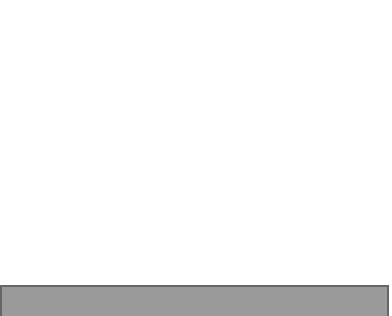
[More info ...](#)



VENICE CHAMBER HAPPY HOUR MARCH 5TH AT HAL'S BAR & GRILL ...

Grab your colleagues, neighbors and friends for a casual night of stimulating conversation at the quintessentially Abbot Kinney locale - Hal's Bar & Grill. Enjoy the expansive atmosphere, lively bar area, striking art and neighborhood vibe. Make new connections and build relationships in and out of the Chamber!

[More info ...](#)



"KALAMAZOO" ... A SWEET, HILARIOUS COMEDY PLAYING AT THE PACIFIC RESIDENT THEATRE ...

This sparkling World Premiere comedy examines the romantic roller-coaster ride of a 70-something Irish Catholic woman and a 70-something Jewish, East Coast man who together try to embark upon a late-in-life love affair and prove that you're never too old to be young !!!

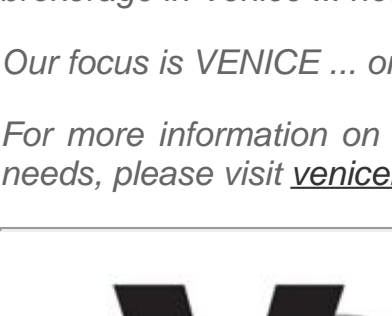
[Find out more ...](#)



SAVE THE DATE ... THE NEXT VENICE ART CRAWL ON MARCH 19TH ...

The Venice Art Crawl is a Venice Chamber of Commerce event organized with the goal to strengthen communication and collaboration within the Venice community through art events. Meet at 6 pm at Westminster & Abbot Kinney for a night of fun !!!

[View the details ...](#)

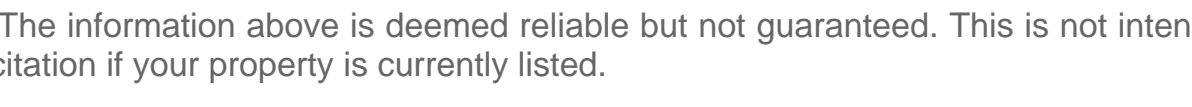


9 WAYS TO SAVE ON YOUR KITCHEN REMODEL ...

When you're investing in a home remodeling project, you want to make sure that the results not only please you but add value to your home and save you money. Never is that more true than in a kitchen remodel, where costs ...

[Read the article ...](#)

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.

FAST FACTS ...

California median home price - January 2015: \$426,790 (Source: CAR)

California highest median home price by region/county January 2015: San Mateo, \$1,012,500 million (Source: CAR)

California lowest median home price by region/county January 2015: Del Norte, \$152,260 (Source: CAR)

California Pending Home Sales Index - January 2015: Increased 26.7 percent from 70.9 in December to 89.8 in January (Source: CAR)

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

Conforming mortgage rates - week ending 2/19/2015 (Source: Freddie Mac)

- 30-yr. fixed: 3.76% fees/points: 0.6%
- 15-yr. fixed: 3.05% fees/points: 0.6%
- 1-yr. adjustable: 2.45% 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
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.