



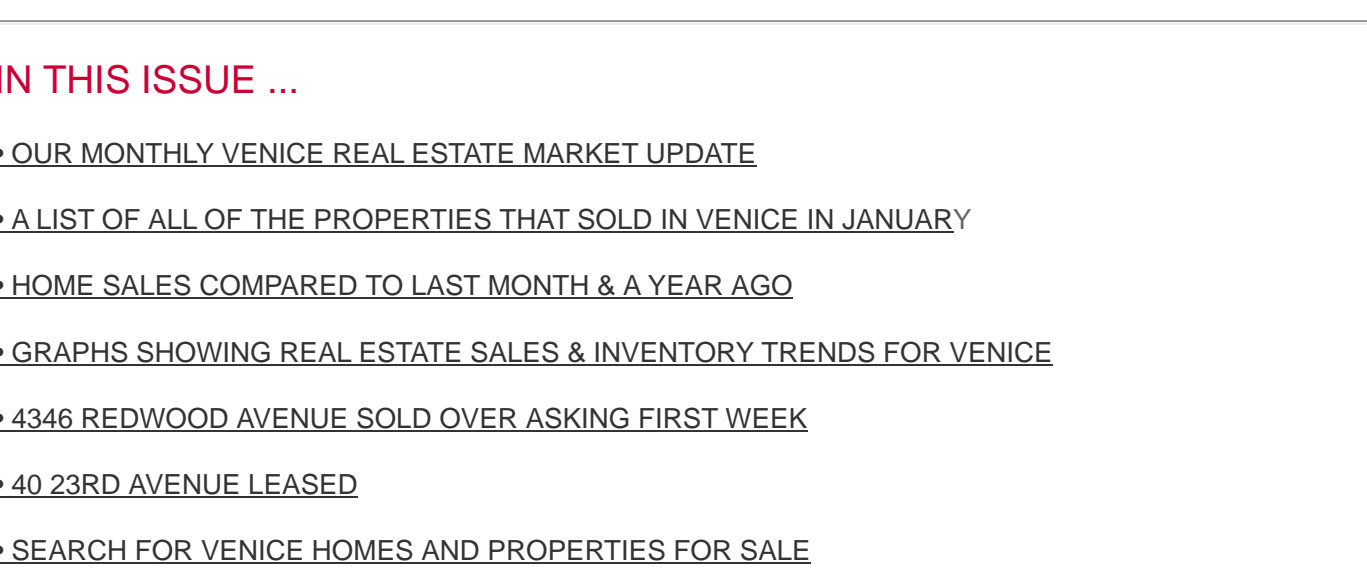
A boutique real estate brokerage selling the Venice lifestyle since 1987

310.823.3129 ... 310.773.6945 ... VeniceBeachLiving.com



"VENICE STYLE" FEBRUARY . 2016

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



IN THIS ISSUE ...

- OUR MONTHLY VENICE REAL ESTATE MARKET UPDATE
- A LIST OF ALL OF THE PROPERTIES THAT SOLD IN VENICE IN JANUARY
- HOME SALES COMPARED TO LAST MONTH & A YEAR AGO
- GRAPHS SHOWING REAL ESTATE SALES & INVENTORY TRENDS FOR VENICE
- 4346 REDWOOD AVENUE SOLD OVER ASKING FIRST WEEK
- 40 23RD AVENUE LEASED
- SEARCH FOR VENICE HOMES AND PROPERTIES FOR SALE
- VENICE ART CRAWL MIXER THURSDAY
- "SAFE AT HOME" ... AN EVENING WITH ORSON BEAN
- LOOKING FOR A MAMMOTH GET-AWAY ???
- WHISKEY, PRIZES, AND ALL THAT JAZZ
- VENICE HIGH ACADEMIC JACKETS OF EXCELLENCE AWARDS
- VENICE HISTORICAL SOCIETY'S 30TH ANNIVERSARY
- BOOK SALE SATURDAY, FEBRUARY 20TH
- FAST FACTS ... CALIFORNIA STATS + MORTGAGE RATES

VENICE REAL ESTATE MARKET UPDATE

THIS MONTH'S TAKAWAY ...

January sales of single family homes dipped significantly from December and last January. The inventory supply of Venice Homes increased dramatically. Home prices continue to accelerate.

JANUARY VENICE PROPERTY SALES ...

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

SINGLE FAMILY SALES . JANUARY . 2016

STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
WARREN AVE	3	1	1072	1947	4401	\$1,060,000
HORIZON AVE	2	1	834	1921	2850	\$1,332,000
GARFIELD AVE	3	1	1093	1948	4207	\$1,335,000
WESTMINSTER AVE	2	1	788	1920	4201	\$1,882,378
MARCO PL	4	4	2600	1948	5000	\$2,162,500
SHERMAN CANAL	2	2	1326	1910	2850	\$2,650,000
CARROLL CANAL	3	3	2598	1980	2851	\$2,725,000
GRAND CANAL	3	3	3488	1984	2699	\$2,750,000
NOWITA PL	4	4	3265	N/A	5975	\$3,987,000
SANTA CLARA AVE	N/A	N/A	N/A	N/A	2500	\$5,350,000
TOTAL SALES						\$25,233,878
AVERAGE SALE PRICE						\$2,523,388
AVERAGE \$ PER SQ FT						\$1,165

RESIDENTIAL INCOME SALES . JANUARY . 2016

STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
RIVIERA AVE	4	4	4 2792	1929	1800	\$1,350,000
WINDWARD AVE	2	3	4 2225	1979	2850	\$1,650,000
VENICE WAY	2	3	4 2572	1947	4488	\$1,943,000
PRESTON WAY	2	5	4 1735	1903	10891	\$2,540,000
SANTA CLARA AVE	2	4	3255	1974	5169	\$2,745,000
PALMS BLVD	4	4	4 2148	1924	5400	\$2,828,500
TOTAL SALES						\$13,056,500
AVERAGE SALE PRICE						\$2,176,083
AVERAGE \$ PER SQ FT						\$887

CONDOMINIUM SALES . JANUARY . 2016

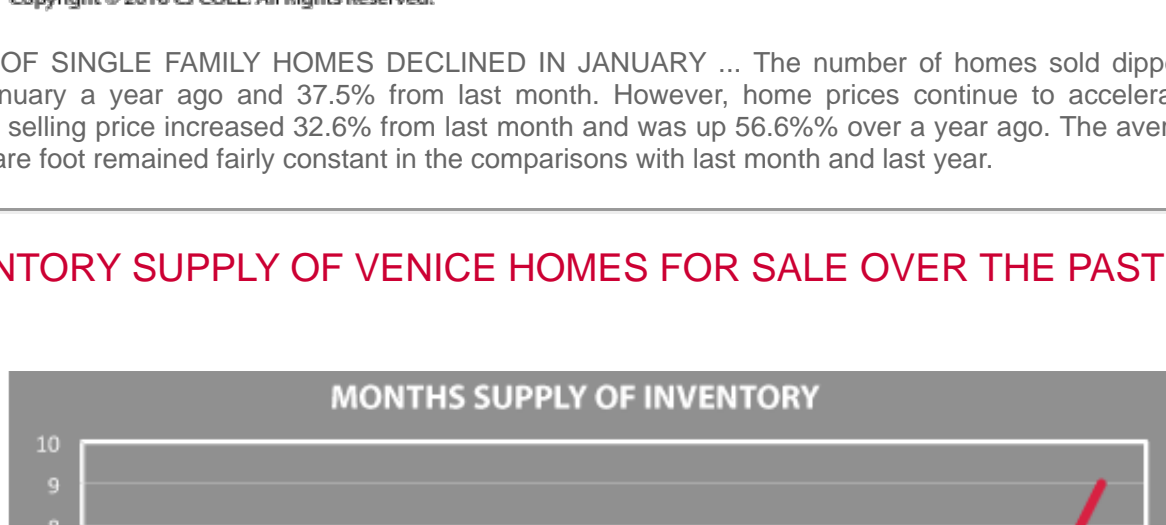
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
PACIFIC AVE	2	3	2039	1986	2380	\$1,600,000
TOTAL SALES						\$1,600,000
AVERAGE SALE PRICE						\$1,600,000
AVERAGE \$ PER SQ FT						\$785

Copyright © 2016 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 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

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



Copyright © 2016 CJ COLE. All Rights Reserved.

SALES OF SINGLE FAMILY HOMES DECLINED IN JANUARY ... The number of homes sold dipped 44.4% from January a year ago and 37.5% from last month. However, home prices continue to accelerate ... the average selling price increased 32.6% from last month and was up 56.6% over a year ago. The average price per square foot remained fairly constant in the comparisons with last month and last year.

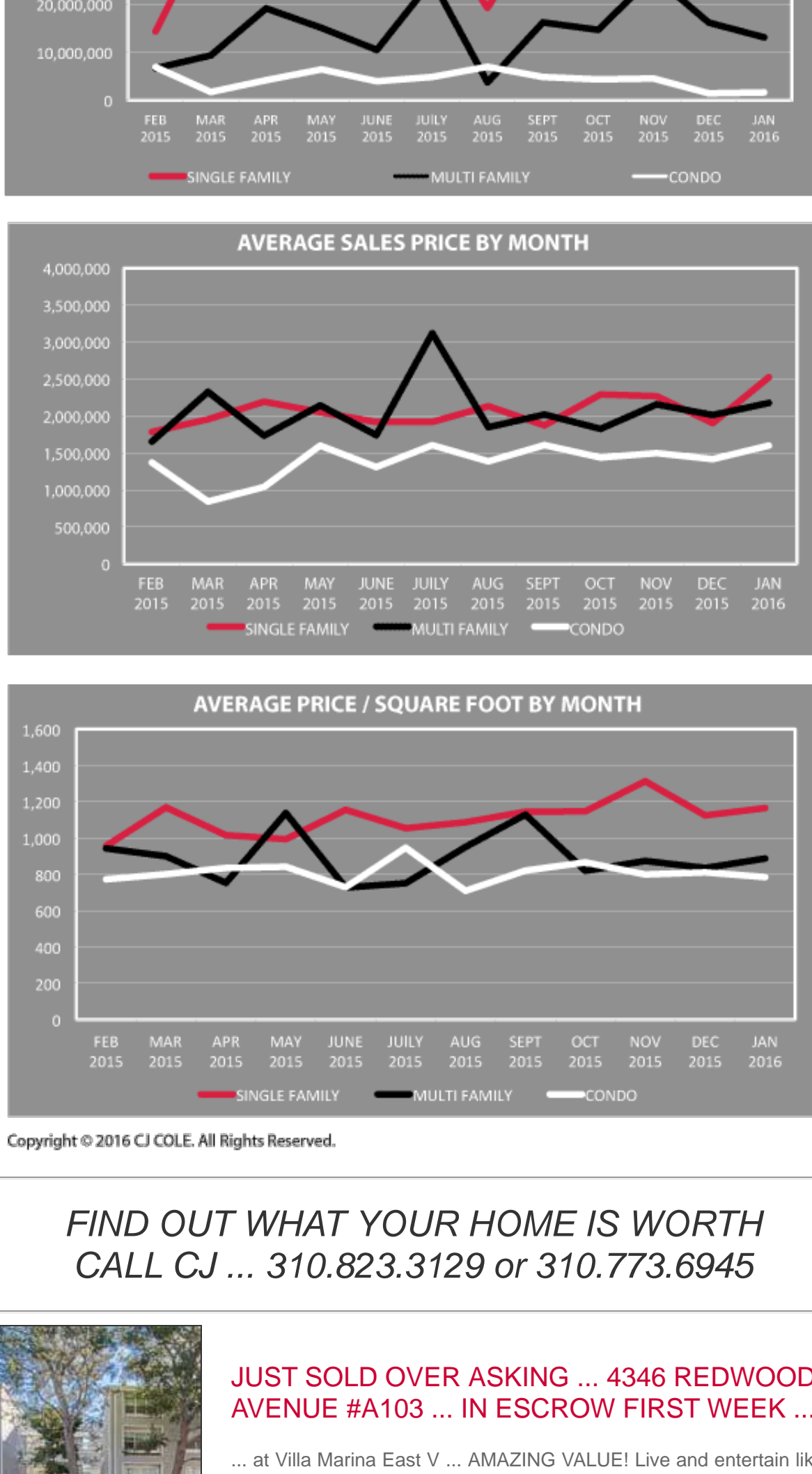
INVENTORY SUPPLY OF VENICE HOMES FOR SALE OVER THE PAST YEAR ...



Copyright © 2016 CJ COLE. All Rights Reserved.

NOTE THE INCREASE IN INVENTORY SUPPLY. 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 ...



Copyright © 2016 CJ COLE. All Rights Reserved.

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



JUST SOLD OVER ASKING ... 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. Listed at \$795,000. Sold at \$810,000.

[Check out the website](#)



JUST LEASED ... FULL PRICE ... 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. Leased at \$4400 a month.

[See more ...](#)



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](#)



VENICE ART CRAWL MIXER THURSDAY ...

Join the fun at Shimmzy's ... Artists, gallery owners, venues, sponsors, art enthusiasts and the community come together at VAC Monthly Mixers to collaborate and shape the Venice Art Crawl events. Thursday, February 18th from 6 to 9 at 37 Washington Blvd.

[Read more ...](#)



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

Nominated for Best Solo Show by the LA Drama Critics !!! 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 ...](#)



LOOKING FOR A MAMMOTH GET-AWAY ???

Tyrolean Village III ... 2 bedroom + 2 bath condo. Walk to Chair 15 or shuttle stop. Stunning view, close to lifts and modern, clean design are some of the highlights of this lofty, sunny condo. Great price ... \$319,000 !!!

[All the info ...](#)



WHISKEY, PRIZES, AND ALL THAT JAZZ ...

Party with Venice Arts like it's 1929! Get your tickets now for an evening of live music and whiskey tasting at Venice's original Prohibition Era Speakeasy (beneath Townhouse) on February 27th from 6:30 to 9:30.

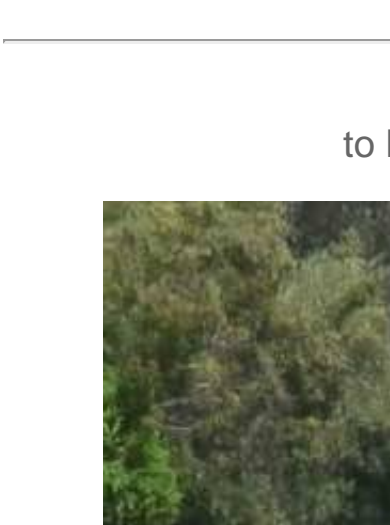
[Get your tickets ...](#)



CONGRATS TO RECIPIENTS OF THE 2016 VENICE HIGH ACADEMIC JACKETS OF EXCELLENCE AWARDS !!!

The 31st Annual Jacket of Excellence Awards, held on January 29, recognized students with an exceptional grade point average, excellent behavior and high test scores ...

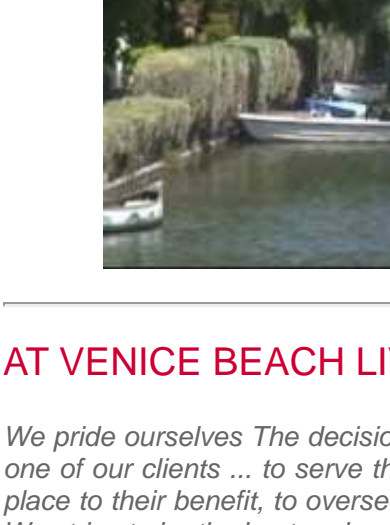
[Check out the winners ...](#)



VENICE HISTORICAL SOCIETY CELEBRATES THEIR 30TH ANNIVERSARY ...

With a special quarterly lecture and film on "Things That Aren't Here Anymore" on Wednesday, February 17th at 7:00 at the Oakwood Recreation Center, 767 California Avenue.

[More info ...](#)



FRIENDS OF THE VENICE LIBRARY TO HOLD BOOK SALE SATURDAY, FEBRUARY 20TH ...

From 9:00 am to 2:00 pm ... Come early for the best selection of ... Fiction + non-fiction + hard cover + paperback + children's + CD's + DVD's + audio books, + cooking + more !!! Venice-Abbot Kinney Memorial Library, 501 South Venice Boulevard.

[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 - December 2015: 77.9, Increased 8.3 percent year over year (Source: CAR)

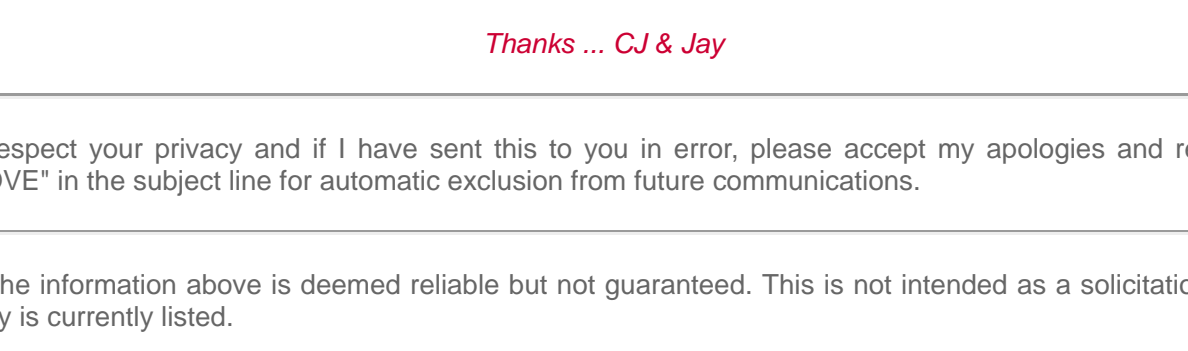
California Traditional Housing Affordability Index - Third Quarter 2015: 29 percent (Source: CAR)

Conforming mortgage rates - week ending 2/4/2016 (Source: Freddie Mac)

• 30-yr. fixed: 3.72% fees/points: 0.6%

• 15-yr. fixed: 3.01% 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: 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.