

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



"VENICE STYLE"

FEBRUARY . 2017

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

VENICE REAL ESTATE MARKET UPDATE

January 2017 Venice Property Sales ...

See below for a list of all of the properties sold in Venice during January 2017 and the comparison chart.

SINGLE FAMILY SALES JANUARY 2017						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
1121 NOWITA PL	2	1	932	1926	4781	\$1,180,000
744 VERNON AVE	2	1	834	1921	4803	\$1,300,000
1531 LOUELLA AVE	3	2	1607	1949	5905	\$1,360,000
1048 PALMS	2	1	1046	1926	6062	\$1,488,612
221 RUTH AVE	2	1	1090	1924	4238	\$1,500,000
430 RIALTO AVE	3	2	1048	1952	2550	\$1,523,650
728 WAPLEBY ST	2	2	1369	1951	5001	\$1,675,000
120 WAVECREST AVE	3	3	2015	1913	2250	\$1,870,000
2319 GLENCOE AVE	4	5	3290	2016	6110	\$2,100,000
1088 MARCO PL	3	4	2067	2016	4270	\$2,375,000
Total Sales						\$16,372,262
Average Sales Price						\$1,819,140
Average \$ / SF						\$1,070

RESIDENTIAL INCOME SALES JANUARY 2017							
STREET	UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
2458 GLENCOE AVE	2	2	2	1472	1924	5848	\$1,100,000
116 THORNTON PL	3	1	3	1488	1964	1826	\$1,200,000
1016 OAKWOOD AVE	2	3	2	1008	1905	3838	\$1,360,000
1036 PALMS BLVD	2	2	1	2380	1924	6061	\$1,465,000
708 INDIANA AVE	2	5	4	3216	1927	4620	\$1,675,000
Total Sales							\$6,800,000
Average Sales Price							\$1,360,000
Average \$ / SF							\$711

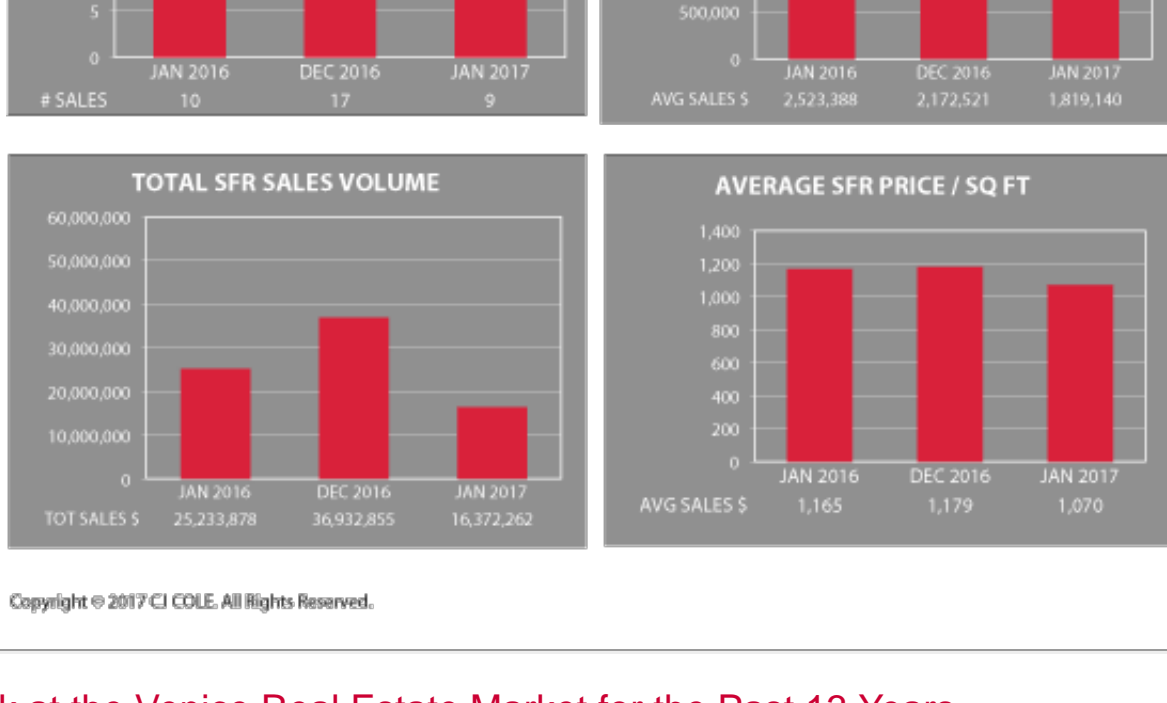
COMMERCIAL SALES JANUARY 2017					
STREET	SQ FT	YR BLT	LOT SZ	SALE PRICE	
1159 NELROSE AVE	8645	2008	5655	\$3,738,500	
2124 ZENO PL	3835	1954	7501	\$8,600,000	

Copyright © 2017 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

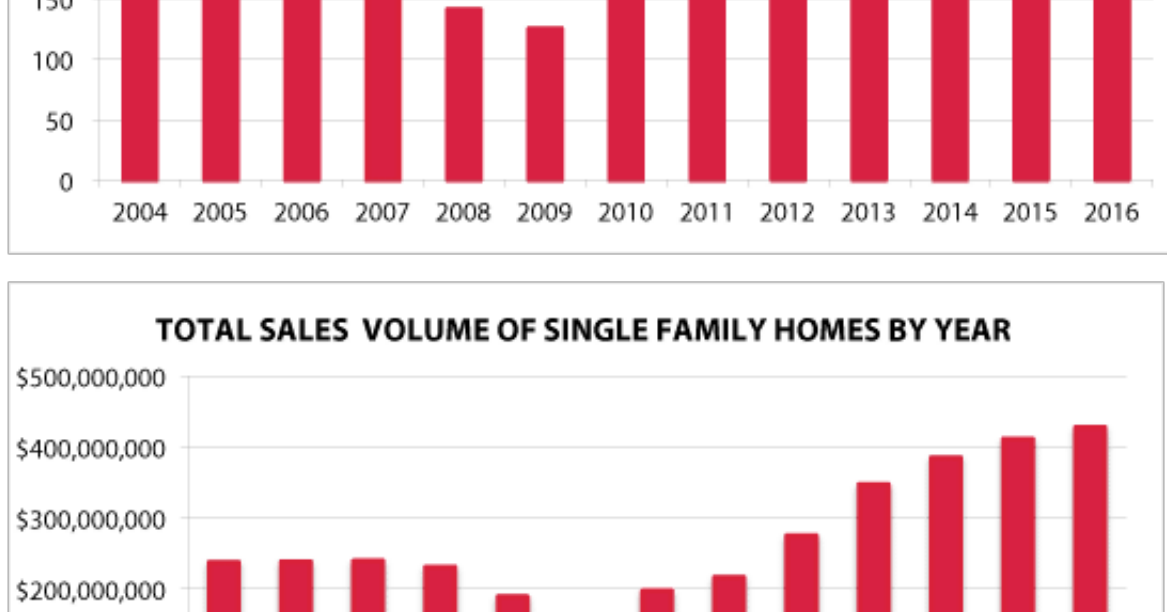
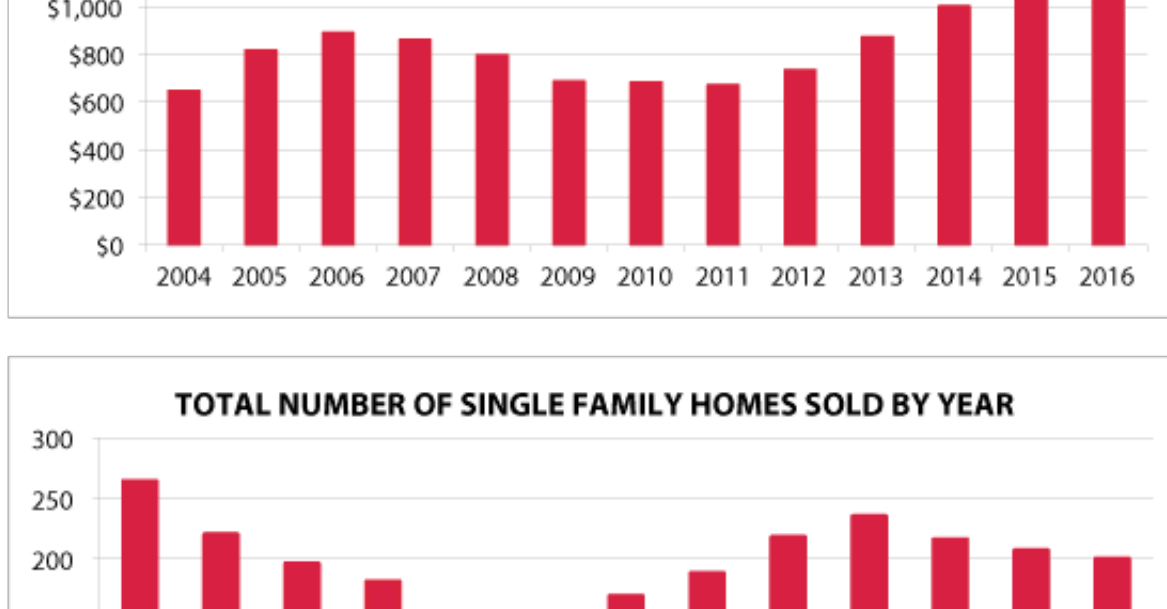
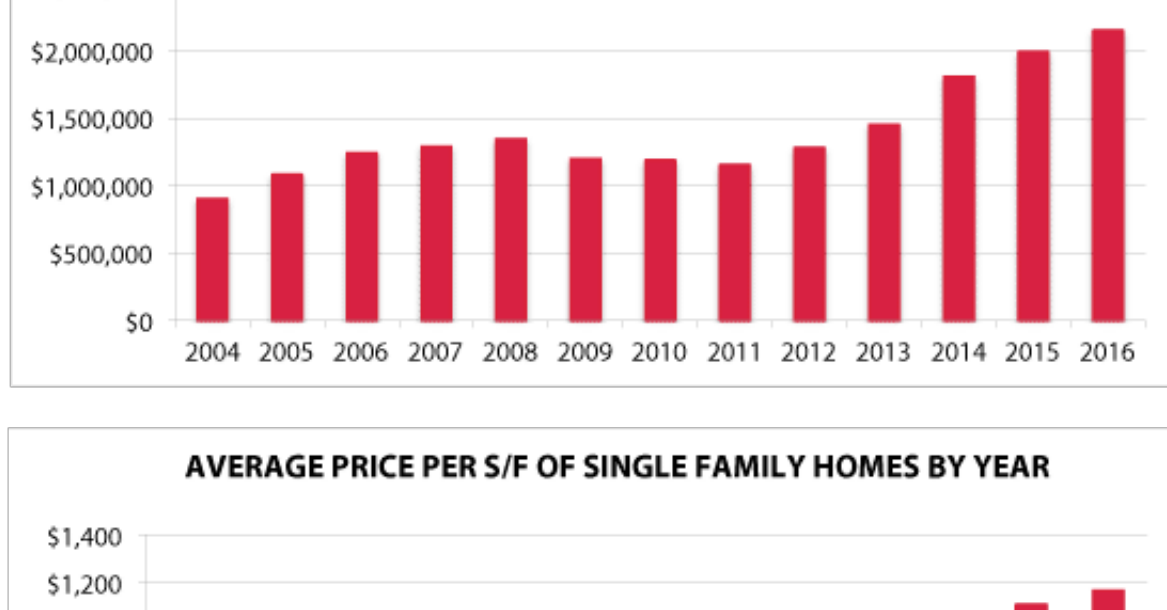
VIEW THE VENICE PROPERTY SALES FOR THE PAST 16 YEARS

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



Copyright © 2017 CJ COLE. All Rights Reserved.

A Look at the Venice Real Estate Market for the Past 13 Years



Copyright © 2017 CJ COLE. All Rights Reserved.

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](#)



January Real Estate Sales Statistics Reflect a Decline in Prices & Volume While Market Time & Inventory Continue to Increase ...

THE AVERAGE SALE PRICE AND PRICE PER SQUARE FOOT FOR SINGLE FAMILY HOMES DECLINED SIGNIFICANTLY in January when compared to the figures for last month and a year ago. The average sale price (\$1,819,140) decreased 16% from last month 28% from January 2016. The average price per square foot (\$1,070) also declined 9% & 8% respectively.

[Link to our latest market report ... Download the report](#)



Reality Or Science Fiction? How Your House Will Change In The Next Few Years?

VOICE-CONTROLLED HOMES have been appearing on television since at least the 1990s. But is that what we're really heading towards what could be one of the biggest purchases in your life.

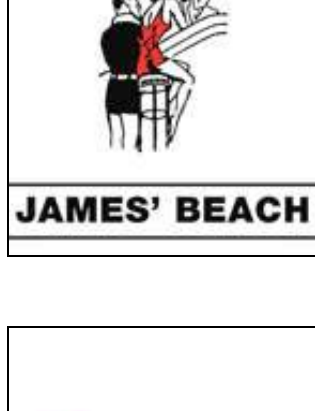
[Read the article](#)



The Promise of 3-D Printed Property ...

TECHNOLOGICAL ADVANCES in construction will represent a huge shift for the building and real estate industries in the next decade. Are you ready?

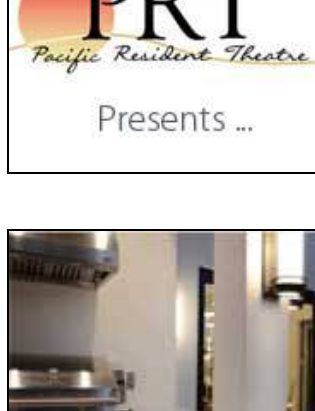
[Find out more](#)



8 Items Buyers Need to Add to Their Budgets ...

BUYING A HOME IS MUCH MORE THAN JUST PAYING A MORTGAGE BILL. Once you factor in association fees, property taxes, utility bills, and home maintenance, owners are often facing a much steeper price that is hundreds of dollars more.

[Read more](#)



Venice Media District Presents: Oscar Screening Party ...

ENJOY THE BIGGEST AWARD show of the year with the Venice Media District at James Beach! Walk the red carpet, join in on the Oscar pool, and taste delicious drinks at this popular beachside venue. Black-tie attire is optional. Suggested donation: \$5.

[Get the scoop](#)



Opening March 11 ... "It's Time" at the Pacific Resident Theatre ...

PAUL LINKE'S remarkable new show "It's Time" is about our most precious commodity: Time. A funny, heartfelt and profound evening, devoted to time spent as a widower and his transformative meeting with his second wife, Christine.

[Reserve now](#)



The New American Home Tour ...

2017 INTERNATIONAL BUILDER'S SHOW HOME TOUR VIDEO ... an this exclusive look at two model homes at the 2017 International Builders' Show, we pick out three trends in residential design and demonstrate how they work in real life ...

[Check out the video](#)



How Venice Became the Most Expensive Neighborhood in Los Angeles ...

ABBOT KINNEY is only a 10-minute walk from Venice Beach, but it somehow feels much farther. The ocean breeze doesn't reach that far. You can't hear the waves. Instead of the smell of the Pacific Ocean, inscrutable scents spill out of tiny, high-end boutiques ...

[Find out more](#)

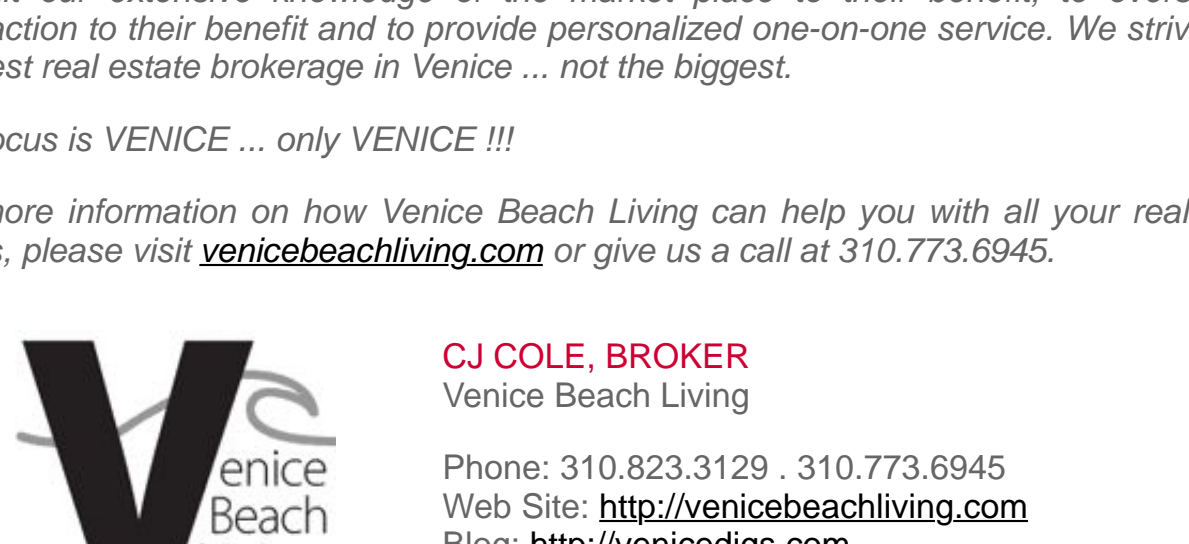
Fast Facts

California median home price - January 2017: \$489,580 (Source: CAR)
California highest median home price by region/county January 2017: Marin and San Mateo, \$1,150,000 (Source: CAR)
California lowest median home price by region/county January 2017: Kings, \$200,000 (Source: CAR)
California Pending Home Sales Index - December 2016: 118.1, Increased 1.9 percent year-over-year (Source: CAR)
California National Housing Affordability Index - Forth Quarter 2016: 31 percent (Source: CAR)

Conforming mortgage rates - week ending 2/16/2017 (Source: Freddie Mac)

- 30-yr. fixed: 4.15% fees/points: 0.5%
- 15-yr. fixed: 3.35% 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.