



A boutique real estate brokerage selling the Venice lifestyle since 1987  
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## "VENICE STYLE" MARCH . 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 ...

THE NUMBER OF HOMES SOLD IN FEBRUARY FALLS BELOW LAST MONTH AND THE PREVIOUS YEAR.

PERCENTAGES OF THE NUMBER OF PROPERTIES FOR SALE VS THOSE IN ESCROW AND SOLD IS CREEPING UP.

THE TOTAL INVENTORY OF PROPERTIES FOR SALE IS ON THE RISE.

### FEBRUARY 2015 VENICE PROPERTY SALES ...

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

SINGLE FAMILY SALES . FEBRUARY . 2015						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
WALNUT AVE	3	2	1086	1950	5847	\$1,235,000
HARRISON AVE	2	2	1230	1940	4197	\$1,335,000
BRYAN AVE	2	1	1168	1950	3598	\$1,357,000
CALIFORNIA AVE	5	6	2240	1969	4726	\$1,950,000
28TH AVE	3	2	1877	1941	4300	\$1,950,000
COMMONWEALTH AVE	4	3	2094	1926	6601	\$1,985,000
MILWOOD AVE	3	2	2225	1923	4273	\$2,265,000
WILSON AVE	3	3	2993	2007	3600	\$2,600,000
<b>TOTAL SALES</b>						<b>\$14,277,000</b>
<b>AVERAGE SALE PRICE</b>						<b>\$1,784,625</b>
<b>AVERAGE \$ PER SQ FT</b>						<b>957</b>

RESIDENTIAL INCOME SALES . FEBRUARY . 2015							
STREET	# UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
VENICE BLVD	2	0	2	2526	1939	5630	\$1,150,000
CRESTMORE PL	2	3	2	1244	1955	4205	\$1,390,000
ALBERTA AVE	2	3	3.5	2415	1979	3125	\$1,974,000
SANTA CLARA AVE	2	3	2	829	1915	5200	\$2,100,000
<b>TOTAL SALES</b>							<b>\$6,614,000</b>
<b>AVERAGE SALE PRICE</b>							<b>\$1,653,500</b>
<b>AVERAGE \$ PER SQ FT</b>							<b>943</b>

CONDOMINIUM SALES . FEBRUARY . 2015						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
BREEZE AVE	2	2	1168	1976		\$1,057,000
HARBOR ST	3	3	2029	1986		\$1,400,000
WALNUT AVE	3	4	2180	2014		\$1,450,000
WALNUT AVE	3	4	2000	2014		\$1,469,000
MILDRED AVE	3	3	1978	1981		\$1,478,000
<b>TOTAL SALES</b>						<b>\$6,854,000</b>
<b>AVERAGE SALE PRICE</b>						<b>\$1,370,800</b>
<b>AVERAGE \$ PER SQ FT</b>						<b>733</b>

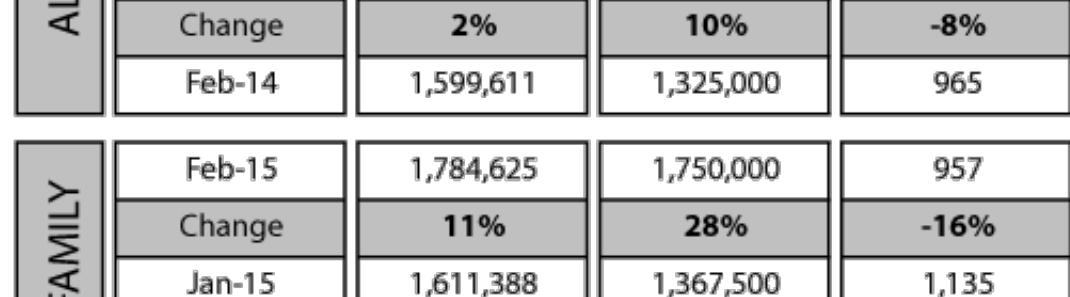
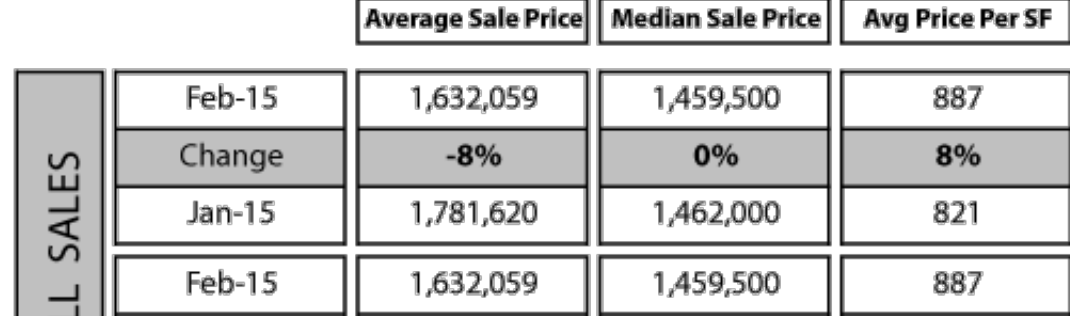
COMMERCIAL SALES . FEBRUARY . 2015						
STREET	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE	
NOWITA PL		12952	3850	11995	\$4,632,000	
WINDWARD AVE		8100	1915	4079	\$8,000,000	

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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/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 14 YEARS](#)

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



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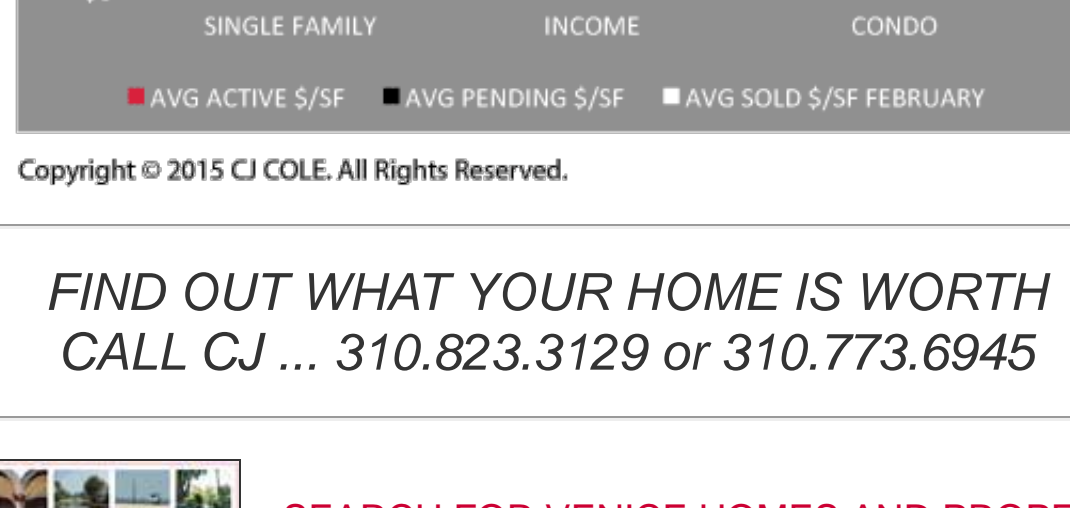
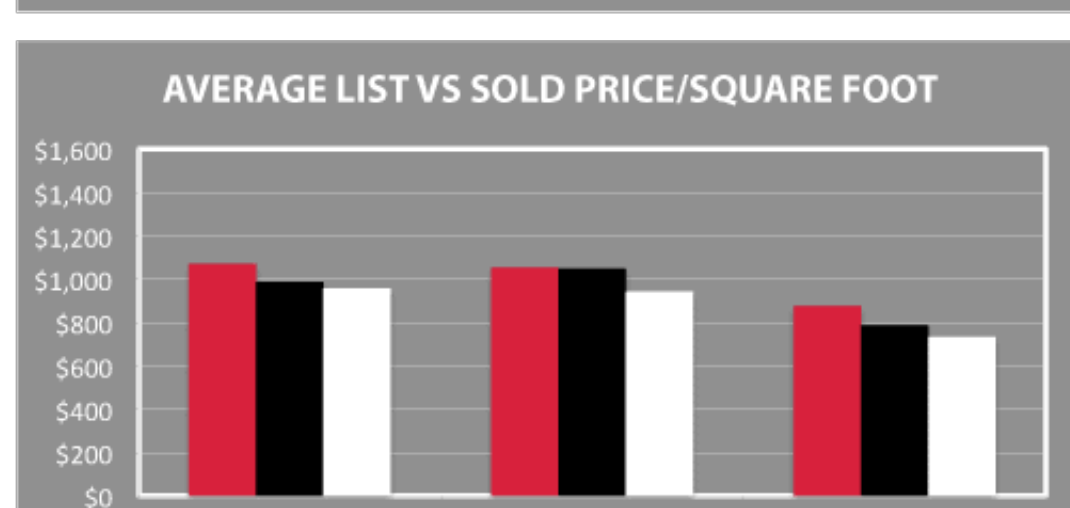
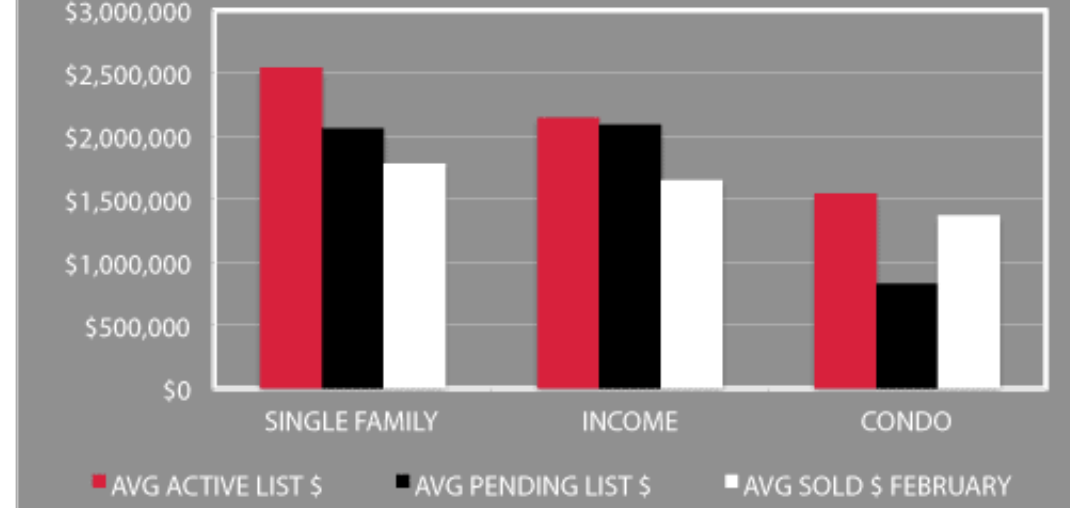
NUMBER OF HOMES SOLD IN FEBRUARY FELL BELOW LAST MONTH'S AND THE PREVIOUS YEAR'S NUMBERS. The total sales volume and sale price per square foot also declined when compared to last month and a year ago. The average sale price of homes did, however, increase over the level of the previous month and February of a year ago. The number of single family homes that sold in February were down 56% and 20% respectively as compared to last month and a year ago. The total sales dollar volume decreased 14% from February a year ago and 51% from last year. Price per square foot declined 13% from last year and 16% from last month. February's average sales price was 8% higher than February 2014 and 11% above last month.

### VENICE SALES PRICE COMPARISONS FOR FEBRUARY 2015 ...

	Average Sale Price	Median Sale Price	Avg Price Per SF	
ALL SALES	Feb-15	1,632,059	1,459,500	887
	Change	-8%	0%	8%
	Jan-15	1,781,620	1,462,000	821
SINGLE FAMILY	Feb-15	1,632,059	1,459,500	887
	Change	2%	10%	-8%
	Feb-14	1,599,611	1,325,000	965
RES INCOME	Feb-15	1,784,625	1,750,000	957
	Change	11%	28%	-16%
	Jan-15	1,611,388	1,367,500	1,135
CONDOMINIUM	Feb-15	1,784,625	1,750,000	957
	Change	8%	31%	-13%
	Feb-14	1,653,500	1,337,500	1,102
RES INCOME	Feb-15	1,653,500	1,682,000	943
	Change	-25%	-9%	49%
	Jan-15	2,213,948	1,850,000	633
CONDOMINIUM	Feb-15	1,653,500	1,682,000	943
	Change	-3%	-1%	6%
	Feb-14	1,708,333	1,700,000	890
CONDOMINIUM	Feb-15	1,370,800	1,450,000	733
	Change	8%	23%	-18%
	Jan-15	1,270,400	1,175,000	892
CONDOMINIUM	Feb-15	1,370,800	1,450,000	733
	Change	-4%	23%	-7%
	Feb-14	1,426,600	1,179,000	788

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### CURRENT INVENTORY (3/11/2015) AS COMPARED WITH THE PROPERTIES IN ESCROW AND THOSE SOLD IN FEBRUARY ...



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### 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](#)



### WHAT FIRST-TIME HOME BUYERS SHOULD LOOK FOR IN A STARTER HOME ...

You've dreamed for years of buying your first home, and now it's time. You've created Pinterest boards dotted with photos of beautiful home decor, watched all the episodes of HGTV's "House Hunters" and spent hours trolling listings online. You know exactly what you want ...

[Read the story ...](#)



### 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, 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 ...](#)



### ST PATRICK'S DAY PARTIES AROUND VENICE ...

Before you go chasing gold to the bottom of a shot glass, check out these local St. Patrick's Day events featuring Irish feasts and festivities in and around Venice.

[Check them out ...](#)



### VENICE CHAMBER MONTHLY MIXER AT CANAL CLUB MARCH 25TH ...

Join us at this favorite neighborhood restaurant and hang out spot for a great night of mingling with friends and business associates both old and new. Canal Club's eclectic environment is a perfect atmosphere for interesting conversation and creative ideas ...

[Get the scoop ...](#)



### "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 !!!

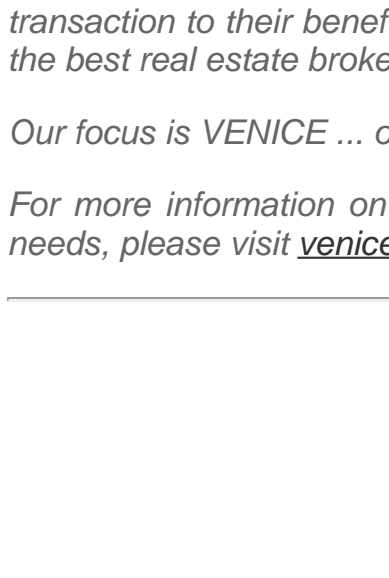
[Find out more ...](#)



### VENICE ART CRAWL 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 ...](#)

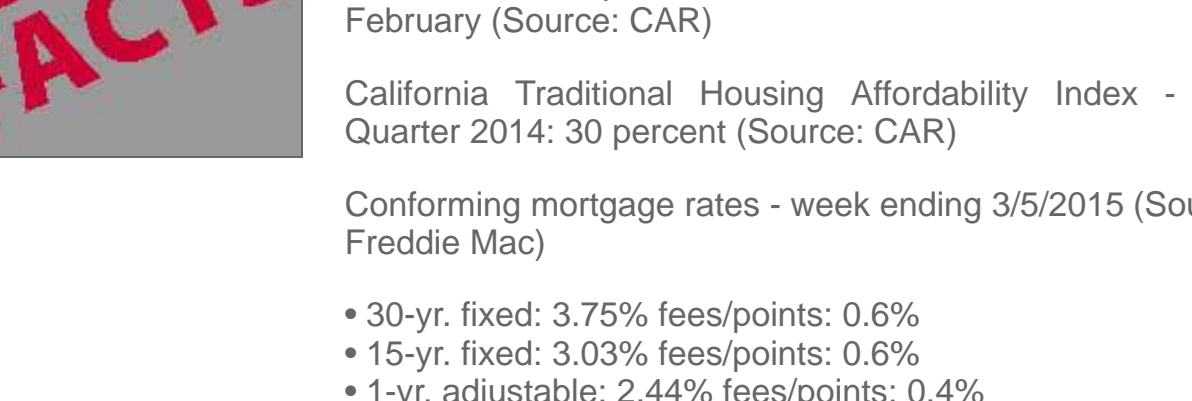


### PLAN LAUNCHED TO ENHANCE CREDIT REPORT ACCURACY ...

Equifax, Experian, and TransUnion recently announced a National Consumer Assistance Plan that will enhance their ability to collect complete and accurate consumer information and will provide consumers more transparency and a better experience interacting with credit bureaus about their credit reports.

[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](http://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)

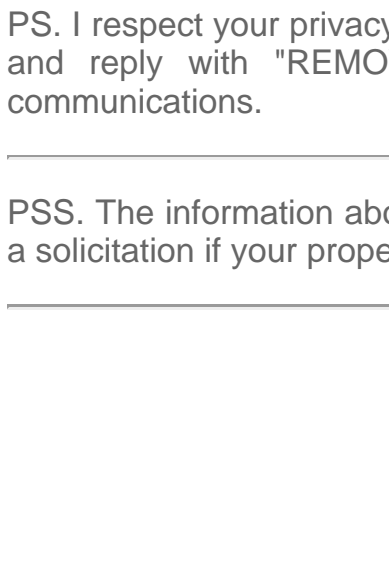
California lowest median home price by region/county January 2015: Del Norte, \$152,260 (Source: CAR)

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

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

Conforming mortgage rates - week ending 3/5/2015 (Source: Freddie Mac)

- 30-yr. fixed: 3.75% fees/points: 0.6%
- 15-yr. fixed: 3.03% fees/points: 0.6%
- 1-yr. adjustable: 2.44% 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](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.