

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



"VENICE STYLE" MARCH . 2017

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

VENICE REAL ESTATE MARKET UPDATE

February 2017 Venice Property Sales ...

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

SINGLE FAMILY SALES FEBRUARY 2017						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
1130 ELECTRIC AVE	1	1	714	1904	1725	\$1,179,500
3008 OCEAN AVE	2	2	990	1947	3622	\$1,285,000
610 MILDRED AVE	3	1	1080	1962	4101	\$1,300,000
1717 GLYNDON AVE	2	1	922	1940	5495	\$1,355,000
2218 GLENCOE AVE	2	1	954	1947	5853	\$1,360,000
1010 GARFIELD AVE	2	1	1158	1939	4204	\$1,485,000
133 PARK PL	1	2	1029	1908	2250	\$1,550,000
663 OXFORD AVE	3	3	1885	1954	4246	\$1,673,000
1113 AMOROSO PL	2	1	864	1950	4333	\$1,675,000
1126 INDIANA AVE	4	4	2523	1954	5938	\$2,175,000
647 MILDRED AVE	3	4	2395	2016	2000	\$2,450,000
961 VERNON AVE	3	2	1649	1960	6576	\$2,700,000
521 VERNON AVE	2	1	0	1927	4800	\$3,250,000
618 6TH AVE	3	3	2639	1951	5670	\$3,425,000
Total Sales						\$26,862,500
Average Sales Price						\$1,918,750
Average \$ / SF						\$1,256

RESIDENTIAL INCOME SALES FEBRUARY 2017							
STREET	UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
241 BERNARD AVE	2	2	2	1196	1949	4229	\$1,435,000
245 BERNARD AVE	3	3	3	1738	1952	4229	\$1,635,000
635 SANTA CLARA AVE	2	4	2	1830	1946	5182	\$1,800,000
11 SUNSET AVE	2	4	4	2614	1968	3083	\$2,525,000
Total Sales							\$7,395,000
Average Sales Price							\$1,848,750
Average \$ / SF							\$1,002

RESIDENTIAL INCOME SALES FEBRUARY 2017							
STREET	UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
709 BROADWAY ST 1	2	2	2	1132	1991		\$1,060,000
235 MAIN ST 222	2	2	2	1505	1989		\$1,280,000
615 HAMPTON DR C304	3	3	3	1737	2004		\$1,560,000
1415 CABRILLO AVE 1	2	3	3	2279	1989		\$1,930,000
Total Sales							\$5,830,000
Average Sales Price							\$1,457,500
Average \$ / SF							\$876

COMMERCIAL SALES FEBRUARY 2017						
STREET	SQ FT	YR BLT	LOT SZ	SALE PRICE		
1915 LINCOLN BLVD	2100	1962	2707	\$2,800,000		
688 WESTMINSTER AVE	11180	1969	11269	\$5,500,000		
685 WESTMINSTER AVE	12311	1967	29170	\$6,300,000		

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Sales are for all of Venice and do not necessarily represent sales of CJ & Jay Cole. Information is compiled from CoreLogic and the MLS/CLAW. Sources are deemed reliable; however, no representation of any kind is made as to its accuracy

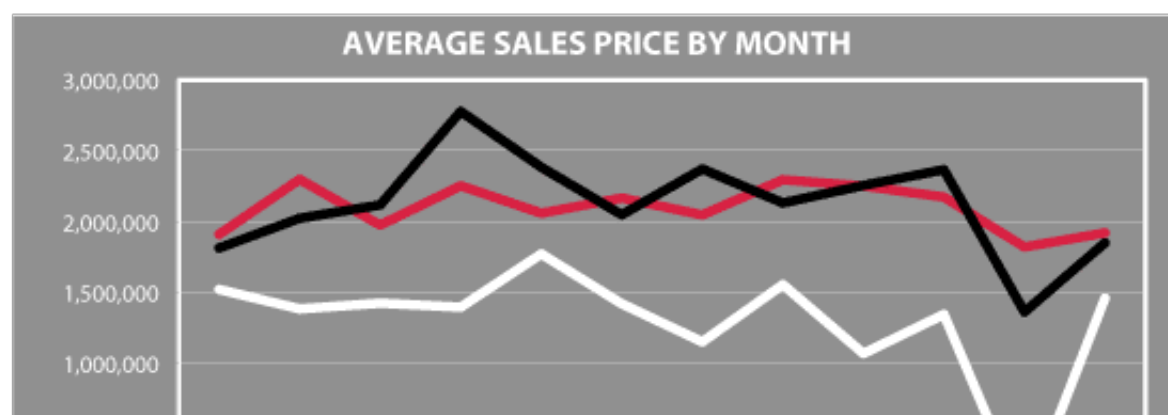
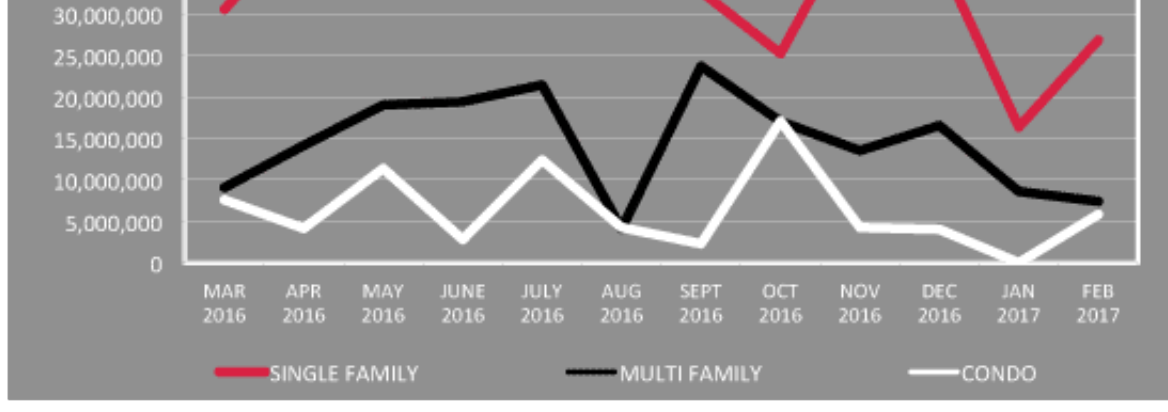
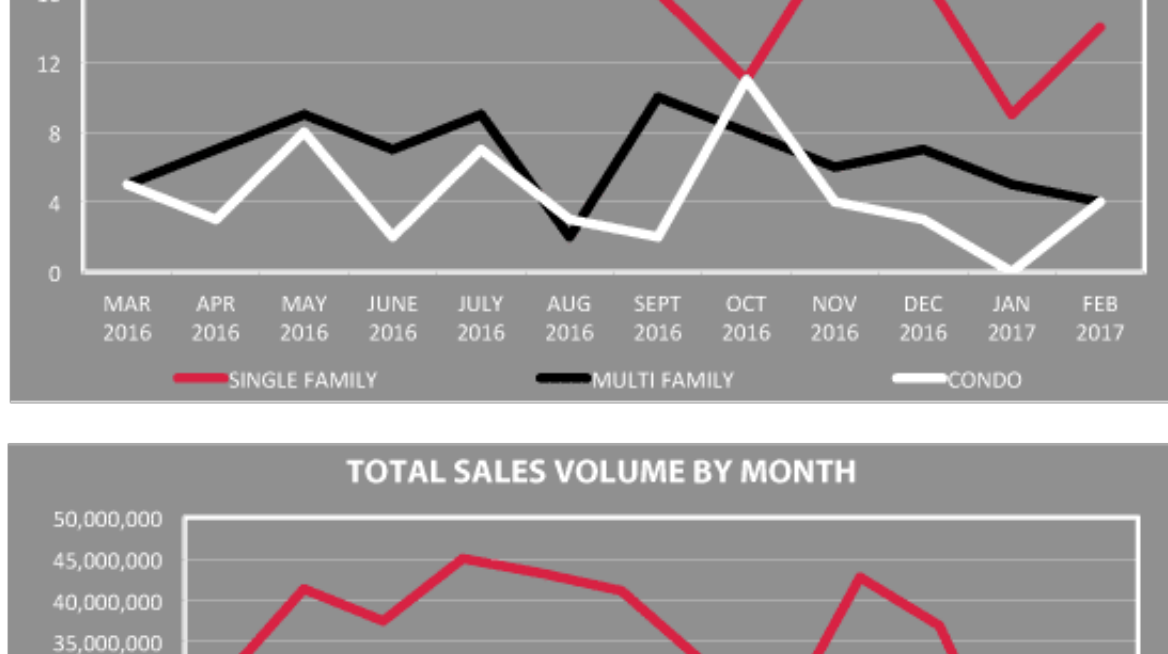
[VIEW THE VENICE PROPERTY SALES FOR THE PAST 17 YEARS](#)

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



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



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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](#)

Venice February Single Family Sales Price + Volume Increase ...

The average sale price and price per square foot for single-family homes in February increased when compared to the figures for last month and February a year ago ...

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



707 Crestmoore Listed & Sold ...

Awesome guest house hidden in a quiet neighborhood one block to Abbot Kinney. Redo just completed! Loft-style open floor plan features a state-of-the-art kitchen, cozy sleeping alcove with closet/storage wall, ultramodern bath ...

[Get the info](#)



Fed Raises Rate for Second Time in Three Months ...

Wednesday the Federal Reserve announced the first interest rate hike of 2017, and the second rate hike in three months. The Fed will raise interest rates by 25 basis points to 1 percent. The last rate hike occurred in December ...

[Continue article](#)



Early Bird Registration Opens for the 6th Annual Merchants of Venice Showcase ...

Join the Venice Chamber of Commerce for their 6th Annual Merchants of Venice Showcase scheduled for Saturday, May 20th, and share your business with the community. Registration for exhibit space is now happening.

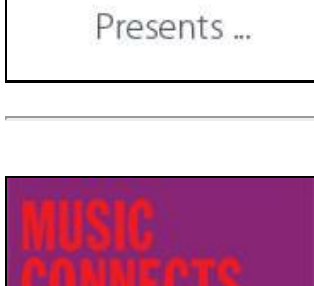
[Register here](#)



10 Decluttering Projects You Can Do in 15 Minutes or Less ...

Try these ideas to get organized at home one small step at a time. Let's face it: Clearing clutter doesn't usually top our list of fun things to do. Sure, the joy of a clutter-free space is something we can all get behind ...

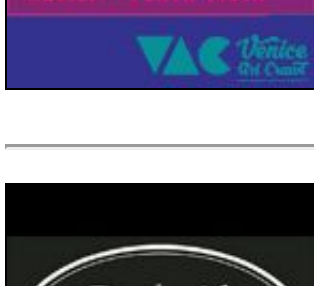
[Check out the projects](#)



Continuing ... "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, heartwarming and profound evening, devoted to his time spent as a widower and his transformative meeting with his second wife, Christine.

[Reserve now](#)



Venice Art Crawl: Music Connects Us Photo and Art Show on April 20th ...

The Venice Art Crawl celebrates its fundraiser event, Music Connects Us: Photography & Art Show. Thursday April 20, 2017 at the Runway at Playa Vista. VIP tickets include a sit down dinner at the new Hal's Bar & Grill.

[More info](#)



Venice Chamber Happy Hour at Dudley Market April 5th...

Join the Venice Chamber of Commerce at Dudley Market for a fun and flavorful happy hour in the heart of Venice! Enjoy a stimulating conversation while tasting sampling of appetizers and delicious drinks, offered for happy hour pricing ...

[Find out more](#)

Fast Facts

California median home price - February 2017: \$478,790 (Source: CAR)

California highest median home price by region/county February 2017: San Mateo, \$1,352,000 (Source: CAR)

California lowest median home price by region/county February 2017: Glenn, \$181,500 (Source: CAR)

California Pending Home Sales Index - January 2017: 107.2, Decreased 0.2 percent year-over-year (Source: CAR)

California Traditional Housing Affordability Index - Forth Quarter 2016: 31 percent (Source: CAR)

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

- 30-yr. fixed: 4.21% fees/points: 0.5%
- 15-yr. fixed: 3.42% fees/points: 0.5%

Please watch and share my video to learn all about enjoying life in Venice !!!

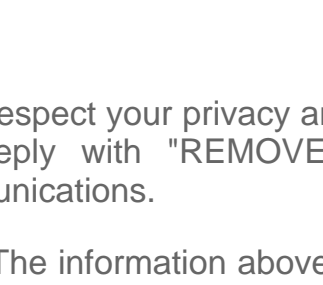


AT VENICE BEACH LIVING ...

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
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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 currently reliable but not guaranteed. This is not intended as a solicitation if your property is currently listed.