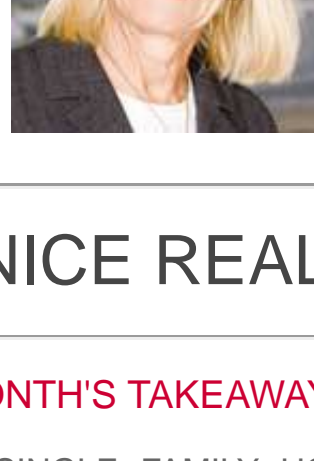


A boutique real estate brokerage selling the Venice lifestyle since 1987

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## "VENICE STYLE" APRIL . 2014

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

## VENICE REAL ESTATE MARKET UPDATE

### THIS MONTH'S TAKEAWAY ...

VENICE SINGLE FAMILY HOUSING MARKET SHOWS TWO SIDES IN MARCH ... average sales price and price per square foot averages as compared with the February (-4.6% and -9.7% respectively); however both averages are still showing increases over a year ago (16.7% and 13.2% respectively). The total sales dollar volume and the number of single family home that sold in March increased (62.3% and 70% respectively) as compared to the previous month ... both values declined when compared to March a year ago by 13.8% and 26.1% respectively with sales.

THERE ARE SIGNS THAT THE DEPLETED INVENTORY OF PROPERTIES FOR SALE IS BUILDING but is not yet big enough to meet the demand ... This continues to hold back number of sales and total sales volume.

### MARCH 2014 VENICE PROPERTY SALES ...

See below for a list of all of the properties sold in Venice during February 2014 and the charts showing the comparisons.

SINGLE FAMILY SALES . MARCH . 2014						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
ROSE AVE	3	1	1029	1946	5006	\$900,000
NOWITA PL	2	1	750	1946	4782	\$925,000
GLENCOE AVE	3	2	1026	1921	6110	\$1,000,000
WALNUT AVE	2	1	1036	1923	5848	\$1,060,000
ROSE AVE	3	2	1110	1946	5205	\$1,147,000
HAMPTON DR	2	1	855	1953	2932	\$1,200,000
SUNSET AVE	3	1	971	1922	4802	\$1,300,000
INDIANA AVE	3	3	1565	1954	5808	\$1,300,000
HARDING AVE	3	2	1729	1947	6160	\$1,315,000
VENEZIA AVE	2	1	1280	1923	3675	\$1,350,000
CABRILLO AVE	3	2	1344	1957	2700	\$1,575,000
CLARK AVE	3	3	1378	1954	3602	\$1,683,300
ANGELUS PL	3	2	1670	1926	3686	\$1,730,000
NARCISUS CT	2	3	2969	2003	1936	\$1,800,000
CABRILLO AVE	3	3	1776	1957	2550	\$1,845,000
PARK AVE	3	3	2825	1906	4809	\$2,800,000
MILLWOOD AVE	4	4	3658	2014	5406	\$3,900,000
<b>TOTAL SALES</b>						<b>\$26,830,300</b>
<b>AVERAGE SALE PRICE</b>						<b>\$1,578,253</b>
<b>AVERAGE \$ PER SQ FT</b>						<b>\$995</b>

RESIDENTIAL INCOME SALES . MARCH . 2014							
STREET	# UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
VISTA PL	2	4	2	2512	1923	2100	\$1,218,750
ABBOT KINNEY	2	4	2.75	1512	1960	3631	\$1,225,000
SAN JUAN AVE	3	7	4	2763	1930	5222	\$1,700,000
SANTA CLARA AVE	2	3	3	1826	1922	5199	\$1,730,000
OAKWOOD AVE	2	5	2	2003	1907	5857	\$1,730,000
MILWOOD AVE	2	4	2	2128	1950	4375	\$1,785,000
SAN JUAN AVE	3	4	4	1800	1921	5205	\$1,801,800
WAVECREST AVE	2	4	4	2961	1909	2699	\$2,280,000
CALIFORNIA AVE	2	5	6	3551	1923	5393	\$2,995,000
<b>TOTAL SALES</b>							<b>\$16,465,550</b>
<b>AVERAGE SALE PRICE</b>							<b>\$1,829,506</b>
<b>AVERAGE \$ PER SQ FT</b>							<b>\$782</b>

CONDOMINIUM SALES . MARCH . 2014							
STREET	# UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
ABBOT KINNEY	2	2.5	2.5	923	1985		\$475,000
VERNON AVE	2	3	3	1403	1991		\$775,000
MAIN ST	2	2	2	1973	2008		\$1,290,000
<b>TOTAL SALES</b>							<b>\$2,540,000</b>
<b>AVERAGE SALE PRICE</b>							<b>\$846,667</b>
<b>AVERAGE \$ PER SQ FT</b>							<b>\$591</b>

VACANT LAND SALES . MARCH . 2014							
STREET	# UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
OCEAN FRONT WALK						3882	\$2,050,000
OCEAN FRONT WALK						4324	\$2,150,000

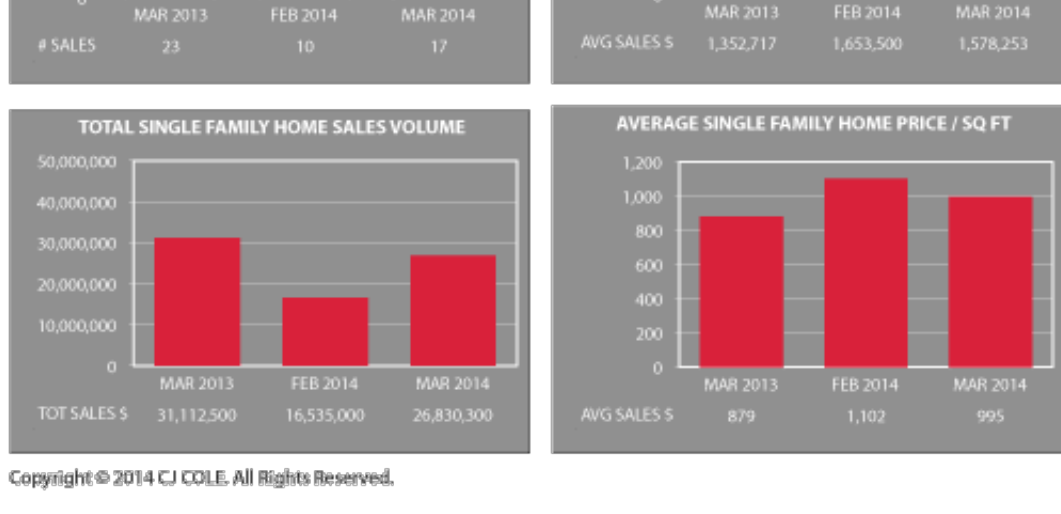
COMMERCIAL SALES . MARCH . 2014							
STREET	# UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
6TH AVE			1	1572	1926	5006	\$1,200,000
PACIFIC AVE			4	3300	1913	4806	\$3,050,000

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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

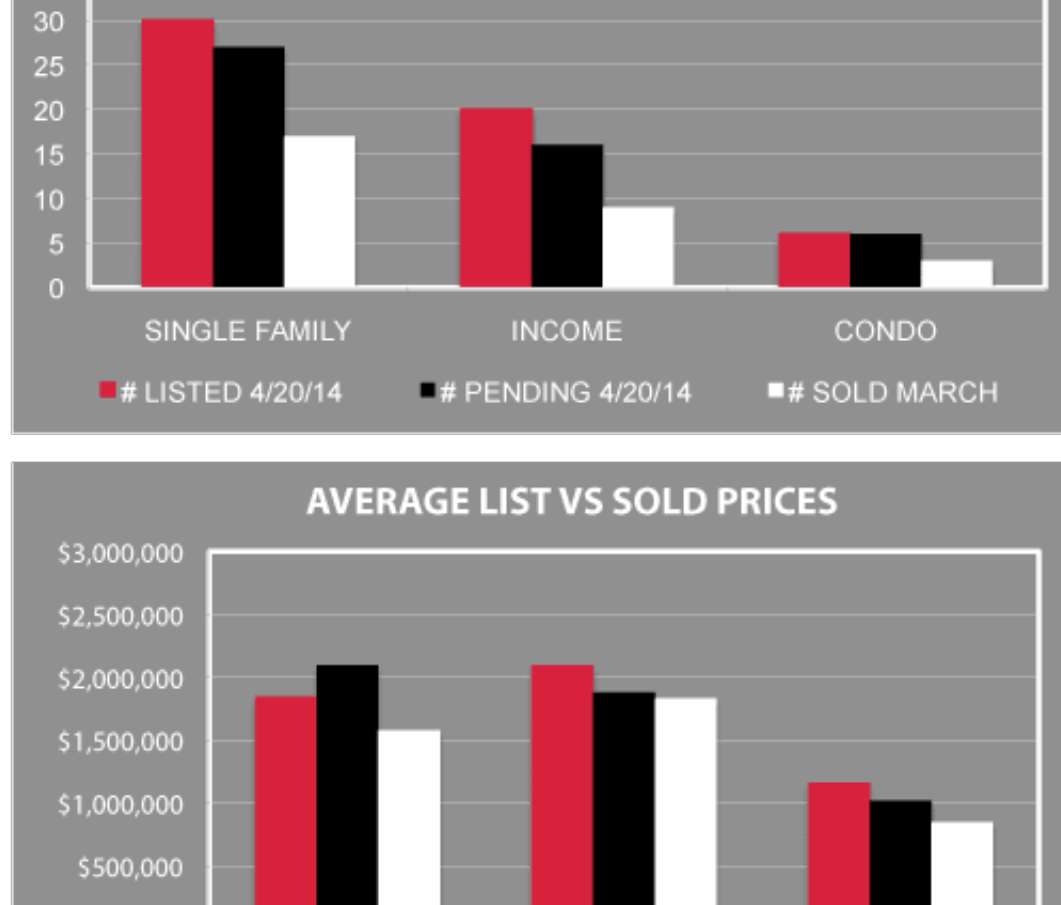
### SINGLE FAMILY SALES COMPARED WITH LAST MONTH AND A YEAR AGO ...



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AVERAGE SALES PRICE AND PRICE PER SQUARE FOOT FOR VENICE SINGLE FAMILY HOMES DIP IN MARCH ... as compared with the February (-4.6% and -9.7% respectively); however both averages are still showing increases over a year ago (16.7% and 13.2% respectively). The total sales dollar volume and the number of single family home that sold in March increased (62.3% and 70% respectively) as compared to the previous month ... both values declined when compared to March a year ago by 13.8% and 26.1% respectively.

### CURRENT INVENTORY (4/20/2014) AS COMPARED WITH THE PROPERTIES IN ESCROW AND THOSE SOLD IN MARCH ...

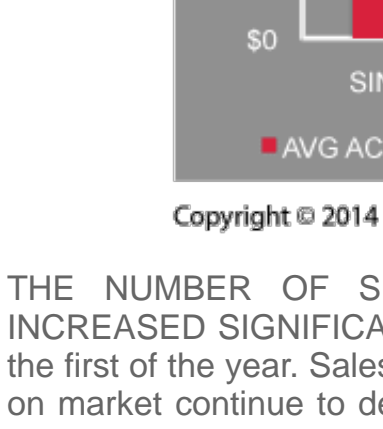


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THE NUMBER OF SINGLE FAMILY AND INCOME PROPERTIES IN ESCROW INCREASED SIGNIFICANTLY OVER A MONTH AGO due to the increased inventory after the first of the year. Sales appear to be keeping up with this surge in inventory and the days on market continue to decline. Multiple offers are commonplace on well priced properties. The number of listed properties on 3/13/14 was less than the sum of the number sold and in-escrow indicating our inventory is still very low ... buyer demand continues strong.

The average list price for the active single family listings is \$1,943,393 ... a decrease of 9% from last month and 15% higher than the average sales price in February. Thirteen (46%) of the active single family homes are listed below February's average sale price. The average list price for the homes in escrow is \$2,343,250 ... 42% higher than February's average sales price and 20.5% higher than the average list price of the active listings.

There are no available short pay properties on the market in Venice. There are one short pay home, one short pay income property and two short pay condos in escrow. There are no bank-owned properties actively listed or in escrow.

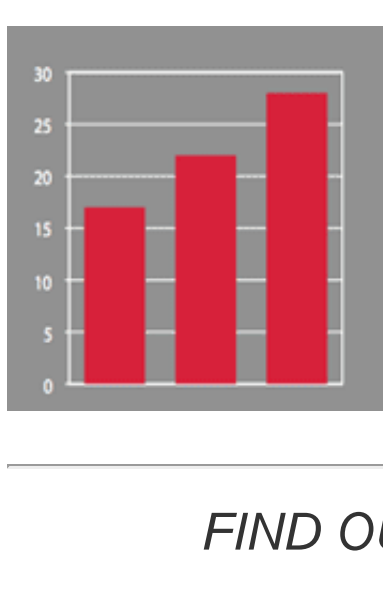


### WHERE IS THE REST OF MY VENICE REAL ESTATE MARKET REPORT ???

For the rest of my of my graphs, charts and analysis on how the Venice real estate market is performing, please [click to my web site](#) ... Each month I analyze and compare the market stats to give you the most in-depth and site into Venice property sales and inventory that is available anywhere !!!

[Link to this month's Venice stats](#)

### FIND OUT WHAT YOUR HOME IS WORTH CALL CJ ... 310.823.3129



### VENICE NEIGHBORHOOD COUNCIL ELECTIONS MAY 18 ...

The Venice Neighborhood Council will be holding elections for its Board Of Officers on Sunday, May 18, 2014. The entire 21-member Board is up for election.

[For more info and to view the candidates](#)



### VENICE CHAMBER MIXER APRIL 23RD ...

One of our most popular mixers of the year, the April mixer at Control Printing is a long-established tradition. Hosted by Alex and Nadine Rosales, veteran members gather with newer members to share Chamber experiences then and now.

[Read about it ...](#)



### THE VENICE GARDEN & HOME TOUR SET FOR MAY 3RD ...

The Venice Garden & Home Tour is an annual fundraiser benefiting the children of the [Neighborhood Youth Association](#) (NYA) in Venice, CA. This self-guided walking tour showcases the unique homes and gardens of the creative Venice Beach community.

[Get more info ...](#)



### JOIN THE VENICE ART WALK & AUCTION ON MAY 18TH ...

Join the Venice Family Clinic Sunday, May 18, 2014 at Google's Venice Headquarters, 340 Main St, to celebrate more than four decades of quality health care for 24,000 men, women, and children in need across the Westside of Los Angeles.

[More info ...](#)



### 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](#)

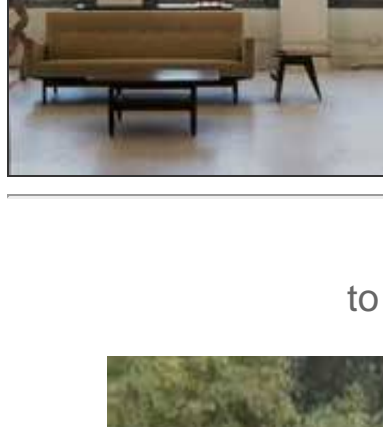


### HOUZZ TOUR: DAPPLED LIGHT INSPIRES ARTISTIC WRAPPING ...

Cor-Ten cut, with a striking look inside and out.

**You could own this very special home ... give me a call ... 310.773.6945.**

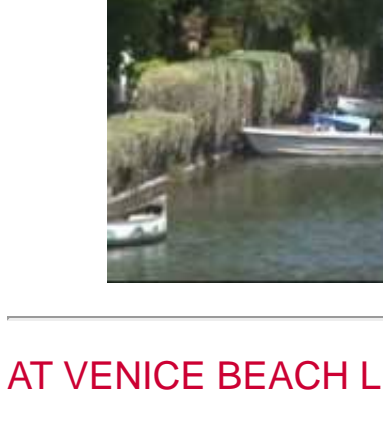
[Read the article](#)



### CURB APPEAL, STAGING RATED BEST IMPROVEMENT PROJECTS FOR HOME SELLERS ...

Today's home sellers should focus on curb appeal and home staging above larger-scale home renovations, according to a new survey from Zillow Digs. Zillow asked real estate agents and interior designers nationwide to identify the most valuable home improvements for sellers ...

[Read the full article](#)



### HOW TO CHOOSE THE RIGHT WINDOW SHADES ...

Should you roll with rollers or do as the Romans do? This mini guide to choosing window shades can help.

[Check out this guide ...](#)

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 - February 2014: \$404,250 (Source: CAR)
- California highest median home price by region/county February 2014: Marin, \$983,690 (Source: CAR)
- California lowest median home price by region/county February 2014: Plumas, \$118,000 (Source: CAR)
- California Pending Home Sales Index - February 2014: Increased 14.2 percent from 84.8 in January to 96.8 in February
- California Traditional Housing Affordability Index - Fourth Quarter 2013: 32 percent (Source: CAR)
- Conforming mortgage rates - week ending 4/10/2014 (Source: Freddie Mac)
  - 30-yr. fixed: 4.34% fees/points: 0.7%
  - 15-yr. fixed: 3.38% fees/points: 0.6%
  - 1-yr. adjustable: 2.41% fees/points: 0.5%



### 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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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.