



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

"VENICE STYLE"

APRIL . 2016

... the pulse of what's happening in Venice Beach, California

Greetings to all my friends and clients ...

Woke up this morning to a very windy (and beautifully sunny) day in Venice ... What a life !!! As I walked my beagle "Snoopy Too" along the Canals, I couldn't help thinking about how lucky we are to live here !!!

As I am putting this month's e-news together, I can't believe how much is going on in Venice over the next few weeks !!! Hope you will have the time to partake in some of the activities.

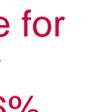
If you or any of your friends are looking for a new or additional spot in our fabulous 'hood, please let me know. You and/or your friends will enjoy my one-on-one personal service enhanced by 30 years of knowledge and experience in the Venice marketplace + today's most cutting-edge tools.

Cheers ...

CJ Cole . Owner/Broker Venice Beach Living



real estate service ... beyond ordinary !!!
visit our website at venicebeachliving.com



Average Selling Price for Venice Single Family Homes Increases 7.6% Over a Year Ago ...

According to CLAW, the average sale price (\$1,867,688) of homes that sold in March gained 7.6% vs last March and was 0.5% higher than February 2016 ...

[View the Report](#)

[Download the Report](#)

For a free & confidential expert broker opinion on your home's market value ...

call me at 310.773.6945 !!!



Mortgage Rates for 30-Year US Loans Drop to Lowest Since 2013 ...

The average rate for a 30-year fixed mortgage was 3.58 percent, down from 3.59 percent last week and the lowest since May 2013, Freddie Mac said in a statement Thursday. The average 15-year rate slipped to 2.86 percent from 2.88 percent, the McLean, Virginia-based mortgage-finance company said.

[Read about it](#)



10 Hidden Costs of Homeownership ...

Owning a home can be a smart decision for a variety of reasons. For instance, when you own a home, you have more freedom to make modifications and make it "yours." And, owning a home allows you to build equity, which can be a valuable financial tool later on.

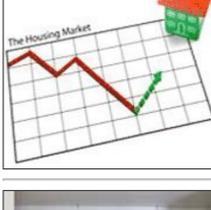
[More info](#)



Surviving a Seller's Market: The Ultimate Cheat Sheet ...

House hunting is challenging enough at any time; shopping during a seller's market is a whole additional difficulty level—and that's what would-be buyers are seeing across the country. The supply of homes is low, demand is high, and sellers are in control. If you're not careful, you'll be left drying your eyes with the broken shards of your rejected bid. Sound painful

[Get the cheat sheet](#)



Why Rents in SoCal Will Keep Rising in the Coming Years ...

USC researchers are forecasting that the average rent on an apartment in much of Southern California will rise by at least \$100 (and much more in Venice) over the next two years ...

[More info](#)



Your Spring Organizing Checklist ...

Use these ideas for clearing out the clutter and keeping rooms neat and tidy. Spring cleaning may get more of the hype, but I would argue that spring organizing is even more important ...

[Get the checklist](#)



Calling All Fashionistas! Saturdays in Venice Are the Abbot Kinney Marketplace, Artists and Fleas, and the Venice Art and Collectables Market ...

Shop for local handmade goods, fashion, home decor, art, jewelry and more! Free entry to the following three events!

[The details](#)



Pet-Friendly Restaurants in Venice ...

Monday is National Pets Day, and many residents as well as others across the country are honoring their furry friends. Here are some Venice restaurants that will allow pets at outdoor tables.

[See the list](#)



Record Number of Stakeholder Candidates to Run for Venice Neighborhood Council Board ...

A record seventy Board hopefuls declared their candidacy to run in this year's election to your Venice Neighborhood Council Board of Officers. The elections will be held Sunday, June 5th at the Oakwood Recreation Center.

[Find out more](#)



Step Right Outside for Fresh Herbs and Vegetables ...

Growing food doesn't necessarily require a big backyard. Even if you live in a high-rise apartment, homegrown vegetables and herbs can be yours. In many cases, a patio or deck can even offer big advantages. You can grow tomatoes, potatoes and even cucumbers in large containers on a sunny patio, and nothing beats the convenience of stepping outside to snip a few herbs for dinner.

[Get some ideas](#)



Venice Art Crawl Mixer at Casa Linda Mexican Grill April 23rd ...

The Venice Art Crawl's mission is to foster and reinvigorate the creativity that has historically and currently makes Venice such a vibrant and dynamic community. Our goal is to share, inspire and promote collaboration within the Venice community through mixers and art events.

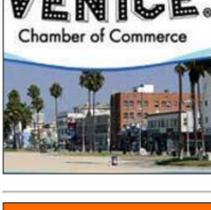
[Read more](#)



The Grunion Run is set for April 23rd ...

Marvel as the seashore is covered by hundreds of sex-crazed fish. Hosted by Venice Oceanarium. "The grunion are running" ... that's the call of loyal grunion watchers. On Saturday, April 23, at 10:30 PM, the grunion are running again. The event is slated to begin a few days after the full moon, so the beach should be bright. It will be at the Venice Beach breakwater on the beach just down from Windward Avenue.

[Read about it](#)



Venice Connect at Scopa Italian Roots Wednesday April 27th ...

Venice Connect is an evening networking event designed for active and engaged professionals who are seeking to enhance their involvement in the local business community. Hosted on the 4th Wednesday of every month, 6-8:00 pm, at fun locations in and around Venice, Chamber members and prospective members gather to meet, mix and mingle.

[Get the scoop](#)



2016 Venice Design Series Starts April 30th ...

The Venice Design Series will feature six site-specific events (April 30 to May 21) celebrating architecture, cuisine, landscape and performance. The event benefits Venice Community Housing, a nonprofit housing and economic development organization.

[All the info](#)



22nd Annual Venice Garden & Home Tour Coming Up May 7th ...

We are thrilled that the Venice Garden Tour will resume once again in 2016, and it's just around the corner! This year they're celebrating the fabulous works of architect Steven Shorridge on an intimate bus tour.

[Read more](#)



Venice Media District Mixer for Tech, Entertainment & Media at Chaya May 10th ...

The Venice Media District Committee invites Venice creative and tech professionals and entrepreneurs for a mixer at Chaya Venice. VMD Mixers are quarterly events designed to engage the various creative communities, providing opportunities to network with colleagues in the technology, media and entertainment industries.

[Find out more](#)



Save the Date for the Venice Art Walk ... Sunday May 22nd ...

Join Los Angeles' hottest established and emerging contemporary artists in raising over \$750,000 to fund health care for the 24,000 low-income, uninsured and homeless patients of Venice Family Clinic. Experience exceptional art and make a meaningful impact in your community at this not-to-be-missed annual event.

[More info](#)

FAST FACTS ...

California median home price - February 2016: \$446,460 (Source: CAR)

California highest median home price by region/county February 2016: San Francisco, \$1,437,500 (Source: CAR)

California lowest median home price by region/county February 2016: Siskiyou & Tehama, \$175,000 (Source: CAR)

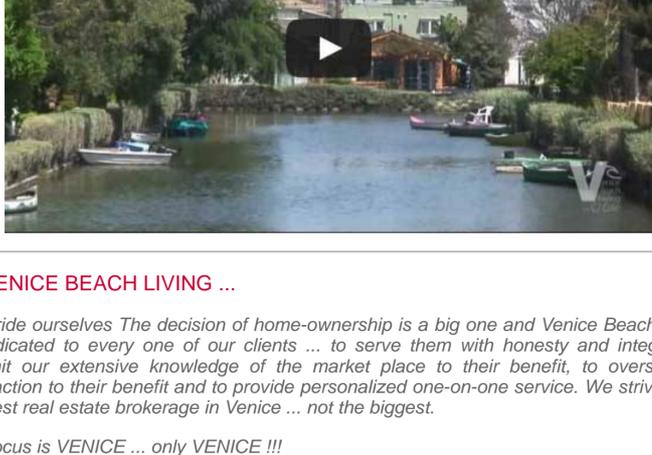
California Pending Home Sales Index - February 2016: 120.9, Increased 0.4 percent year over year (Source: CAR)

California Traditional Housing Affordability Index - Forth Quarter 2015: 30 percent (Source: CAR)

Conforming mortgage rates - week ending 4/7/2016 (Source: Freddie Mac)

- 30-yr. fixed: 3.59% fees/points: 0.5%
- 15-yr. fixed: 2.88% fees/points: 0.4%

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.



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