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"VENICE STYLE" APRIL . 2017

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

VENICE REAL ESTATE MARKET UPDATE

March 2017 Venice Property Sales ...

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

SINGLE FAMILY SALES MARCH 2017						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
310 MILDRED AVE	2	1	544	1926	1085	\$325,000
211 VENICE WAY	2	1	806	1953	1927	\$1,199,000
610 MILDRED AVE	3	1	1080	1962	4101	\$1,312,500
932 ROSE AVE	4	2	1930	1961	6250	\$1,325,000
990 SUNSET AVE	2	2	1863	1956	6056	\$1,330,000
944 ROSE AVE	4	2	1930	1961	6250	\$1,350,000
2405 BOONE AVE	3	2	1283	1950	3606	\$1,363,535
924 SUPERBA AVE	2	1	780	1923	3601	\$1,375,000
1901 GLYNDON AVE	3	2	1130	1950	5850	\$1,400,000
1078 SUPERBA AVE	2	2	1400	1941	4800	\$1,410,000
935 MARCO PL	2	1	947	1923	3600	\$1,425,000
1062 MARCO PL	3	1	1294	1925	4268	\$1,510,000
720 ANGELUS PL	4	1	1176	1947	4211	\$1,575,000
1101 SUPERBA AVE	2	2	1272	1926	4805	\$1,675,000
1437 CABRILLO AVE	2	1	820	1924	2550	\$1,699,000
2332 OCEAN AVE	3	3	1672	1924	2706	\$1,875,000
886 WARREN AVE	3	3	2173	1946	4401	\$1,880,000
1025 PALMS	4	3	1892	1950	5748	\$1,900,000
1314 PRESTON WAY	3	2	1611	1952	7963	\$2,265,000
2464 WALNUT AVE	4	4	3126	2008	5848	\$2,390,000
2004 LOUELLA AVE	4	5	2730	2016	5462	\$2,500,000
230 5TH AVE	4	4	2465	1926	4137	\$2,660,525
2009 GLENCOE AVE	4	5	3123	2016	5459	\$3,180,000
39 28TH AVE	5	6	3656	1999	2641	\$3,199,000
2413 WILSON AVE	4	4	3059	2016	3599	\$3,200,000
16 PARK AVE	4	3	2825	1906	4809	\$3,210,000
229 LINNIE CANAL	4	5	3605	2013	2850	\$5,200,000
Total Sales						\$53,733,560
Average Sales Price						\$1,990,132
Average \$ / SF						\$1,071

RESIDENTIAL INCOME SALES MARCH 2017							
STREET	UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
106 PALOMA AVE	2	4	2	1488	1959	2645	\$1,646,090
2418 PENMAR AVE	3	4	4	2414	1955	6070	\$1,700,000
332 RENNIE AVE	5	5	5	2214	1921	6381	\$1,729,000
25 ROSE AVE	3	4	3	1978	1908	6391	\$3,470,000
Total Sales							\$8,545,090
Average Sales Price							\$2,136,273
Average \$ / SF							\$1,056

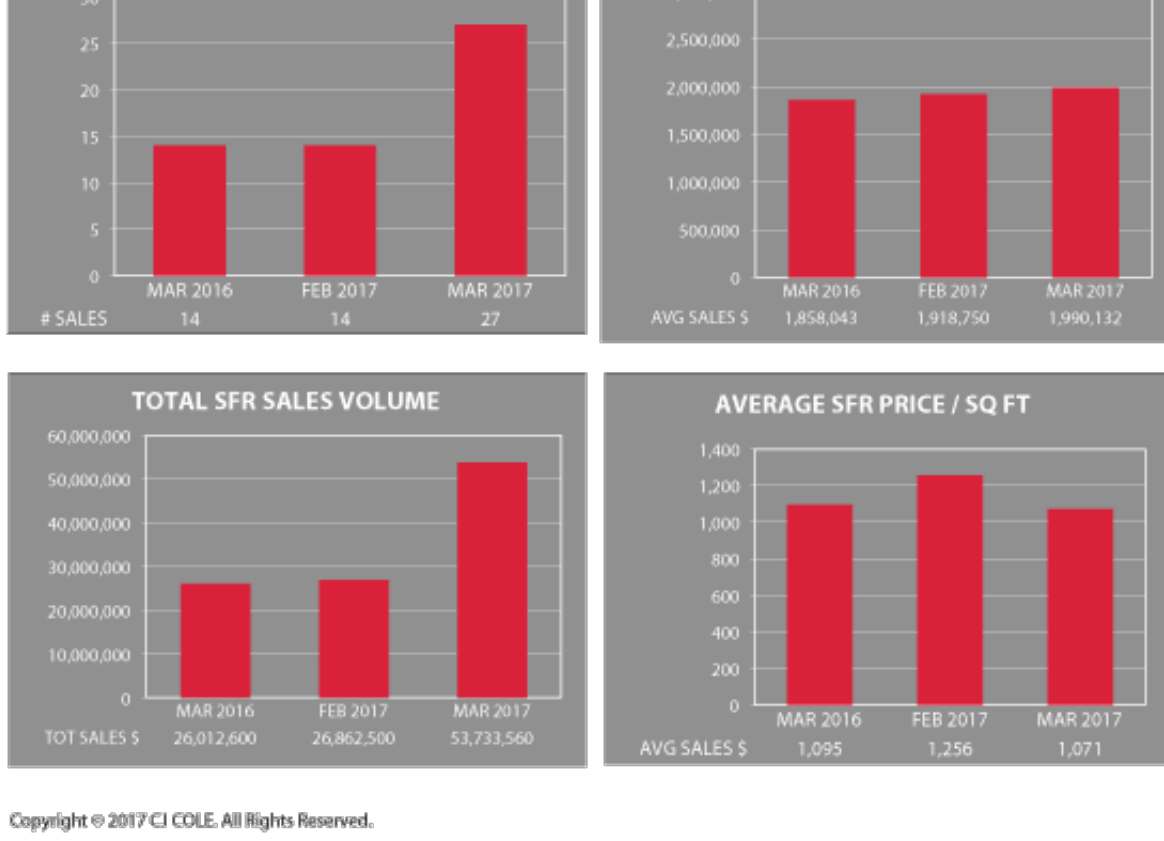
CONDOMINIUM SALES MARCH 2017							
STREET	UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
2500 ABBOT KINNEY BLVD #26	2	3	3	878	1985		\$730,000
707 MARR ST #203	2	2	2	822	1984		\$750,000
255 MAIN ST 307	2	2	2	1399	1989		\$1,385,000
651 WESTMINSTER AVE #3	3	4	2	2388	1989		\$1,415,000
605 VERNON AVE #1	3	3	3	2186	1992		\$1,475,000
Total Sales							\$5,755,000
Average Sales Price							\$1,151,000
Average \$ / SF							\$750

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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

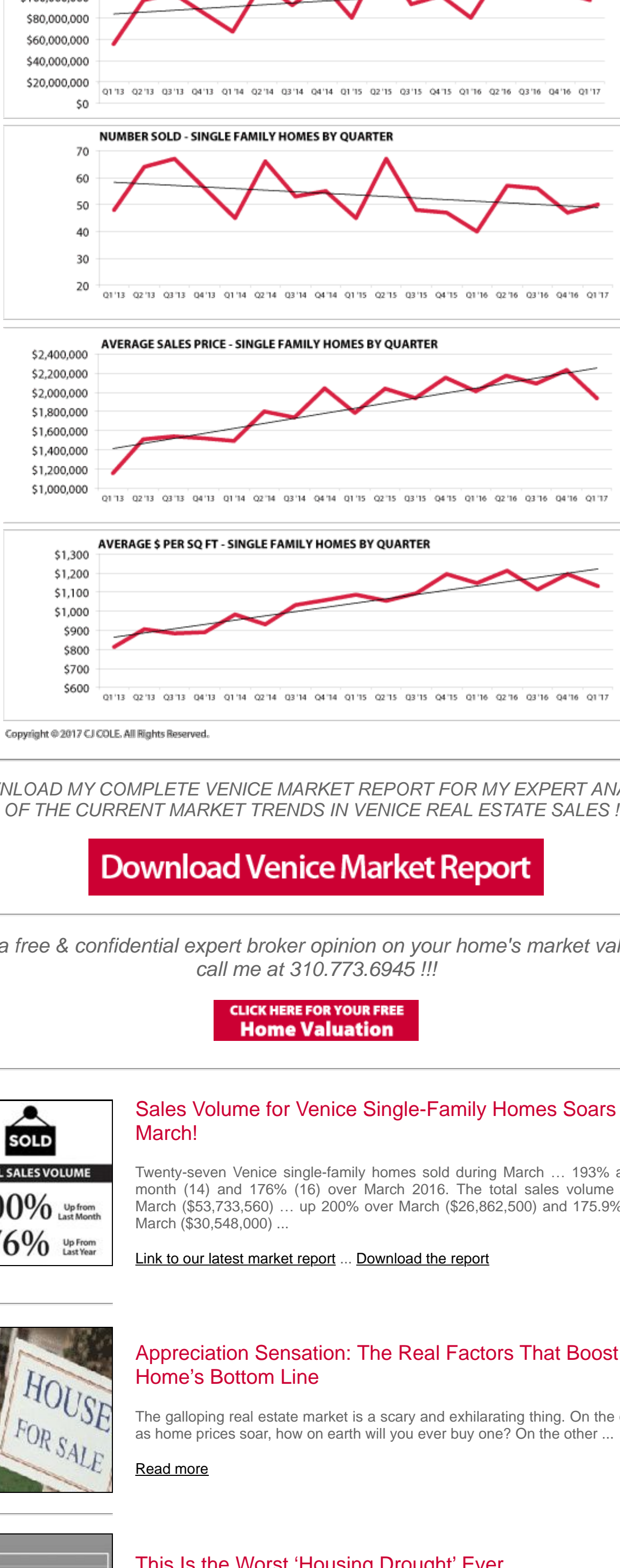
VIEW THE VENICE PROPERTY SALES FOR THE PAST 18 YEARS

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



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The Venice Real Estate Market Trends by Quarter for the Past 3 Years



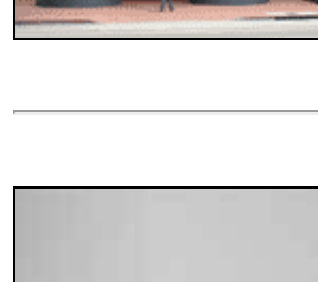
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DOWNLOAD MY COMPLETE VENICE MARKET REPORT FOR MY EXPERT ANALYSIS OF THE CURRENT MARKET TRENDS IN VENICE REAL ESTATE SALES !!!

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](#)



Sales Volume for Venice Single-Family Homes Soars in March!

Twenty-seven Venice single-family homes sold during March ... 193% above last month (14) and 176% (16) over March 2016. The total sales volume soared in March (\$53,733,560) ... up 200% over March (\$26,862,500) and 175.9% over last March (\$30,548,000) ...

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



Appreciation Sensation: The Real Factors That Boost Your Home's Bottom Line

The galloping real estate market is a scary and exhilarating thing. On the one hand, as home prices soar, how on earth will you ever buy one? On the other ...

[Read more](#)



This Is the Worst 'Housing Drought' Ever

The number of homes for sale is at the lowest level on record, according to the National Association of REALTORS®, who began tracking inventory 18 years ago. That means many home buyers likely will find fewer options this spring ...

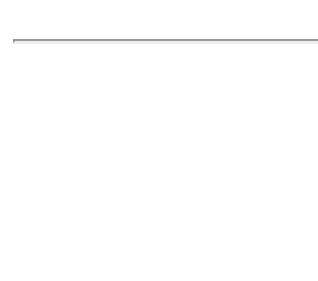
[Continue article](#)



Why Silicon Beach Will Still Lure Tech Talent Despite Skyrocketing Real Estate Prices

The new season of HBO's "Silicon Valley" premieres this month, but the Bay Area tech scene depicted on that show is no longer the only game in town. The new tech hub, dubbed Silicon Beach, a four-mile stretch of beachfront that encompasses Venice ...

[More info](#)



Key Design Trends Spotted at Salone del Mobile 2017 in Milan

Basic, unfussy pieces, simple contours, round forms and warm colors dominated at this year's Salone del Mobile furniture and design fair in Milan. When the world is going through turbulent times, it seems, design tends to turn to the classic and safe ...

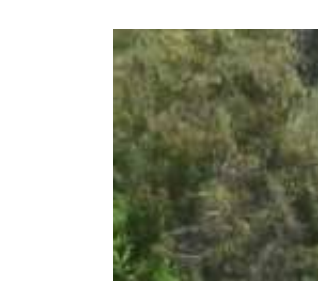
[Read more](#)



Silicon Beach & Playa Vista Film Festival Happening Now

The Silicon Beach Film Festival continues until April 28th. The main venue is the Cinemark 18XD located at the Howard Hughes Promenade. Both feature-length and short films, as well as pilots and web series will be featured ...

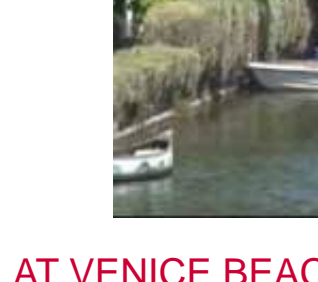
[Check it out](#)



Venice Chamber Mixer Wednesday April 26th at Hotel Erwin

Join in an evening of networking, mingling, and seaside fun hosted by Hotel Erwin. Enjoy delicious drinks and appetizers, build business connections and meet new friends with a good drink in hand ...

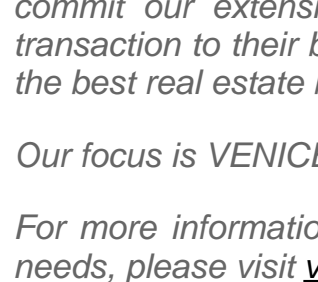
[Find out more](#)



Two Weeks Remaining of the PRT Shakespeare Project

... A celebration of Shakespeare in scenes, speeches, soliloquies, sonnets and songs. 64 scenes, 32 actors, 16 directors, 1 playwright There will be a different show each week. Two more weekends remain.

[More info](#)



VNC to Hold Public Safety Townhall & Forum, 27 April

The Venice Neighborhood Committee will hold a Townhall and Forum Thursday, 27 April from 6:30 to 9 pm at the Animo Venice Charter High School, 820 Broadway, Venice. Present for the forum will be representatives from LAPD, City Attorney's office ...

[Find out more](#)

Fast Facts

California median home price - March 2017: \$517,020 (Source: CAR)

California highest median home price by region/county March 2017: San Mateo and San Francisco, \$1,350,000 (Source: CAR)

California lowest median home price by region/county March 2017: Del Norte, \$130,000 (Source: CAR)

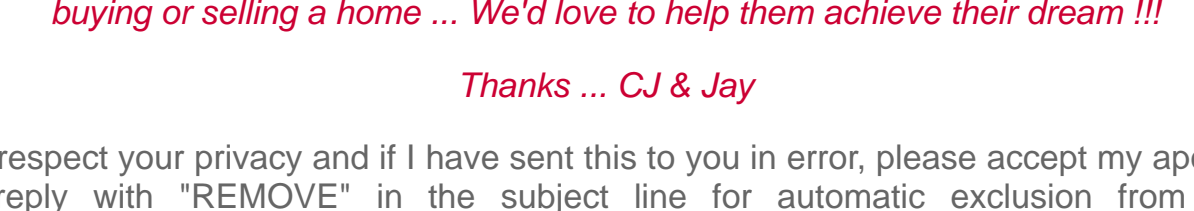
California Pending Home Sales Index - February 2017: 107.2, Declined 2.6 percent year-over-year (Source: CAR)

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

Conforming mortgage rates - week ending 4/13/2017 (Source: Freddie Mac)

- 30-yr. fixed: 4.08% fees/points: 0.5%
- 15-yr. fixed: 3.34% 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.

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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.