



A boutique real estate brokerage selling the Venice lifestyle since 1987  
310.823.3129 ... 310.773.6945 ... [VeniceBeachLiving.com](http://VeniceBeachLiving.com)



## "VENICE STYLE" MAY . 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 ...

INVENTORY OF VENICE SINGLE FAMILY HOMES CONTINUES AT LOW LEVEL ... dropping to just 23 on May 14th.

SINGLE FAMILY HOME SALES HAVE CORRESPONDINGLY FALLEN ... as compared to both last month and a year ago.

MULTIPLE OFFERS ARE INCREASING ... in April a majority of the listings on the MLS in all categories sold at list price or over asking. There is still a significant pent-up buyer demand.

### APRIL 2014 VENICE PROPERTY SALES ...

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

SINGLE FAMILY SALES . APRIL . 2014							
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE	
6TH AVE	2	2	995	1911	1983	\$800,000	
COMMONWEALTH AVE	2	2	1444	1926	6601	\$1,100,000	
GRANT AVE	2	1	1226	1929	4197	\$1,200,000	
ROSE AVE	5	3.5	3085	1961	6250	\$1,320,000	
SANBORN AVE	2	1	1076	1942	4585	\$1,400,000	
VENEZIA AVE	4	2	1594	1921	3658	\$1,695,000	
GRANT AVE	2	4	2490	1929	4197	\$1,749,000	
INDIANA AVE	4	4	2446	1948	4810	\$1,925,000	
SANTA CLARA AVE	2	2	4837	2002	5177	\$2,300,000	
WINDWARD AVE	3	3.5	13796	1994	12064	\$11,150,000	
<b>TOTAL SALES</b>						<b>\$24,639,000</b>	
<b>AVERAGE SALE PRICE</b>						<b>\$2,463,900</b>	
<b>AVERAGE \$ PER SQ FT</b>						<b>\$747</b>	

RESIDENTIAL INCOME SALES . APRIL . 2014							
STREET	# UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
ROSE AVE	2	0	4	1368	1956	2909	\$1,375,000
HORIZON AVE	2	4	2	1592	1957	2699	\$1,600,000
CALIFORNIA AVE	2	3	2	1500	1915	5383	\$1,700,000
<b>TOTAL SALES</b>							<b>\$4,675,000</b>
<b>AVERAGE SALE PRICE</b>							<b>\$1,558,333</b>
<b>AVERAGE \$ PER SQ FT</b>							<b>\$1,048</b>

CONDOMINIUM SALES . APRIL . 2014							
STREET	# UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
MARR ST	2	2	2	828	1984		\$620,000
HAMPTON DR	0	2	2	1451	2004		\$940,000
HAMPTON DR	2	2	2	1451	2004		\$1,101,300
26TH AVE	2	3	3	1291	1992		\$1,250,000
MILDRED AVE	2	3	3	1817	2007		\$1,600,000
MILDRED AVE	3	3	3	1980	1981		\$1,087,500
<b>TOTAL SALES</b>							<b>\$6,458,800</b>
<b>AVERAGE SALE PRICE</b>							<b>\$1,076,467</b>
<b>AVERAGE \$ PER SQ FT</b>							<b>\$732</b>

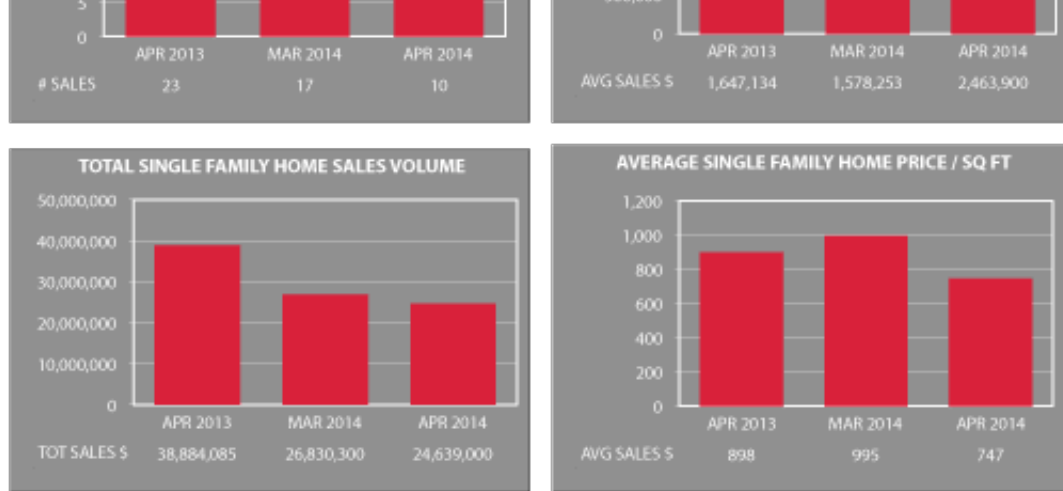
VACANT LAND SALES . APRIL . 2014							
STREET	# UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
SHERMAN CANAL						2850	\$1,725,000

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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

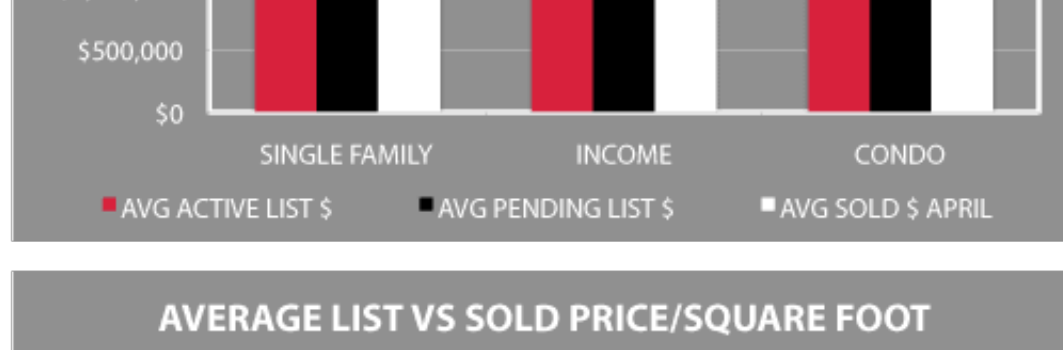
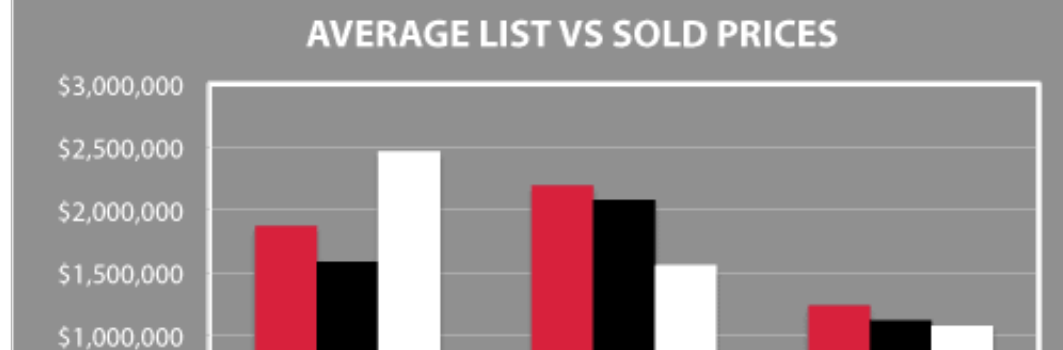
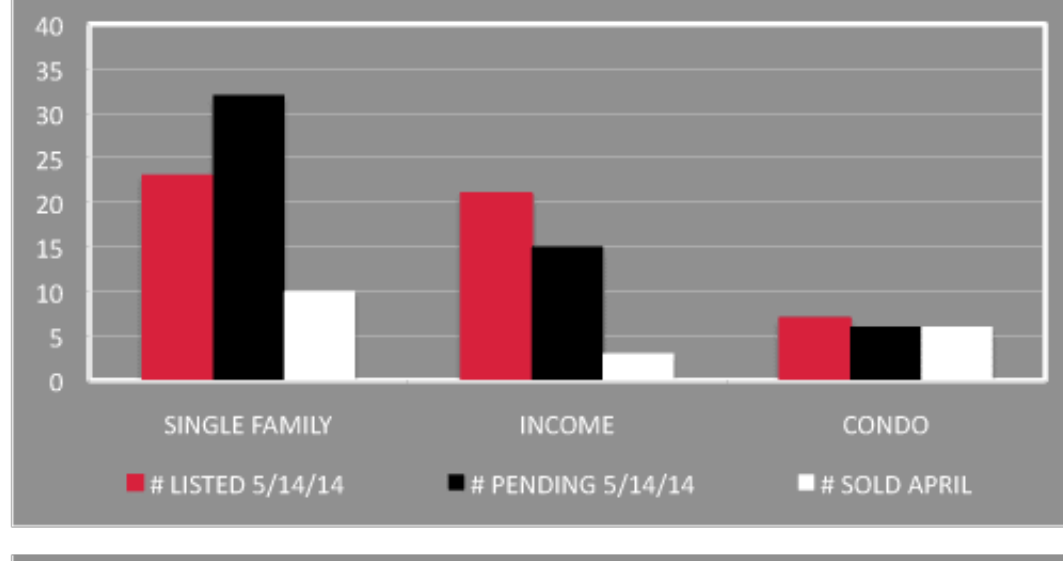
### SINGLE FAMILY SALES COMPARED WITH LAST MONTH AND A YEAR AGO ...



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NUMBER OF SALES AND SALES VOLUME FOR VENICE SINGLE FAMILY HOMES DIP IN APRIL ... as compared with last month (-41.2% and -8.2% respectively) and April a year ago (56.5% and 36.6% respectively). This month's stats are skewed significantly due to one very extremely pricey (\$11,150,000) and large (13,796 s/f) single family home sale.

### CURRENT INVENTORY AS COMPARED WITH THE PROPERTIES IN ESCROW AND THOSE SOLD IN APRIL ...



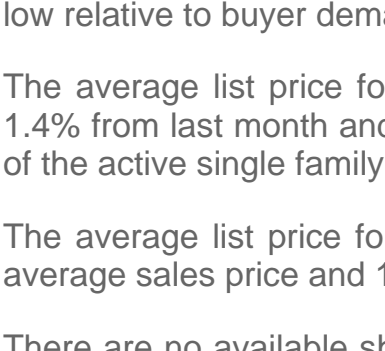
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THE NUMBER OF ACTIVE LISTINGS IN VENICE DECLINES AS COMPARED TO A MONTH AGO ... single family active listings declined by 7 (23.3%), income properties increased by 1 and condos fell by 1. Currently there are 39% more single family homes in escrow than are actively for sale. The number of listed properties on 5/14/14 was 29% lower than the sum of the number sold and in-escrow indicating our inventory is still very low relative to buyer demand.

The average list price for the active single family listings is \$1,869,169 ... an increase of 1.4% from last month and 31.8% lower than the average sales price in April. Sixteen (70%) of the active single family homes are listed below April's average sale price.

The average list price for the homes in escrow is \$1,586,969 ... 35.6% lower than April's average sales price and 15.1% higher than the average list price of the active listings.

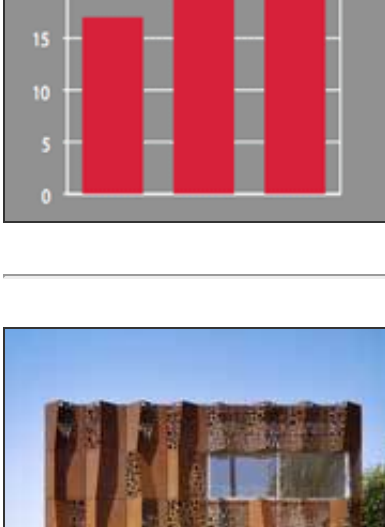
There are two short pay homes, one short pay income property and one short pay condo in escrow. There is one bank-owned home in escrow.



### MORE OF MY VENICE REAL ESTATE MARKET STATS ...

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 in site into Venice property sales and inventory that is available anywhere !!!

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



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

Cor-Ten cut with circles mimics the effect of a massive pine tree's canopy, for a striking look inside and out.

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

[Read the article](#)



### JUST SOLD ... 16 PARK AVENUE . VENICE !!!

AWESOME VENICE CRAFTSMAN ... Architect Michael Hricak designed the renovation of this original 1906 home, complete with an addition & tower overlooking the Pacific, as an exercise in dramatic modernization. Located where the quiet walk street meets the beach, it is only 2 blocks to Abbot Kinney restaurants & shops. The spacious main level public rooms flow one into another & open to great outside spaces...an entertainer's delight!

[Check out the website...](#)



### JUST SOLD ... 675 SAN JUAN AVENUE . VENICE !!!

GREAT PROPERTY WITH 3 COTTAGES ... CJ represented the buyers who plan to redo it as a living + studio compound.



### 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](#)

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



### 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.

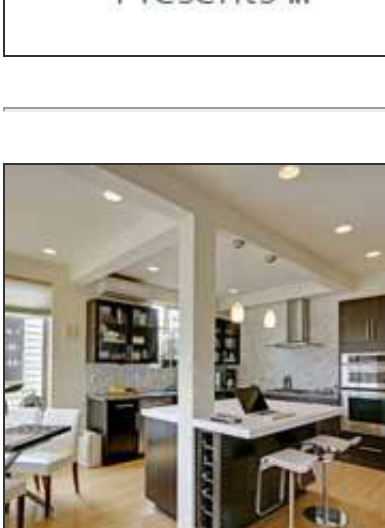
[More info ...](#)



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

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](#)



### THIRD ANNUAL BUSINESS EXPO MAY 28TH ...

The Venice Chamber of Commerce invites you to share your business specialties with other Chamber members and with the Venice community at large. Join us for a fun evening where people who live and work in Venice come together to meet, mix and mingle.

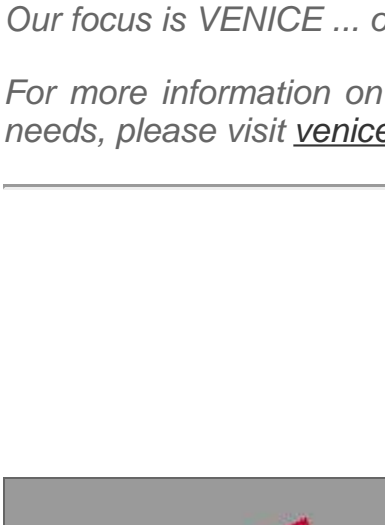
[Read about it ...](#)



### VENICE SPRING FLING MUSIC AND ARTS FESTIVAL MAY 31ST ...

Free outdoor festival featuring music, arts, and dance at world famous Venice Beach boardwalk on Saturday, May 31 from 11:00 am to 7:30 pm. Full day of music, art show, dance performances, food trucks, and more, including Dr. Bronner's Magic Soaps' Magic Foam Experience! After-party at Danny's Venice (23 Windward Avenue) immediately following, hosted by The Venice Philharmonic Orchestra with many special guests until 1 am.

[Get more info ...](#)



### THE CO-OP AT PRT ADDS TWO MORE PERFORMANCES OF "BLUNT FORCE" ...

A world premiere play by Shanti Reinhardt and directed by Keith Stevenson follows two desperate actors, seeking fame and fortune, who take a darkly comic detour and find themselves the top suspects in the infamous "Mulholland Murders."

[Read more ...](#)

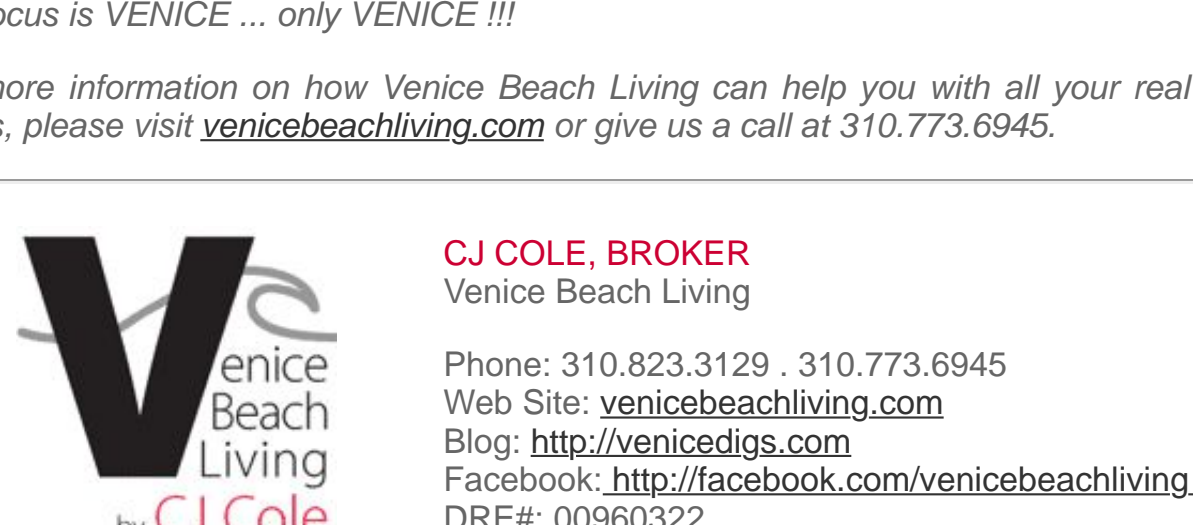


### 21 CREATIVE WAYS WITH LOAD-BEARING COLUMNS ...

The eternal struggle between design and engineering often leaves us with conundrums. It's easy to glide through the home design process in almost a dreamlike trance, imagining a spacious open floor plan with big, sweeping views that flow from room to room, making the house feel bigger than it is.

[Read the full 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 - March 2014: \$435,470 (Source: CAR)

California highest median home price by region/county March 2014: Marin, \$1.16 million (Source: CAR)

California lowest median home price by region/county March 2014: Glenn, \$140,000 (Source: CAR)

California Pending Home Sales Index - March 2014: Increased 17.8 percent from 97.1 in February to 114.4 in March

California Traditional Housing Affordability Index - First Quarter 2014: 33 percent (Source: CAR)

Conforming mortgage rates - week ending 5/8/2014 (Source: Freddie Mac)

- 30-yr. fixed: 4.21% fees/points: 0.6%
- 15-yr. fixed: 3.28% fees/points: 0.6%
- 1-yr. adjustable: 2.43% 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

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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.