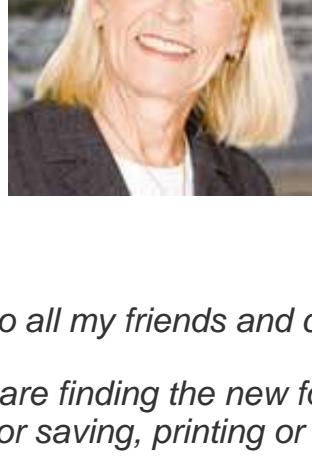




... A boutique real estate brokerage selling the Venice lifestyle since 1987
310.823.3129 ... 310.773.6945 ... VeniceBeachLiving.com



"VENICE STYLE" MAY . 2016

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

Greetings to all my friends and clients ...

I hope you are finding the new format for my Venice Market Report ... Now available to download for saving, printing or passing along. [Link to the report](#) ... [Download the report](#) .

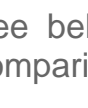
Wow ... We will be busy this month !!!

The next 3 weeks is packed with meetings/hearings/events ... some possibly affecting Venice property values/rights; a slew of art events +++.

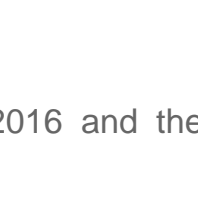
And ... don't forget that I am the Venice expert for all of your real estate needs.

Cheers ...

CJ Cole . Owner/Broker Venice Beach Living



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



VENICE REAL ESTATE MARKET UPDATE

April 2016 Venice Property Sales ...

See below for a list of all of the properties sold in Venice during April 2016 and the comparison chart.

SINGLE FAMILY SALES . APRIL . 2016						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
THORNTON PL	2	1	936	1965	1824	\$1,050,000
ANGELUS PL	2	1	1068	1924	4200	\$1,100,000
VENEZIA AVE	2	1	954	1923	4001	\$1,230,000
WARREN AVE	3	3	2173	1946	4401	\$1,400,000
WINDWARD AVE	1	1	820	1920	2850	\$1,420,000
WILSON AVE	3	2	1099	1957	3830	\$1,550,000
VENICE WAY	3	3	1552	1952	2285	\$1,600,000
CLARK AVE	2	1	808	1952	3613	\$1,620,000
WOODLAWN AVE	2	1	969	1920	4187	\$1,701,000
MCKINLEY AVE	3	2	1550	1950	3824	\$1,750,000
5TH AVE	3	4	2226	1923	4136	\$1,765,000
BEACH AVE	3	4	2300	2004	2700	\$2,035,000
MILWOOD AVE	4	4	3017	2015	4375	\$2,060,000
SAN JUAN AVE	3	1	1348	1908	5212	\$2,293,000
OXFORD AVE	3	5	2550	2015	2500	\$2,450,000
LOUELLA AVE	4	5	3111	2015	5452	\$3,131,000
AMOROSO PL	3	4	3017	2008	3330	\$3,800,000
OCEAN FRONT	3	4	3849	2015	2520	\$9,400,000
TOTAL SALES						\$41,355,000
AVERAGE SALE PRICE						\$2,297,500
AVERAGE \$ PER SQ FT						\$1,240

RESIDENTIAL INCOME SALES . APRIL . 2016							
STREET	UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
19TH AVE	3	3	3	1380	1939	2642	\$935,000
GRAND BLVD	2	2	2	1473	1947	4506	\$1,350,000
BROOKS AVE	2	4	2	1584	1945	5195	\$1,600,000
OCEAN AVE AVE	2	3	3	1764	1980	2700	\$1,750,000
24TH AVE	3	4	5	2832	1968	2641	\$2,000,000
OCEAN AVE	2	2	2	1054	1921	3602	\$2,000,000
4TH AVE	16	31	16	10928	1964	11528	\$4,525,000
TOTAL SALES							\$14,160,000
AVERAGE SALE PRICE							\$2,022,857
AVERAGE \$ PER SQ FT							\$674

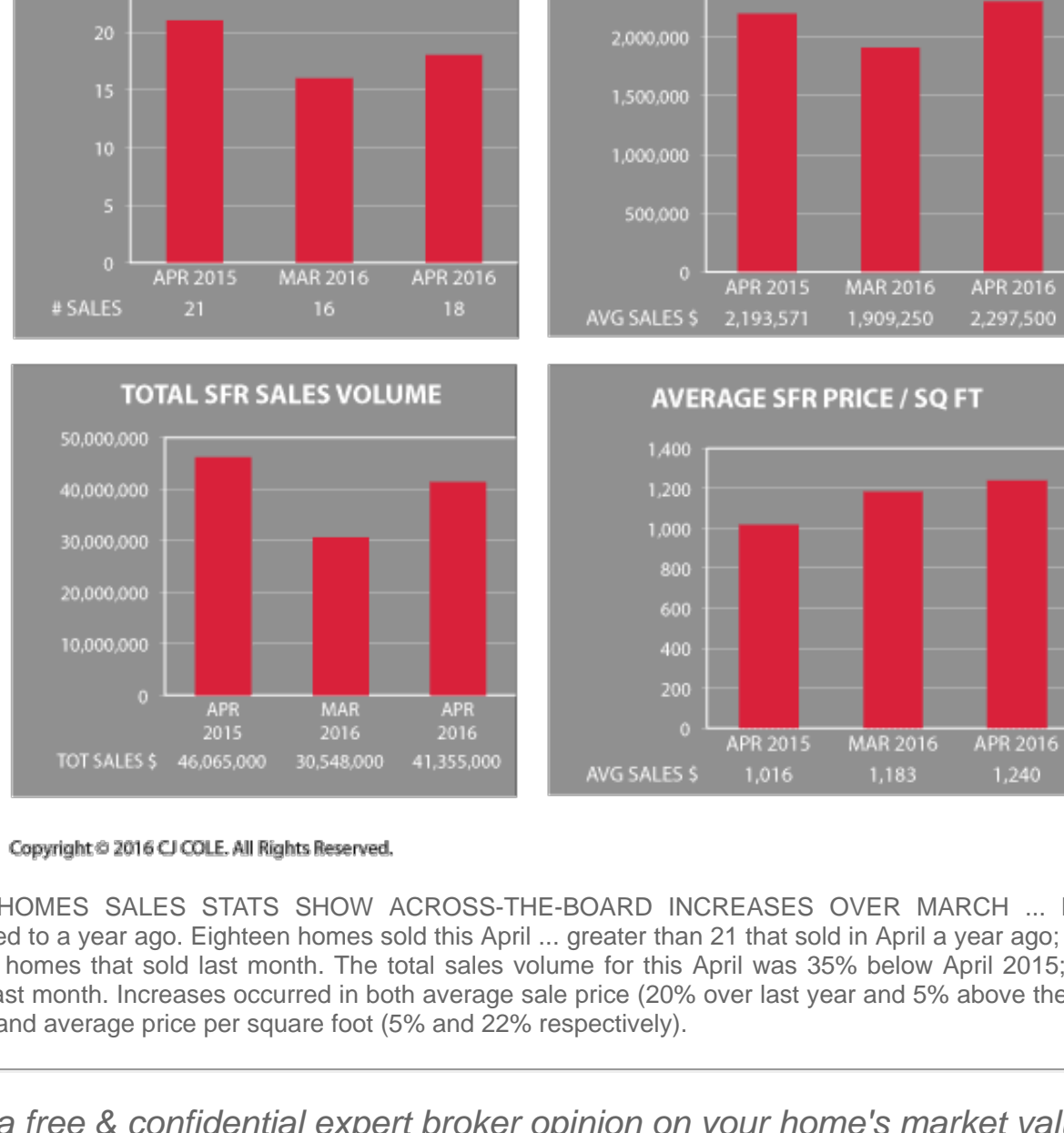
CONDOMINIUM SALES . APRIL . 2016						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
PACIFIC AVE	2	3	1300	1986	5065	\$1,225,000
HAMPTON DR	1	2	1358	2004	19307	\$1,280,000
WALNUT AVE	3	4	2200	2014	5849	\$1,640,000
TOTAL SALES						\$4,145,000
AVERAGE SALE PRICE						\$1,381,667
AVERAGE \$ PER SQ FT						\$853

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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 16 YEARS

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



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APRIL HOMES SALES STATS SHOW ACROSS-THE-BOARD INCREASES OVER MARCH ... Mixed as compared to a year ago. Eighteen homes sold this April ... greater than 21 that sold in April a year ago; but fewer than 16 homes that sold last month. The total sales volume for this April was 35% below April 2015; but 10% above last month. Increases occurred in both average sale price (20% over last year and 5% above the previous month) and average price per square foot (5% and 22% respectively).

For a free & confidential expert broker opinion on your home's market value ... call me at 310.773.6945 !!!

Our April Venice Market Report Is Ready to Download

Our newly formatted Venice Market Report offers a superior insight into the current real estate listing/sales data and trends with statistical charts and graphs. It is designed so you can download the report for printing while it is still available on our website for online use.

[Link to the report](#) ... [Download the report](#)



How California Home Prices Got Sky-High

Buying a first home in California can be a daunting task, as the average home price is roughly two-and-a-half times the national average in the Golden State. With home prices in much of LA at pre-recession levels ...

[More info](#)



Fire Station 63 Pancake Breakfast Tomorrow Morning

Come by the annual pancake breakfast at the station 63 Venice fire house at 1930 Shell tomorrow (Saturday May14th) from 8:00 am to noon. Come out and meet some heroes !!!

[More info](#)



VNC Board Election Candidate Meet-n-Greet Coming Soon

Tentatively set for the evening of Wednesday, May 18 at The Rose Cafe, this will be a great opportunity for Stakeholders to talk one-on-one with many of the Candidates running for the VNC Board.

[More info](#)



Community Meeting Set for Thursday May 19 to Address ICO Affecting Venice East of Lincoln

The Department of City Planning is kicking off a series of community meetings for the Interim Control Ordinances (ICO) areas across the City to address the issues confronting single-family neighborhoods.

[More info](#)



Home-Sharing Ordinance Public Hearing Saturday May 21st

The hearing will obtain testimony from affected and/or interested persons on a proposed ordinance imposing regulations on the sharing of one's primary residence with transient guests.

[More info](#)



Friends of the Venice Library Book Sale Saturday May 21st

Support your Library. This is our #1 fundraising event and allows us to continue our community programs and to build our collection with new books, DVD's, etc. Stop by and find a good book for yourself, friends and family.

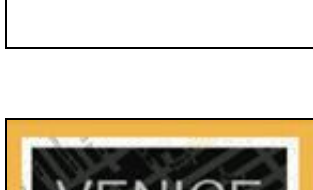
[More info](#)



Bidding Open for Venice Family Clinic Art Auction

Charity and creativity come together at Venice Family Clinic's Art Auctions. All auction proceeds provide critically-needed health care to more than 24,000 low-income, uninsured and homeless patients in Los Angeles. Bidding will continue through May 20th.

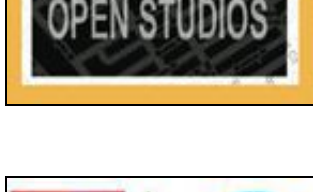
[More info](#)



Celebrate "A Place Called Venice" ... Free Art Event Sunday May 15th

The Venice ArtBlock presents their 6th Open Studio Tour showcasing the art and artists that make up the soul of Venice. Thai ArtBlock is a collective of Venice artists formed to expose their work to the community.

[More info](#)



Venice Art Crawl Sunday May 19th

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 tours and art events.

[More info](#)



Venice Art Walk Studio Tour Sunday May 22nd

The annual Art Walk Studio Tours allow patrons to enjoy a rare meet and greet with Venice artists in over 50 local studios, exhibitions, and galleries. Explore the neighborhood and see where artists create.

[More info](#)



See Marmol+Radziner Homes in Venice Saturday June 11th

Take a fresh look at Venice during the evening of acclaimed architects Marmol Radziner. Explore Venice during an intimate walking tour of three of their most magnificent homes and rediscover the colorful, unique and comforting place we call home.

[More info](#)



2016 Muscle Beach International Classic Memorial Day

For decades competitors have traveled from all over the world to compete at this historic Muscle Beach Competition. This event is highlighted by a warm friendly local atmosphere while providing quality competition.

[More info](#)

Fast Facts

California median home price - March 2016: \$483,280 (Source: CAR)

California highest median home price by region/county March 2016: San Francisco, \$1,360,580 (Source: CAR)

California lowest median home price by region/county March 2016: Merced, \$189,500 (Source: CAR)

California Pending Home Sales Index - March 2016: 120.9, Decreased 1.7 percent year over year (Source: CAR)

California National Housing Affordability Index - First Quarter 2016: 34 percent (Source: CAR)

Conforming mortgage rates - week ending 5/5/2016 (Source: Freddie Mac)

- 30-yr. fixed: 3.61% fees/points: 0.6%
- 15-yr. fixed: 2.86% 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
Venice Beach Living

Phone: 310.823.3129 . 310.773.6945
Web Site: <http://venicebeachliving.com>
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.