



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



"VENICE STYLE" MAY . 2017

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

VENICE REAL ESTATE MARKET UPDATE

April 2017 Venice Property Sales ...

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

SINGLE FAMILY SALES APRIL 2017							
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE	
1041 LAKE ST	3	1	1086	1951	5368	\$1,200,000	
652 BROADWAY ST	3	1	998	1954	5200	\$1,370,000	
1068 VAN BUREN AVE	2	2	1459	1959	2893	\$1,404,750	
1052 PALMS BLVD	2	2	1530	1962	6061	\$1,435,000	
1090 PALMS BLVD	2	1	1059	1929	6063	\$1,475,000	
1157 GRANT AVE	3	2	1228	1940	4004	\$1,535,900	
128 PARK PL	2	1	960	1912	2100	\$1,575,000	
238 DIMMICK AVE	2	1	1529	1940	4139	\$1,575,000	
854 SUPERBA AVE	1	1	696	1920	3328	\$1,575,000	
651 MILDRED AVE	3	4	2500	2017	2000	\$2,450,000	
437 HOWLAND CANAL	1	1	738	1956	2855	\$2,550,000	
613 BOCCACCIO AVE	4	4	2600	1925	4000	\$2,650,000	
2018 LOUELLA AVE	3	5	3280	2016	5462	\$2,758,000	
1348 PRESTON WAY	3	2	1511	1938	10891	\$2,795,000	
1107 ABBOT KINNEY BLVD	3	3	1956	1910	3447	\$3,500,000	
1240 PRESTON WAY	6	7	4880	1903	10891	\$5,150,000	
TOTAL SALES						\$35,093,650	
AVERAGE SALES PRICE						\$2,193,353	
AVERAGE \$ / SF						\$1,253	

RESIDENTIAL INCOME SALES APRIL 2017							
STREET	UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
241 6TH AVE	2	2	2	1294	1941	4139	\$1,659,000
664 WESTMINSTER AVE	2	4	2	1812	1946	5199	\$1,670,000
514 GRAND BLVD	2	2	2	1473	1947	4497	\$1,850,000
719 7TH AVE	2	2	2	1134	1923	3801	\$2,225,000
40 CLUBHOUSE AVE	6	12	6	5928	1918	6401	\$3,000,000
2416 MCKINLEY AVE	2	7	8	5000	2003	7201	\$14,600,000
TOTAL SALES						\$25,004,000	
AVERAGE SALES PRICE						\$4,167,333	
AVERAGE \$ / SF						\$1,503	

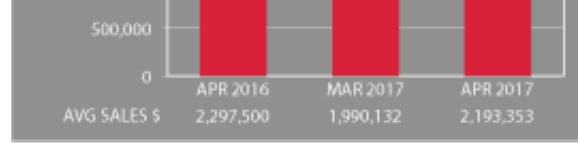
CONDOMINIUM SALES APRIL 2017							
STREET	UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
2500 ABBOT KINNEY #7	2	3	923	1985			\$828,000
18 N VENICE BLVD #B	2	2	1435	1983			\$1,275,000
615 HAMPTON DR #C301	1	2	1825	2004			\$1,610,000
1121 ABBOT KINNEY BLVD	2	3	1757	2005			\$2,275,000
1217 CABRILLO AVE	4	5	3110	2016			\$3,100,000
TOTAL SALES						\$9,088,000	
AVERAGE SALES PRICE						\$1,817,600	
AVERAGE \$ / SF						\$1,004	

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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

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



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The Venice Real Estate Market Trends by Month for the Last Year



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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](#)



AVERAGE \$ / SQUARE FOOT

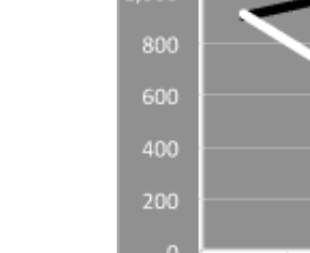
+ 17% Up from Last Month

+ 1% Up from Last Year

Average Sale Price and Price / Square Foot Increase in April ...

The average sale price (\$2,193,353) increased 10.2% from last month but decreased 4.5% from the April 2016 figure. The average price per square foot (\$1,253) increased 17% over last month and 1.0% over a year ago ...

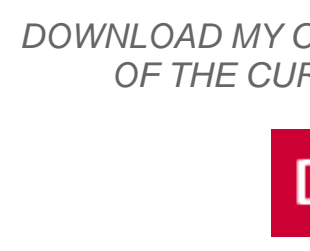
[Link to our latest market report ... Download the report](#)



How to Avoid House-Hunting Drama

Horror stories often abound when house hunting enters the conversation. Whatever you've heard, it's natural to feel a little apprehensive when making what could be one of the biggest purchases in your life ...

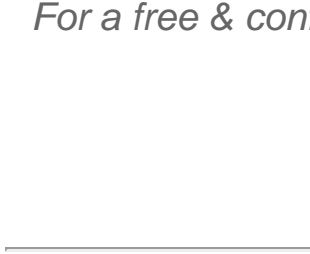
[Read more](#)



What's the House Size? No One Is Really Sure

Just how large a house really is may depend on whom you ask. That's because appraisers, developers, builders, real estate professionals, tax assessors, and architects all measure spaces differently ...

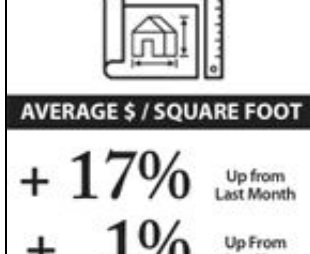
[Continue article](#)



7 Important Things Home Sellers Often Forget to Do

When you're selling your home there's so much to do: find a Realtor®, do touch-ups, get that balky air conditioner fixed, look into staging ... It's no wonder that sometimes things fall between the cracks ...

[See the list](#)



Gallup Poll Shows High Hopes For Homeownership

While the historically low homeownership rate as reported by the Census Bureau has improved only marginally over the last year, a recent survey by Gallup indicates that it may be on the edge of change ...

[Read more](#)



Appraisal Values Lag Homeowner Expectations

Homeowner and appraiser views of home values are diverging more each month. In April, appraisals were an average of 1.90 percent lower than what the owner expected ...

[Check it out](#)



Venice Chamber Happy Hour Wednesday June 6th at Rose Cafe

Join us at Rose Cafe and Restaurant for our monthly happy hour to enjoy a casual opportunity to make new connections and build relationships in and out of the Chamber ...

[Find out more](#)



The 6th Annual Venice Chamber Merchants Showcase Saturday May 20th

Join us for the 6th Annual Merchants of Venice Showcase and check out the businesses in our community! New this year - A Kid's Korner with face painting, kid's yoga and more fun activities ...

[More info](#)



Venice Art Crawl Thursday May 18th

Enhance your evening with art, culture and entertainment at the Venice Art Crawl on Thursday, May 18th from 6:00 - 10:00 pm, where you can meet artists and merchants on Venice Blvd, from the beach to Oakwood Ave ...

[Find out more](#)



Venice Art Walk Sunday May 21st

On May 21, join Venice Angeles' most prestigious artists in signature to Venice Family Clinic, Venice Family Clinic's Art Walk & Auctions' signature Silent Art Auction showcases the leading names in contemporary art and the next generation of talent ...

[Check it out](#)



Venice Spring Fling Saturday May 20th

The annual Venice Spring Fling music and arts festival celebrates its seventh year of totally free entertainment at the beach on Saturday, May 20, 2017, from 11:00 A.M. to 7:30 P.M. in Windward Plaza Park ...

[Find out more](#)



POW/MIA Mural Restoration Unveiling Ceremony Memorial Day

Restoration efforts have begun on the POW/MIA Mural, which was vandalized on Memorial Day weekend 2016. Come and see the restored mural at the special unveiling ceremony on Memorial Day 2017, Monday, May 29th 10:30 - 11:30 am ...

[Event details](#)

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 - March 2017: 107.4, Declined 4.5 percent year-over-year (Source: CAR)

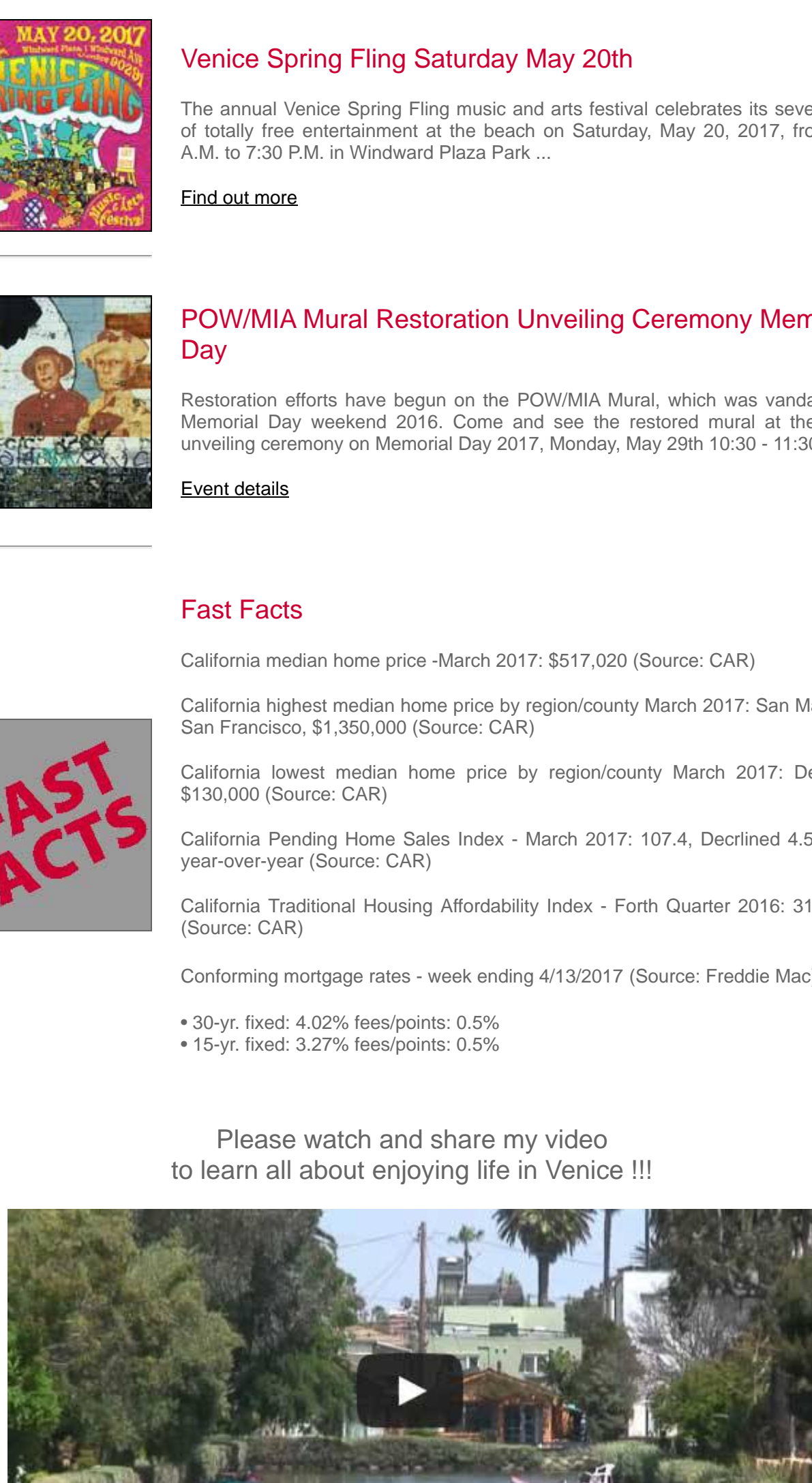
California Traditional Housing Affordability Index - Fourth Quarter 2016: 31 percent (Source: CAR)

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

• 30-yr. fixed: 4.02% fees/points: 0.5%

• 15-yr. fixed: 3.27% fees/points: 0.5%

Please watch and share my video to learn all about enjoying life in Venice !!!

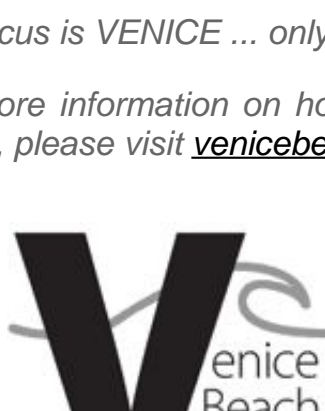


AT VENICE BEACH LIVING ...

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.