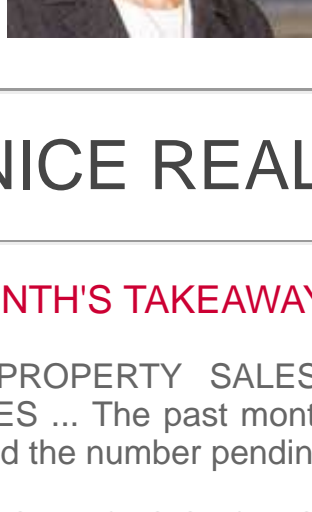




A boutique real estate brokerage selling the Venice lifestyle since 1987

310.823.3129 ... 310.773.6945 ... VeniceBeachLiving.com



"VENICE STYLE"

JUNE . 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 ...

VENICE PROPERTY SALES APPEAR TO BE KEEPING PACE AS INVENTORY INCREASES ... The past month has seen a rise in both the number of properties actively for sale and the number pending sale.

MAY SALES PRICES SHOW SOME UP-TICK ... Average price, median price and price per square foot increased in most categories.

A COMPARISON OF THE LIST PRICE VS SALE PRICE OF THE MAY MLS SOLDS showed that all properties combined sold just 1.25% below the list price. VERY CLOSE TO FULL PRICE !!!

MAY 2014 VENICE PROPERTY SALES ...

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

SINGLE FAMILY SALES . MAY . 2014						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
SUPERBA AVE	4	1	1508	1926	4800	\$900,000
GLENCOE AVE	2	1	712	1940	5196	\$910,000
WARREN AVE	2	1	929	1946	4402	\$938,000
GARFIELD AVE	2	1	946	1948	4206	\$1,100,000
COURTLAND ST	3	2	1463	1951	5101	\$1,231,000
INDIANA CT	3	2	1410	1951	6249	\$1,300,000
OXFORD AVE	3	1	1008	1954	4053	\$1,307,000
SUPERBA AVE	3	2	1469	1941	4905	\$1,350,000
HAMPTON DR	2	1	822	1953	3155	\$1,350,000
PALMS BLVD	2	1	756	1947	2685	\$1,375,000
LAKE ST	6	4	2894	1954	6955	\$1,385,000
GLENCOE AVE	3	2	1179	1950	5457	\$1,400,000
CLEMENT AVE	2	2	1074	1950	3602	\$1,405,000
SUNSET AVE	2	2	1882	2006	4802	\$1,600,000
MARKET ST	3	1	1058	1913	2848	\$1,625,000
RENNIE AVE	3	2	1416	1926	4134	\$1,650,000
6TH AVE	4	3	2639	1951	5176	\$1,650,000
PALMS BLVD	2	2	1310	1923	5299	\$1,700,000
STRONGS DR	3	4	2218	1977	2693	\$2,185,000
GLENCOE AVE	5	5	3142	2013	5238	\$2,300,000
BROOKS AVE	4	5	2700	1999	2238	\$2,300,000
DELL AVE	4	4	2480	1942	4500	\$2,355,000
CLARK AVE	4	4	2982	2014	3601	\$2,625,000
MILWOOD AVE	3	6	4059	2013	4251	\$2,850,000
GLENCOE AVE	3	3	2980	2002	5720	\$3,025,000
OCEAN FRONT WALK	3	4	3770	2003	2524	\$4,500,000
TOTAL SALES						\$18,315,769
AVERAGE SALE PRICE						\$1,665,070
AVERAGE \$ PER SQ FT						\$951

RESIDENTIAL INCOME SALES . MAY . 2014							
STREET	# UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
BREEZE AVE	3	3	3	1365	1906	2699	\$1,050,000
PALOMA AVE	3	4	3	2272	1954	2737	\$1,290,000
BROADWAY ST	2	3	2	1178	1936	4630	\$1,340,000
CANAL ST	4	6	6	3370	1971	2989	\$1,440,000
DUDLEY AVE	2	5	3	1938	1907	3750	\$1,450,000
PACIFIC AVE	6	4	6	3200	1962	3001	\$1,490,000
27TH AVE	3	3	4	2787	1967	2641	\$1,500,000
SANTA CLARA	2	3	2	1237	1915	5200	\$1,769,000
MARKET ST	2	4	2	2272	1921	2848	\$2,036,769
BREEZE AVE	3	7	3.5	3550	1910	3140	\$2,300,000
PALMS BLVD	2	4	4	3675	1938	10896	\$2,400,000
TOTAL SALES							\$18,315,769
AVERAGE SALE PRICE							\$1,665,070
AVERAGE \$ PER SQ FT							\$682

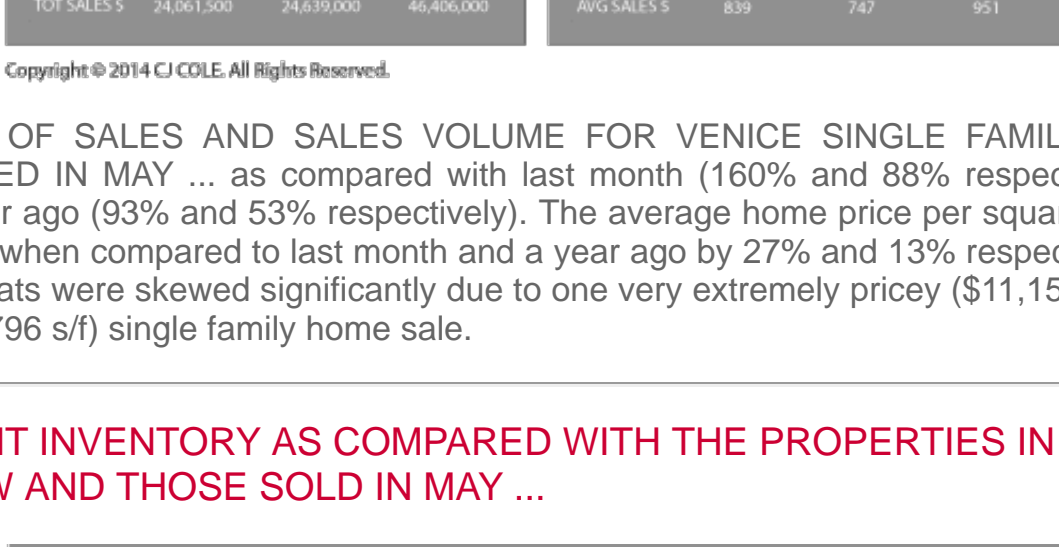
CONDOMINIUM SALES . MAY . 2014							
STREET	# UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
NAVY ST	1	1	1	619	1973	20358	\$593,000
RENNIE AVE	2	3	3	1263	1991	14012	\$1,211,000
ABBOT KINNEY BLVD	2	3	3	1757	2005	10102	\$2,075,000
TOTAL SALES							\$3,879,000
AVERAGE SALE PRICE							\$1,293,000
AVERAGE \$ PER SQ FT							\$1,066

Copyright © 2014 CJ COLE. All Rights Reserved.

Sales 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

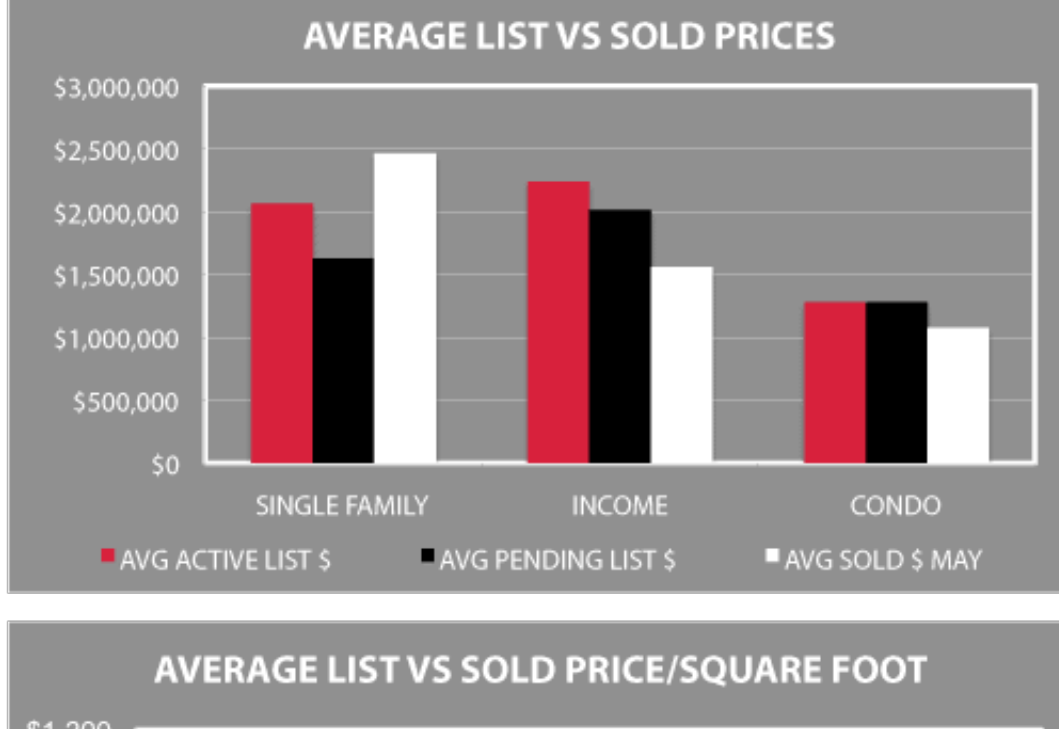
SINGLE FAMILY SALES COMPARED WITH LAST MONTH AND A YEAR AGO ...



Copyright © 2014 CJ COLE. All Rights Reserved.

NUMBER OF SALES AND SALES VOLUME FOR VENICE SINGLE FAMILY HOMES INCREASED IN MAY ... as compared with last month (160% and 88% respectively) and May a year ago (93% and 53% respectively). The average home price per square foot also increased when compared to last month and a year ago by 27% and 13% respectively. Last month's stats were skewed significantly due to one very extremely pricey (\$1,150,000) and large (13,796 s/f) single family home sale.

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



Copyright © 2014 CJ COLE. All Rights Reserved.

VENICE PROPERTY SALES APPEAR TO BE KEEPING PACE AS INVENTORY INCREASES ... The past month has seen a rise in both the number of properties actively for sale and also an increase of the number pending sale.

Single family active listings increased by 2, income properties increased by 4 and condos increased by 3. Currently there are 11 more single family homes in escrow than are actively for sale. The number of listed properties on 6/15/14 was 46% 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 \$2,062,960 ... an increase of 10.4% from last month and 16.3% lower than the average sales price in May. Eighteen (72%) of the active single family homes are listed below May's average sale price.

The average list price for the homes in escrow is \$1,628,358 ... 33.9% lower than May's average sales price and 21.1% lower than the average list price of the active listings.

There is one active short pay income property on the market in Venice. There are two short pay homes, one short pay income property and one short pay condo in escrow. There are no bank-owned properties 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, compare [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](#)



JUST LISTED + IN ESCROW ... 1530 LOUELLA AVENUE . VENICE !!!

ENJOY MINIMALIST MODERN DESIGN ... 3 bedroom + 2 3/4 bath + studio ... Situated on a large, beautifully landscaped lot, this single-story home is built around a sunny courtyard accessed by French doors from most rooms. All in pristine condition!

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



VENICE LIFE: A COMMUNITY CONVERSATION ABOUT QUALITY OF LIFE IN VENICE ...

Wednesday, June 18 from 6:30 pm to 8:30 pm at the Boys & Girls Club of Venice. Venice Life is a meeting place for Venice residents to hear directly from city leaders about these challenges. It is also a rare opportunity for Venice residents to ask questions about the issues that matter to them. Don't miss this amazing night!

[Join the Conversation ... RSVP Today](#)

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



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](#)

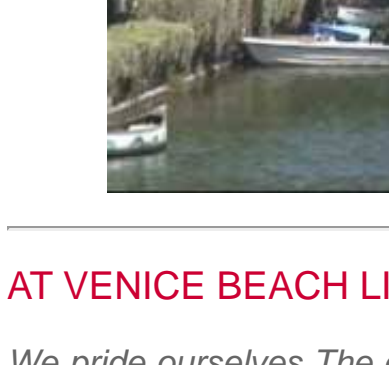


HOZZ TOUR: DAPPLED LIGHT INSPIRES ARTISTIC WRAPPING ...

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](#)



JOIN THE VENICE ART CRAWL ON JUNE 19TH ...

Visit pop-up art galleries and music events at local restaurants, retail shops, hotels, alleyways, patios, garages and other surprising locations throughout Venice. Start your evening by picking up an event map of all the happenings, then get set to explore art, music and more.

[More info ...](#)



VENICE NEIGHBORHOOD COUNCIL TO INSTALL NEW OFFICERS JUNE 17TH ...

The newly elected officers of Venice Neighborhood Council will be installed Tuesday, June 17th. The entire 21-member Board was up for election.

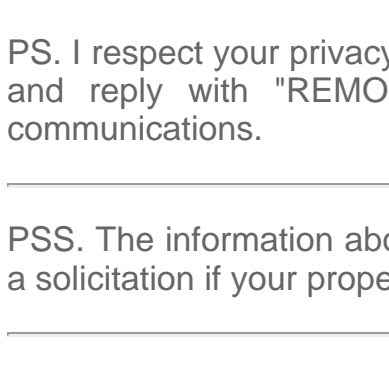
[View the meeting agenda](#)



IS YOUR SMARTPHONE TRULY SECURE ??? 15 TIPS TO PROTECT AGAINST HACKERS ...

How much of "you" is stored inside your smartphone? For some of you, the answer will be: "My entire life." And that's practically true. For many, all sorts of highly private, sensitive information, including photos, are stored in that little device called a smartphone.

[Read more ...](#)



OPENING JUNE 26TH AT THE CO-OP AT PRT COME HOME AND FINISH THE PROUST" ...

... a comedy (of sorts) about a successful Washington, DC couple whose fragile marriage is about to struggle with unexpected intrusions.

[Read more ...](#)

5 WAYS TO PROTECT YOURSELF WHEN BUYING A FIXER-UPPER ...

A fixer-upper can often seem like a first-time homebuyer's dream: an older home with great bones that simply needs an update or perhaps a few tweaks to its layout.

Unfortunately, even seemingly straightforward projects can be fraught with hidden problems discovered once work begins ...

[Read the full article](#)

REGULATORS SOUND ALARM ON POCKET LISTINGS ...

Colorado regulators have urged real estate professionals to avoid selling property in off-the-market deals because they say it can pose greater risks for sellers. The Colorado Real Estate Commission issued an opinion last week stating that selling property without putting it officially on the market is OK, if sellers realize the risk, but if they don't, such a tactic can "endanger the interest of the public."

[Read the 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 or give us a call at 310.773.6945.

FAST FACTS ...

California median home price - April 2014: \$449,360 (Source: CAR)

California highest median home price by region/county April 2014: Marin, \$1,007 million (Source: CAR)

California lowest median home price by region/county April 2014: Del Norte, \$147,500 (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 6/5/2014 (Source: Freddie Mac)

- 30-yr. fixed: 4.14% fees/points: 0.5%
- 15-yr. fixed: 3.23% fees/points: 0.5%
- 1-yr. adjustable: 2.40% 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 !!!

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: 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.