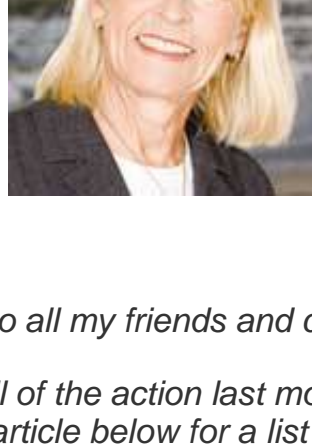




... A boutique real estate brokerage selling the Venice lifestyle since 1987  
310.823.3129 ... 310.773.6945 ... [VeniceBeachLiving.com](http://VeniceBeachLiving.com)



## "VENICE STYLE"

JUNE . 2016

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

Greetings to all my friends and clients ...

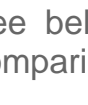
Survived all of the action last month ... the Venice Neighborhood Council elections are over ... see the article below for a list of the new Board members ... plus more happening this month.

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](#).

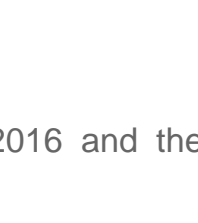
And ... don't forget that I am the Venice expert for all of your real estate needs.

Cheers ...

**CJ Cole . Owner/Broker Venice Beach Living**



real estate service ... beyond ordinary !!!  
visit our website at [venicebeachliving.com](http://venicebeachliving.com)



# VENICE REAL ESTATE MARKET UPDATE

## May 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 . MAY . 2016

STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
215 VENICE WAY	2	2	836	1953	1943	\$1,100,000
1000 INDIANA CT	3	1	1082	1951	4980	\$1,200,000
829 FLOWER AVE	2	2	948	1946	5835	\$1,275,000
1031 MARCO PL	3	1	1125	1947	4000	\$1,320,000
225 BERNARD AVE	2	1	812	1939	4229	\$1,625,000
2801 BEACH AVE	3	1	1183	1942	3978	\$1,630,000
1090 SUPERBA AVE	3	2	1460	1926	4803	\$1,663,000
911 SUPERBA AVE	3	2	1187	1924	2975	\$1,775,000
2031 WALNUT AVE	4	3	2553	1996	5077	\$1,795,000
2473 WALNUT AVE	3	3	1652	1915	5849	\$1,851,935
1909 GLYNDON AVE	3	3	1772	1950	5428	\$2,115,250
731 SUPERBA AVE	3	3	2219	1924	3251	\$2,283,000
2320 GLYNDON AVE	3	3	2230	1921	4676	\$2,300,025
2201 WALNUT AVE	4	4	2259	1947	4521	\$2,350,000
1226 VICTORIA AVE	3	2	1354	1947	4518	\$2,350,000
21 DUDLEY AVE	3	2	1323	1907	3465	\$2,400,000
404 GRAND BLVD	3	4	3000	2015	2441	\$2,600,000
1328 PRESTON WAY	4	2	1609	1915	10894	\$2,900,000
2037 LOUELLA AVE	4	5	3600	2016	5453	\$2,970,000
<b>TOTAL SALES</b>						<b>\$37,503,210</b>
<b>AVERAGE SALE PRICE</b>						<b>\$1,973,853</b>
<b>AVERAGE \$ PER SQ FT</b>						<b>\$1,165</b>

### RESIDENTIAL INCOME SALES . MAY . 2016

STREET	UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
1205 APPLETON WAY	2	4	3	2159	2008	3840	\$1,150,000
851 VICTORIA AVE	2	2	2	1542	1923	3911	\$1,400,000
447 OAK BLVD	3	3	3	1296	1922	2701	\$1,715,000
2300 GRANDWOOD AVE	2	4	4	1864	1952	3799	\$1,730,000
664 SUNSET AVE	2	3	2	912	1911	6753	\$1,800,000
671 BROADWAY ST	5	5	5	2400	1921	5714	\$1,800,000
1782 WASHINGTON WAY	2	2	3	1944	1923	4205	\$1,897,000
1245 VIENNA WAY	2	6	8	4512	1984	11392	\$3,553,000
707 FLOWER AVE	2	4	6	4498	2015	5801	\$4,000,000
<b>TOTAL SALES</b>							<b>\$19,045,000</b>
<b>AVERAGE SALE PRICE</b>							<b>\$2,116,111</b>
<b>AVERAGE \$ PER SQ FT</b>							<b>\$901</b>

### CONDOMINIUM SALES . MAY . 2016

STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE
2500 ABBOT KINNEY 25	2	3	878	1985	\$705,000
36 NAVY ST 3	2	3	1081	1985	\$1,180,000
36 BREEZE AVE 3	2	2	1163	1976	\$1,299,000
610 HARBOR ST 2	3	3	2029	1986	\$1,299,000
615 HAMPTON DR A203	2	2	1451	2004	\$1,350,000
700 MAIN ST 9	2	2	1790	2008	\$1,500,000
316 6TH AVE	3	3	2380	1992	\$1,700,000
1121 ABBOT KINNEY 4	2	3	1757	2005	\$2,350,000
<b>TOTAL SALES</b>					<b>\$11,383,000</b>
<b>AVERAGE SALE PRICE</b>					<b>\$1,422,875</b>
<b>AVERAGE \$ PER SQ FT</b>					<b>\$909</b>

### COMMERCIAL SALES . MAY . 2016

STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE
2500 ABBOT KINNEY 25	2	3	878	1985	\$705,000

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Sales are for all of Venice and do not necessarily represent sales of CJ & Jay Cole. Information is compiled from 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

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



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MAY HOMES SALES STATS SHOW WHAT COULD BE THE START OF A DECLINING TREND ... While the number of homes sold increased by one, the other three statistical comparisons show a decline from April. When compared to the figures for May of last year, all showed significant increases except the average sale price which declined 4%.

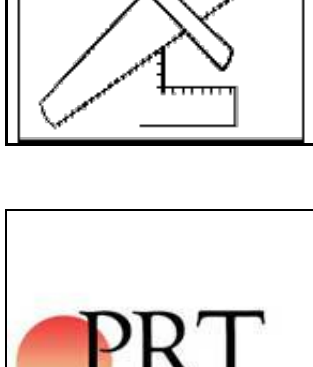
For a free & confidential expert broker opinion on your home's market value ... call me at 310.773.6945 !!!

**AVERAGE \$ / SQUARE FOOT**  
- 6% Down from Last Month  
+ 17% Up from Last Year

## Our May 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.

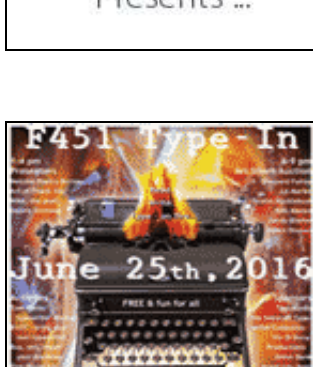
[Link to the report](#) ... [Download the report](#)



## 8 Steps to Find the Right Contractor for You

Do your due diligence before hiring your contractor. Price should not be the only factor when making the final decision on who will build your dream home. Your home is where you spend most of your time, and you don't want poor quality construction ...

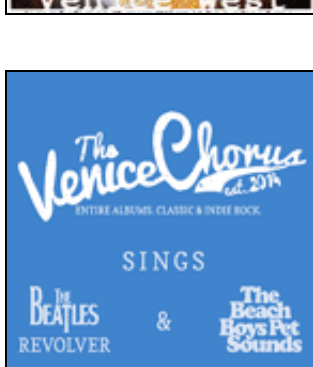
[More info](#)



## Opening June 18th "The Eccentricities of a Nightingale"

At the Pacific Resident Theatre ... In Tennessee Williams' unusually subtle and tender play, Alma, a preacher's daughter, tries to win the love of a young doctor. The play centers on their complex relationship and Alma's valiant and salvational attempt ...

[More info](#)



## Author Ray Bradbury's Science Fiction Masterpiece "Fahrenheit 451" to be Celebrated June 25th

At Beyond Baroque ... Hosted by Contemporary Pop Artist LA Marler (Louise Anne Marler). This free event will include a Type-In (1-4pm), along with a group exhibit of visual artists saluting literary arts ...

[More info](#)



## Venice Chorus Sings Beatles & Beach Boys ... June 21st

The Venice Chorus will perform selections from the Beatles and the Beach Boys at the Cook's Garden by HGEL at 1033 Abbot Kinney Boulevard ...

[More info](#)



## "Artists and Fleas" ... Every Saturday on Abbot Kinney

Shop more than 100 vendors and some amazing food trucks. Stop by each Saturday for a fabulous A&F line-up of art, design and vintage vendors. There's free street parking, plus a huge paid parking lot next door..

[More info](#)



## Venice Connect at Venice Beach Suites & Hotel June 22nd

Venice Connect is an evening networking event designed for active and engaged professionals who are seeking to enhance their involvement in the local business community..

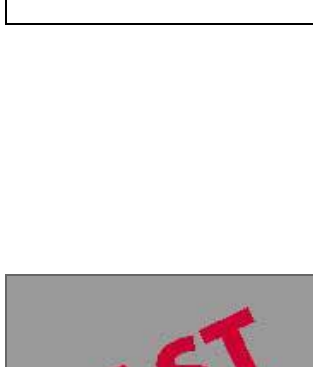
[More info](#)



## Venice Art Crawl Mixer June 16th

Meet up at Bank of Venice for the June VAC Mixer. Enjoy farm to table comfort food, cold craft beer and local wines while helping to get prepared for July Venice Art Crawl. Artists, gallery owners, venues, sponsors, art enthusiasts and the community come together ...

[More info](#)



## How Much Will Buyers Pay for Walkable Space ???

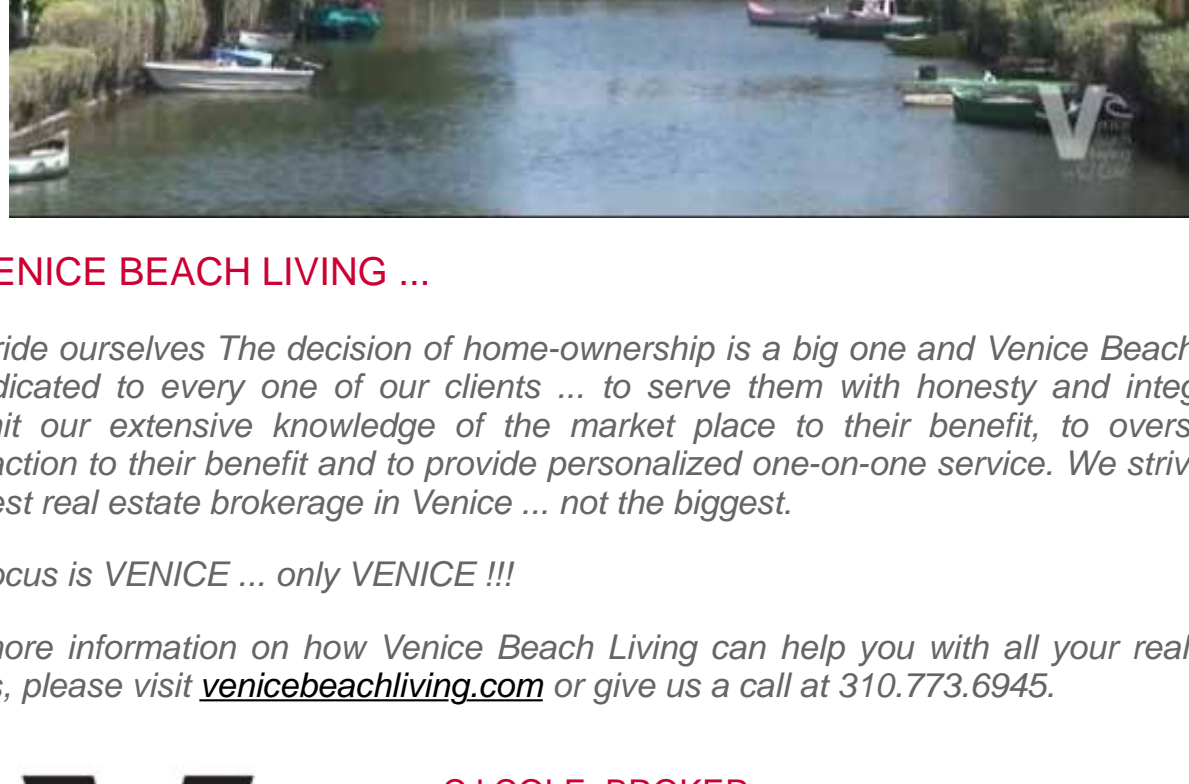
Urban development that boasts high density and walkability is in demand over life in the suburbs, according to a report by the Center for Real Estate and Urban Analysis at George Washington University School of Business and LOCUS.

[Read the article](#)

## Fast Facts

- California median home price - April 2016: \$509,100 (Source: CAR)
- California highest median home price by region/county April 2016: San Francisco, \$1,408,330 (Source: CAR)
- California lowest median home price by region/county April 2016: Siskiyou, \$166,670 (Source: CAR)
- California Pending Home Sales Index - March 2016: 135.6, Decreased 1.7 percent year over year (Source: CAR)
- California Traditional Housing Affordability Index - First Quarter 2016: 34 percent (Source: CAR)
- Conforming mortgage rates - week ending 6/2/2016 (Source: Freddie Mac)
  - 30-yr. fixed: 3.66% fees/points: 0.5%
  - 15-yr. fixed: 2.87% fees/points: 0.5%

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

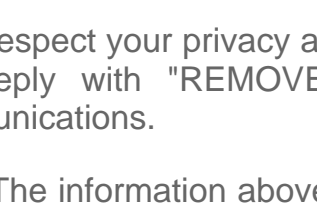


## AT VENICE BEACH LIVING ...

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](http://venicebeachliving.com) or give us a call at 310.773.6945.



**CJ COLE, BROKER**  
Venice Beach Living

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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.