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"VENICE STYLE"

JUNE . 2017

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

VENICE REAL ESTATE MARKET UPDATE

May 2017 Venice Property Sales ...

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

SINGLE FAMILY SALES MAY 2017							
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE	
670 OLIVE ST	2	1	936	1953	5751	\$1,340,000	
2445 LOUELLA AVE	3	2	1575	1958	5848	\$1,400,000	
1025 NOWITA PL	3	2	1050	1940	4783	\$1,410,000	
1042 SUPERBA AVE	2	1	1234	1925	4801	\$1,435,000	
817 ANGELUS PL	3	1	1040	1924	3674	\$1,490,000	
928 VERNON AVE	3	2	1311	1923	4809	\$1,560,000	
2506 WILSON AVE	2	3	2000	2016	1804	\$1,656,000	
812 BROOKS AVE	3	4	2092	2013	2178	\$2,198,000	
2409 WILSON AVE	4	2	2499	1953	3601	\$2,220,000	
654 VERNON AVE	3	2	1600	1923	4801	\$2,245,000	
829 BROOKS AVE	3	4	1980	1924	5662	\$2,310,000	
558 RIALTO AVE	3	2	1705	1929	2549	\$2,390,000	
220 CARROLL CANAL	3	3	2600	2009	2848	\$3,195,000	
248 BERNARD AVE	3	4	3600	2015	4233	\$3,490,000	
1233 APPLETON WAY	5	7	5099	2017	10892	\$5,400,000	
TOTAL SALES						\$33,739,000	
AVERAGE SALES PRICE						\$2,249,267	
AVERAGE \$ / SF						\$1,113	

RESIDENTIAL INCOME SALES MAY 2017							
STREET	UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
421 VENICE WAY	2	2	2	1026	1949	2248	\$1,323,079
2306 PISANI PL	2	2	3	1118	1921	3999	\$1,450,000
2415 GLYNDON AVE	2	3	2	1268	1924	5849	\$1,450,000
610 VICTORIA AVE	2	4	3	1778	1977	4001	\$1,630,000
333 6TH AVE	4	6	4	3532	1949	6406	\$2,000,000
1316 MORNINGSIDE WAY	2	8	6	2620	1960	10882	\$2,595,000
45 WAVECREST AVE	2	6	4	2908	1987	2698	\$2,705,625
918 7th AVE	2	4	5	3162	2013	3834	\$2,795,000
701 BROADWAY ST	2	4	6	3162	2013	3835	\$2,795,000
564 RIALTO AVE	2	3	5	2500	1914	5096	\$4,175,000
659-661 BROADWAY ST	2	7	7	6100	2016	6100	\$4,850,000
TOTAL SALES						\$27,768,704	
AVERAGE SALES PRICE						\$2,524,428	
AVERAGE \$ / SF						\$952	

CONDOMINIUM SALES MAY 2017							
STREET	UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
235 MAIN ST #217	2	2	2	1222	1989		\$1,046,000
100 S VENICE #7	2	2	2	979	1973		\$1,050,000
615 HAMPTON DR #B102	1	2	1451	2004			\$1,300,000
650 HARBOR ST #4	3	3	2029	1986			\$1,485,000
938 PALMS BLVD #2	2	3	2091	2016			\$1,800,000
49 BROOKS AVE	2	3	2318	2008			\$2,525,000
TOTAL SALES						\$9,206,000	
AVERAGE SALES PRICE						\$1,534,333	
AVERAGE \$ / SF						\$912	

COMMERCIAL SALES MAY 2017							
STREET	UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
2525 LINCOLN BLVD	0	1	1611	1946	6220		\$2,150,000

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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

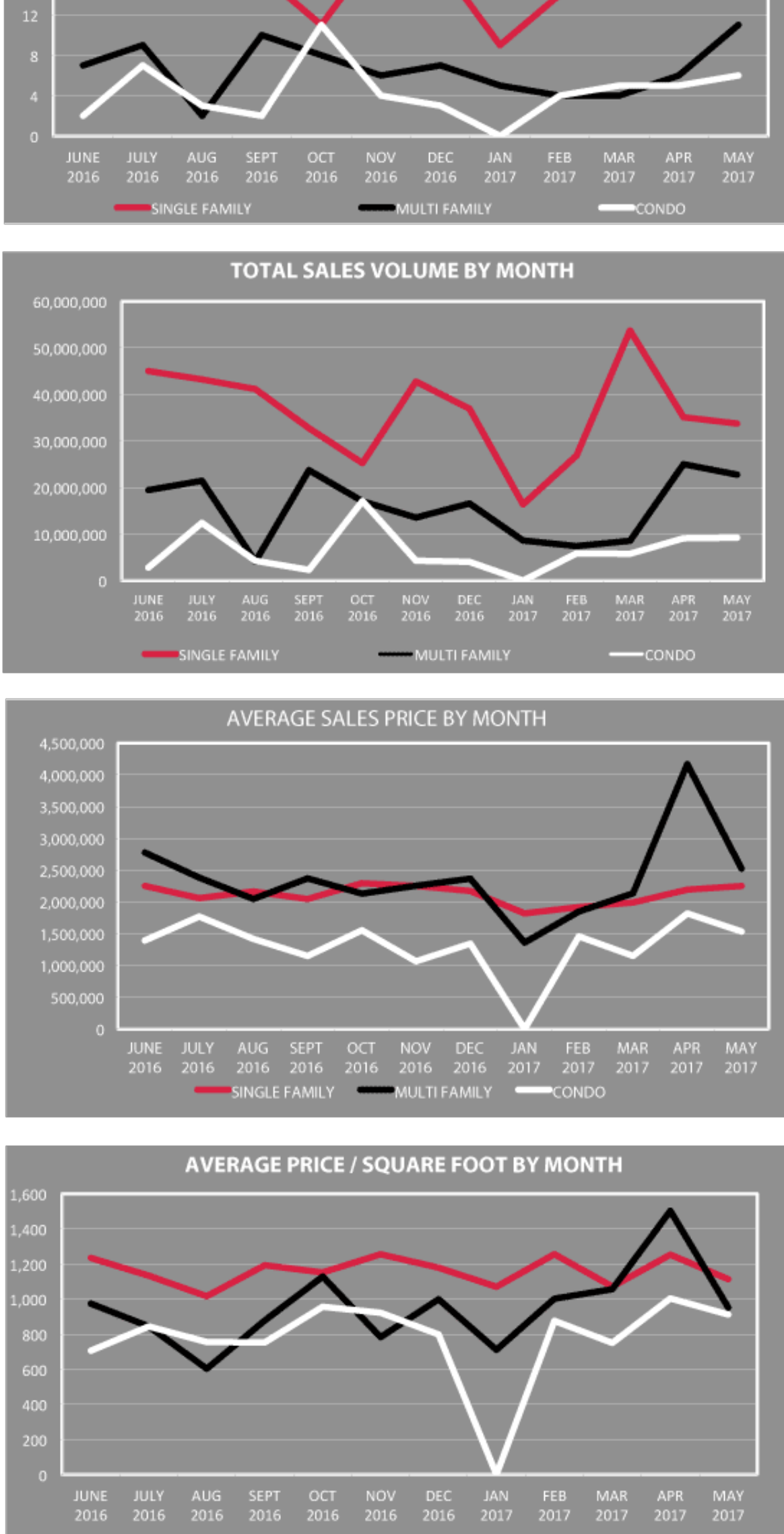
VIEW THE VENICE PROPERTY SALES FOR THE PAST 18 YEARS

May 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](#)



Key Stats for May Reflect Lowering Price Trends ...

While the average sale price for single-family homes (\$2,249,267) in May increased 2.5% over last month and 14% over last May, the average price per square foot (\$1,113) decreased 11.2% from last month and 4.5% from the May 2016 figure.

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



USC Students Design Tiny Cabins to House Homeless Women in LA ...

Architecture students at USC have designed a creative solution to temporarily shelter homeless women: petite pods built of birch, steel, and aluminum that can be stacked and rearranged on parking lots or vacant plots of land.

[Read more](#)



Plans for the Venice Median Homeless Housing Project to be Unveiled Next Tuesday ...

Venice Community Housing will unveil for the first time their proposed plan for the development of the Venice Boulevard Median Strip at a public meeting to be held Tuesday, June 27th at 7:00 at the Pacific Resident Theatre, 703 Venice Boulevard.

[More info](#)



5 Smart Gadgets Every Home Office Needs ...

With the rise of remote work, home offices are becoming much more sophisticated, and they include much more than a laptop and coffee table nowadays. Here are five smart gadgets every home office needs to help boost productivity and improve the overall work-from-home experience.

[See the list](#)



Public Workshop Scheduled for August 8th on the Venice Coastal Plan Mass, Scale & Character ...

The Department of City Planning for the City of Los Angeles will hold a second public workshop on the mass, scale and character element of the Venice Local Coastal Plan that they are in the process of re-certifying on Tuesday, August 8th at the Venice - Abbot Kinney Library, 501 S Venice Boulevard.

[Read more](#)



6 Home Insurance Myths That'll Cost You Big-Time ...

When you're plunking down a big bundle of cash for a house, you need to protect it from all that could go wrong—and that means you'd better buy home insurance. Pronto. Without it, your biggest investment could fall prey to floods, theft, and all other sorts of natural disasters.

[Check it out](#)



Venice Art Crawl Thursday July 20th ...

Enhance your evening with art, culture and entertainment at the Venice Art Crawl on Thursday, July 20th 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 Los Angeles' most prestigious artists in giving back 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](#)

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 - Forth 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.

CJ COLE, BROKER
Venice Beach Living

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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.