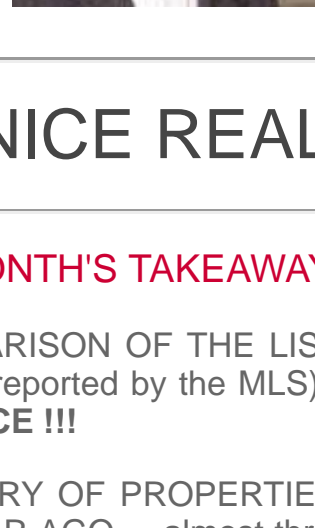




A boutique real estate brokerage selling the Venice lifestyle since 1987

310.823.3129 ... 310.773.6945 ... VeniceBeachLiving.com



"VENICE STYLE" JULY . 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 ...

A COMPARISON OF THE LIST PRICE VS SOLD PRICE of all Venice properties sold in June (as reported by the MLS) showed that all properties combined sold for **0.08% OVER LIST PRICE !!!**

INVENTORY OF PROPERTIES FOR SALE IN VENICE HAVE RETURNED TO LEVELS OF A YEAR AGO ... almost three times greater than the low sited in December of 2013. So far, buyer demand appears to be keeping up with the increased availability.

YEAR-OVER-YEAR STATS CONTINUE TO SHOW INCREASES in Venice average and median sales prices as well as the average price per square foot ... however, the comparison with last month shows a definite slowing/decrease in price escalation.

JUNE 2014 VENICE PROPERTY SALES ...

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

SINGLE FAMILY SALES . JUNE . 2014						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
HAMPTON DR	2	1	855	1953	3006	\$865,000
PALOMA AVE	2	3	1034	1906	2558	\$875,000
VERNON AVE	2	1	1060	1923	4809	\$900,000
COMMONWEALTH AVE	3	2	946	1941	4400	\$910,000
SAN JUAN AVE	2	1	1056	1913	1531	\$1,079,000
GLYNDON AVE	3	2	1176	1924	5848	\$1,150,000
APPLYBON ST	3	2	1213	1951	5000	\$1,160,000
INDIANA AVE	2	1	1213	1951	5156	\$1,175,000
OCEAN AVE	3	1	1143	1928	3700	\$1,275,000
SUPERBA AVE	2	1	864	1924	2974	\$1,275,000
GLENCOE AVE	1	1	1122	1926	5854	\$1,350,000
LOUELLA AVE	3	2	1242	1947	5460	\$1,350,000
CLUBHOUSE AVE	2	1	868	1910	2249	\$1,420,000
CABRILLO AVE	2	1	820	1924	2550	\$1,485,000
WESTMINSTER AVE	2	1	828	1923	5208	\$1,600,000
RENNIE AVE	3	2	1715	1926	4136	\$1,650,000
VENEZIA AVE	3	2	2200	1923	4201	\$1,800,000
30TH AVE	2	2	1146	1923	2650	\$1,815,000
GLENCOE AVE	3	3	2540	1925	5591	\$1,821,645
SHERMAN CANAL	1	2	536	1945	2850	\$1,975,000
MILWOOD AVE	2	2	2003	1951	4262	\$2,050,000
PALMS BLVD	3	3	2312	1976	10889	\$2,095,000
RENNIE AVE	2	1	983	1909	7107	\$2,200,000
WALNUT AVE	4	3	2868	2006	6639	\$2,500,000
GRAND BL	3	4	2522	2001	2701	\$2,300,000
VENEZIA AVE	2	2	1600	2009	4500	\$2,300,000
ANGELUS PL	5	3	2863	2012	4201	\$2,375,000
SANBORN AVE	3	2	1784	1940	4339	N/A
LINDEN AVE	2	2	1606	1922	4327	N/A
GLYNDON AVE	2	1	848	1949	5947	N/A
TOTAL SALES						\$42,425,645
AVERAGE SALE PRICE						\$1,571,320
AVERAGE \$ PER SQ FT						\$1,095

RESIDENTIAL INCOME SALES . JUNE . 2014							
STREET	# UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
SAN JUAN AVE	3	7	4	2763	1930	5222	\$660,000
VERNON AVE	2	3	3	1244	1922	4800	\$1,440,000
PALMS BLVD	2	3	2	1996	1923	5749	\$1,485,000
6TH AVE	2	5	3	2369	1922	4410	\$1,950,000
MILWOOD AVE	2	3	3	1814	1920	5405	\$1,950,000
BREEZE AVE	2	6	4	3330	1912	3139	\$2,350,000
SAN JUAN AVE	2	5	3	2564	2005	3060	\$2,850,000
PACIFIC AVE	8	12	8	5381	1963	6363	\$3,280,000
TOTAL SALES						\$15,965,000	
AVERAGE SALE PRICE						\$1,995,625	
AVERAGE \$ PER SQ FT						\$744	

CONDOMINIUM SALES . JUNE . 2014					
STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE
ABBOT KINNEY BLVD	2	3	878	1985	\$506,014
HAMPTON DR	0	1	946	2004	\$895,000
MAIN ST	1	2	1320	2008	\$1,100,000
RENNIE AVE	2	3	1263	1991	\$1,136,500
MAIN ST	1	2	1432	2008	\$1,192,000
4TH AVE	3	3	1760	1992	\$1,285,000
MAIN ST	2	2	2050	2008	\$1,445,000
MILDRED AVE	3	3	2900	1913	\$2,300,000
TOTAL SALES					\$9,859,514
AVERAGE SALE PRICE					\$1,232,439
AVERAGE \$ PER SQ FT					\$786

VACANT LAND SALES . JUNE . 2014			
STREET		LOT SZ	SALE PRICE
LINNIE CANAL		2848	N/A
LINNIE CANAL		2848	N/A
LINNIE CANAL		2848	N/A

COMMERCIAL SALES . JUNE . 2014				
STREET	SQ FT	YR BLT	LOT SZ	SALE PRICE
LINCOLN BLVD	2100	1962	2707	\$1,300,000

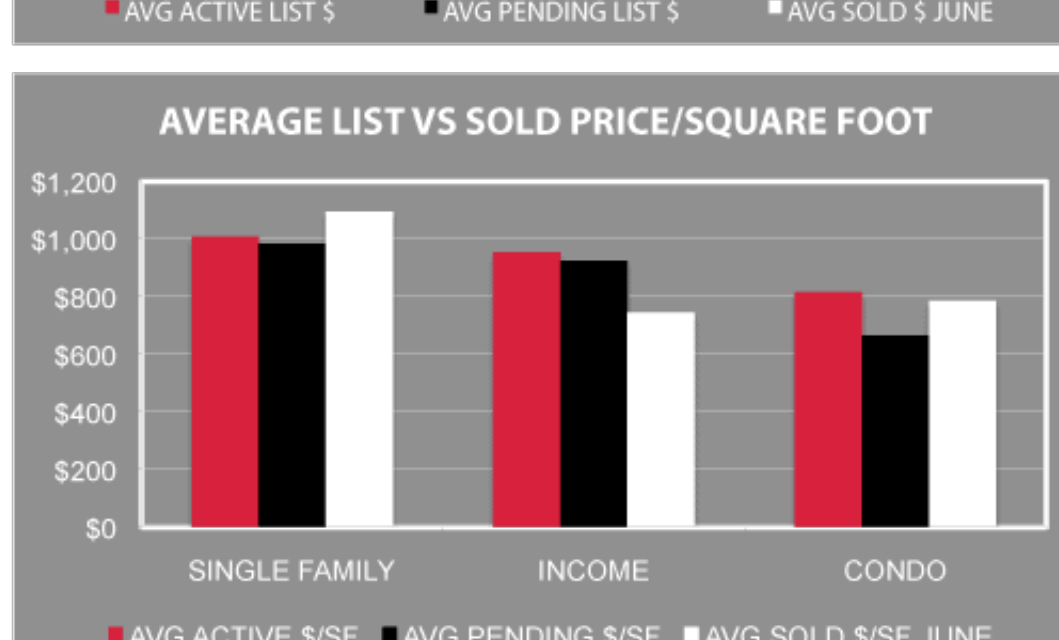
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SINGLE FAMILY SALES COMPARED WITH LAST MONTH AND A YEAR AGO ...



THE NUMBER OF VENICE SINGLE FAMILY HOME THAT SOLD IN JUNE INCREASED 15.4% as compared to last month and 25% over a year ago. The sales volume comparison is not accurate this month as 3 seals did not disclose the sale price. The average home sale price was up 8.3% over a year ago but declined 12% vs last month. Price per square foot increased when compared to last month and a year ago by 11.6% and 15.1% respectively.

CURRENT INVENTORY (7/12/14) AS COMPARED WITH THE PROPERTIES IN ESCROW AND THOSE SOLD IN JUNE ...



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INVENTORY OF PROPERTIES FOR SALE IN VENICE HAVE RETURNED TO LEVELS OF A YEAR AGO ... almost three times greater than the low sited in December of 2013. So far, buyer demand appears to be keeping up with the increased availability.

Single family active listings increased by 5, income properties decreased by 1 and condos remained the same. Currently there are 11 fewer single family homes in escrow than are actively for sale. The number of listed properties on 7/12/14 was 51% 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 \$2,054,227 ... a slight decrease from last month and 30.7% higher than the average sales price in June. Eleven (37%) of the active single family homes are listed below June's average sale price.

The average list price for the homes in escrow is \$1,683,069 ... 7% lower than June's average sales price and 18% lower than the average list price of the active listings.

There is one home and one income property actively listed that are in the process of foreclosure. There are two short pay homes 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, please [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](#)

AWESOME COTTAGE ON THE VENICE CANALS ... FOR LEASE !!!

Original details ... Modern amenities !!! Two bedrooms + one bath + sun porch + outbuilding with laundry and space for a quiet office !!! On a full island lot, beautifully landscaped with grassy front yard and huge back yard. Two car parking. Available early August.

[Email me for more info and early notification](#)



JUST SOLD ... 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...](#)

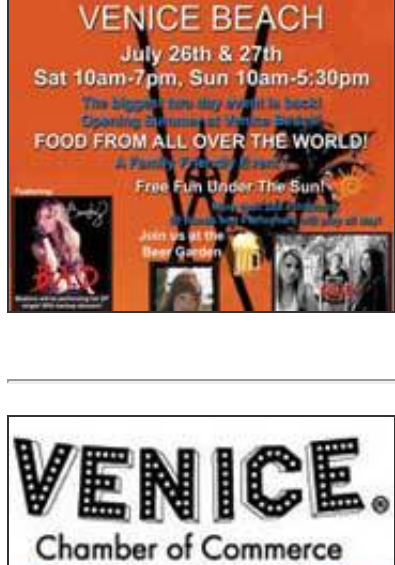


OUTDOOR MOVIE NIGHT TONIGHT AT OAKWOOD PARK ...

It's tonight ... sorry for no more notice ... really been busy !!! Schedule includes food trucks and music in the park starting at 6:00pm. Come set up your blankets, chairs and picnics and enjoy a night outdoor in the park. THE LEGO MOVIE begins at 8:30pm !!!

[Details...](#)

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](#)



HOZZZ 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.

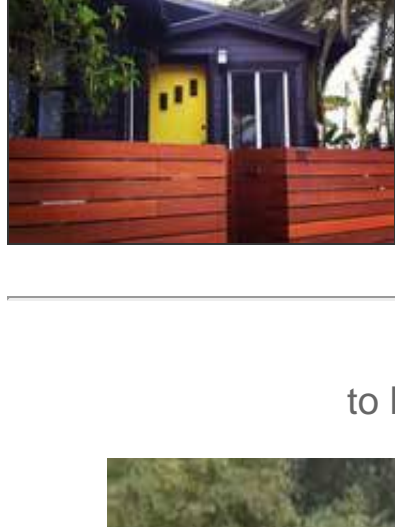
[Read the article](#)



VENICE CHAMBER INSTALLATION MIXER AT LINCOLN PLACE APARTMENTS JULY 23RD ...

Join us on the rooftop lounge of the recently completed fitness and recreation center at Lincoln Place Apartments where we will swear in the Venice Chamber of Commerce 2014-15 Board of Directors.

[View the details](#)



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.

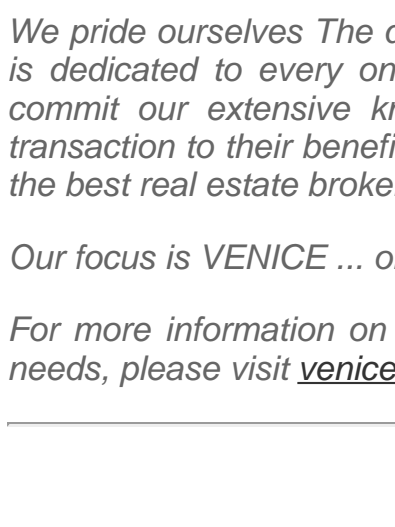
[Read more ...](#)



OPENING JULY 26TH: "THE CHERRY ORCHARD" ...

Chekhov's last play and one of his greatest works. This being, touching play illuminates the joys of a new world being born, the sorrows of an old world passing away and the timelessness of the human condition.

[Read more ...](#)

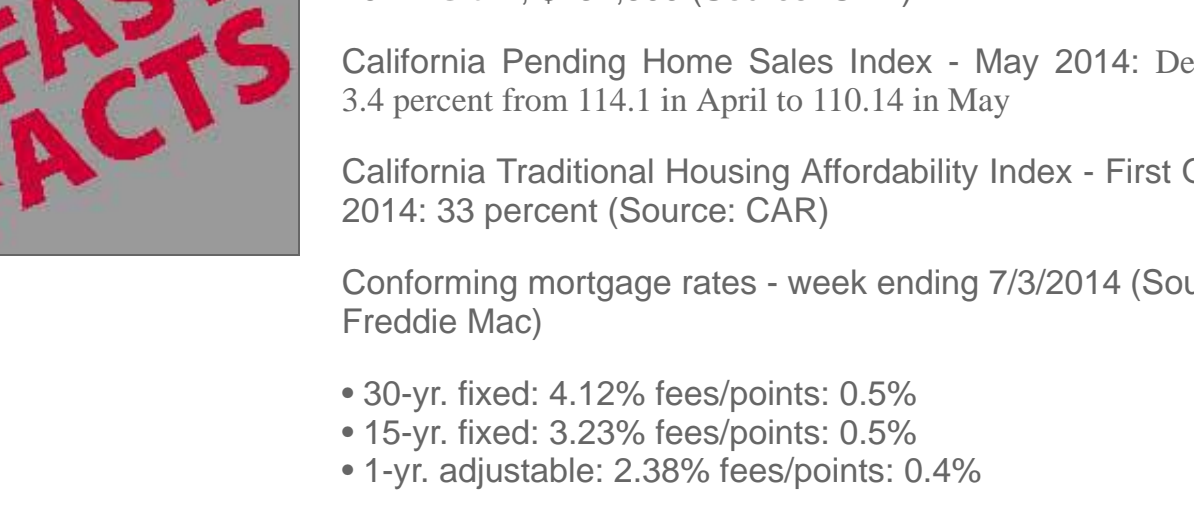


THRIFTY TLC TRANSFORMS A BEACH BUNGALOW ...

A California architect finds 'the perfect mix of potential and a dump,' and gets right to work. The cottage showed promise from the street but was hidden behind an old wooden fence. Inside, the 1914 Craftsman bungalow was in disrepair, with moldy walls and dated finishes.

[Read the full 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 - May 2014: \$465,960 (Source: CAR)

California highest median home price by region/county May 2014: San Mateo, \$1.13 million (Source: CAR)

California lowest median home price by region/county May 2014: Glenn, \$152,500 (Source: CAR)

California Pending Home Sales Index - May 2014: Decreased 3.4 percent from 114.1 in April to 110.14 in May

California Traditional Housing Affordability Index - First Quarter 2014: 33 percent (Source: CAR)

Conforming mortgage rates - week ending 7/3/2014 (Source: Freddie Mac)

- 30-yr. fixed: 4.12% fees/points: 0.5%
- 15-yr. fixed: 3.23% fees/points: 0.5%
- 1-yr. adjustable: 2.38% 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.

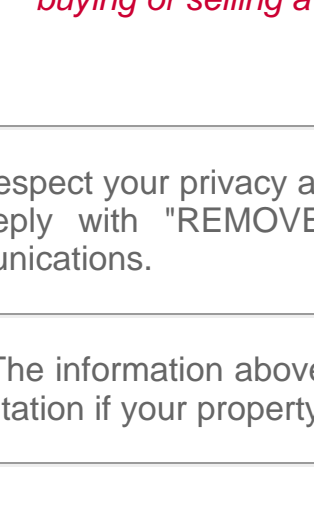
Our page is located at <http://facebook.com/VeniceBeachLiving>

CONTACT US !!!

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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.