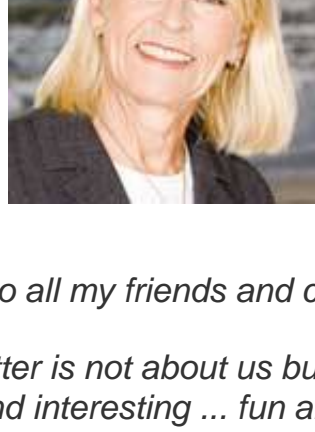




... A boutique real estate brokerage selling the Venice lifestyle since 1987
310.823.3129 ... 310.773.6945 ... VeniceBeachLiving.com



"VENICE STYLE"

JULY . 2016

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

Greetings to all my friends and clients ...

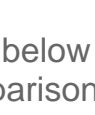
My newsletter is not about us but ... **ALL ABOUT YOU** ... information that I hope you find valuable and interesting ... fun and serious.

The new format for my Venice Market Report is 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. **I LOVE REFERRALS !!!**

Cheers ...

CJ Cole . Owner/Broker Venice Beach Living



real estate service ... beyond ordinary !!!
visit our website at venicebeachliving.com

VENICE REAL ESTATE MARKET UPDATE

June 2016 Venice Property Sales ...

See below for a list of all of the properties sold in Venice during June 2016 and the comparison chart.

SINGLE FAMILY SALES . JUNE . 2016						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
2344 Abbot Kinney Blvd	1	1	488	1954	1250	\$905,000
1506 Walnut Ave	2	1	856	1949	5946	\$1,225,000
614 5th Ave	3	2	1193	1952	5670	\$1,343,500
224 San Juan Ave	1	1	1056	1913	1531	\$1,350,000
2328 Glencoe Ave	3	1	1840	1952	5859	\$1,395,000
609 Broadway St	4	3	1773	1900	5199	\$1,500,000
840 California Ave	2	1	1170	1914	4726	\$1,500,000
912 Rose Ave	4	2	1930	1961	6250	\$1,500,000
2318 Clement Ave	4	2	1764	1922	3601	\$1,510,000
1564 Cabrillo Ave	3	2	1341	1913	1683	\$1,549,000
724 California Ave	3	3	1844	2012	2208	\$1,735,000
2332 Beach Ave	3	3	1784	1948	2700	\$1,890,000
923 Sunset Ave	4	4	2317	1961	5836	\$2,050,000
14 26th Ave	2	2	2232	1983	2642	\$2,200,000
2421 Bryan Ave	4	4	3111	1950	3597	\$2,987,000
1201 Cabrillo Ave	1	2	1472	2007	2550	\$3,000,000
1220 Cabrillo Ave	3	3	3457	2008	2699	\$3,494,550
2308 Grand Canal	4	5	3265	2010	2696	\$4,300,000
645 Milwood Ave	2	3	2817	2009	5405	\$4,640,000
1630 Crescent Pl	2	1	784	1922	6963	\$4,950,000
Total Sales						\$45,024,050
Average Sales Price						\$2,251,203
Average \$ / SF						\$1,234

RESIDENTIAL INCOME SALES . JUNE . 2016							
STREET	UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
836 California Ave	2	4	2	1413	1926	4726	\$1,500,000
717 Sunset Ave	2	3	3	1915	1952	5791	\$1,730,000
1690 Electric Ave	2	3	3	1585	1914	3970	\$1,910,000
656 Crestmoore Pl	2	3	2	1812	1926	4206	\$2,150,000
1365 Preston Way	2	6	5	3533	1954	10894	\$2,399,000
22 28th Ave	4	11	9	5398	1970	5279	\$4,500,000
657 Milwood Ave	2	4	5	4300	2015	5406	\$5,250,000
Total Sales							\$19,439,000
Average Sales Price							\$2,159,889
Average \$ / SF							\$974

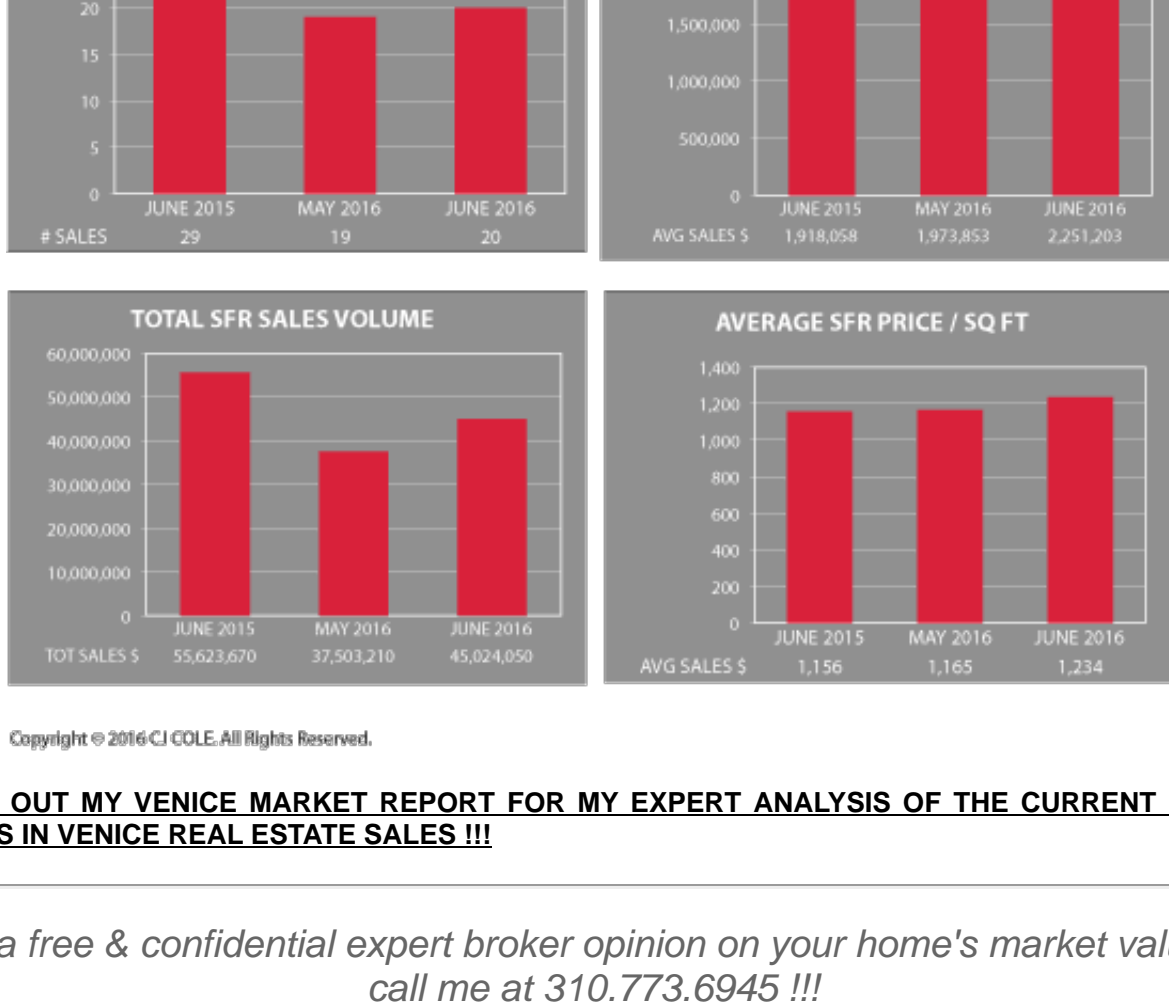
CONDOMINIUM SALES . JUNE . 2016						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
620 Harbor St #2	3	3	2029	1986		\$1,389,000
550 Vernon Ave #A	4	3	1920	2005		\$1,400,000
Total Sales						\$2,789,000
Average Sales Price						\$1,394,500
Average \$ / SF						\$706

Copyright © 2016 CJ COLE. All Rights Reserved.

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

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



Copyright © 2016 CJ COLE. All Rights Reserved.

CHECK OUT MY VENICE MARKET REPORT FOR MY EXPERT ANALYSIS OF THE CURRENT MARKET TRENDS IN VENICE REAL ESTATE SALES !!!

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



Our June 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](#)



Time to Think About Refinancing Your Mortgage ???

Due to shifts in global bond markets, the average interest rate on a 30-year fixed-rate mortgage was 3.49 percent Monday, which is down from 4.2 percent a year ago and 3.9 percent at the start of 2016. As a result, now may a good time to ...

[Continue reading](#)



Give Your Small White Room a Boost ...

Your white room probably needs something more. Give your space a design boost with these 8 ideas ...

[Check out these great ideas](#)



7 Stunning Plant Combinations for Low-Water Gardens

Finding inspiration in these beautiful drought-tolerant companion plantings. Deciding which companion plants to select for a grouping often comes down to personal taste and preferences, but knowing a few design principles ...

[Read more](#)



Step-by-Step Guide for First-Time Homebuyers ...

Here's a secret for a Zillow sneak peek, a shopper never really knows what homes will look like until they see them in person or what snags they'll encounter ...

[See the guide](#)



A Guide to Abbot Kinney & Venice, California ...

... from a traveler's viewpoint ... Venice is one of our favorite neighborhoods in LA: there's the Venice Beach boardwalk, lots of sand and palm trees, and probably the best street in Los Angeles, Abbot Kinney Boulevard. Everything here is beautiful, bright, and laid back...

[Read more](#)



VNC 10th Annual BBQ and Community Picnic July 30th ...

Found this great article that I thought you history buffs might enjoy ...

[Read the story.](#)



Annual VCC Board Installation Mixer July 27th ...

Join us at the iconic Rose Cafe-Restaurant with honored guest Captain Nicole Alberca, from the LAPD Pacific Division, who will be performing the oath of office. This annual installation mixer will be a memorable summer event!

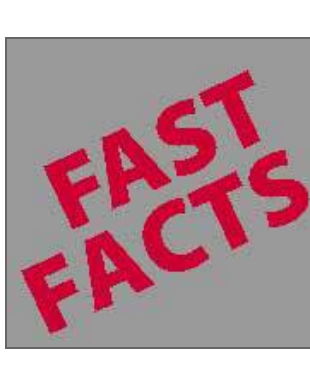
[Event info](#)



Venice Art Crawl July 21st ...

The Venice Art Crawl's mission is to foster and reinvigorate the creativity that makes Venice a vibrant and dynamic community. Information booth and maps located at Danny's Venice, 23 Windward Avenue ...

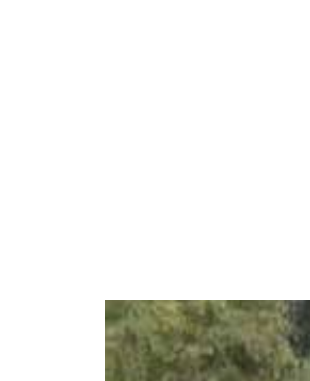
[More details](#)



A Favorite Summer Tradition Returns ...

Thursday evenings from now until September 8th live concerts will be held at the Santa Monica Pier. No tickets necessary, this is pure free Summer fun.

[Check out the line-up](#)



Marina del Rey Concerts Happening Now ...

Thursday evenings from now until September 8th live concerts will be held at the Santa Monica Pier. No tickets necessary, this is pure free Summer fun.

[More info](#)

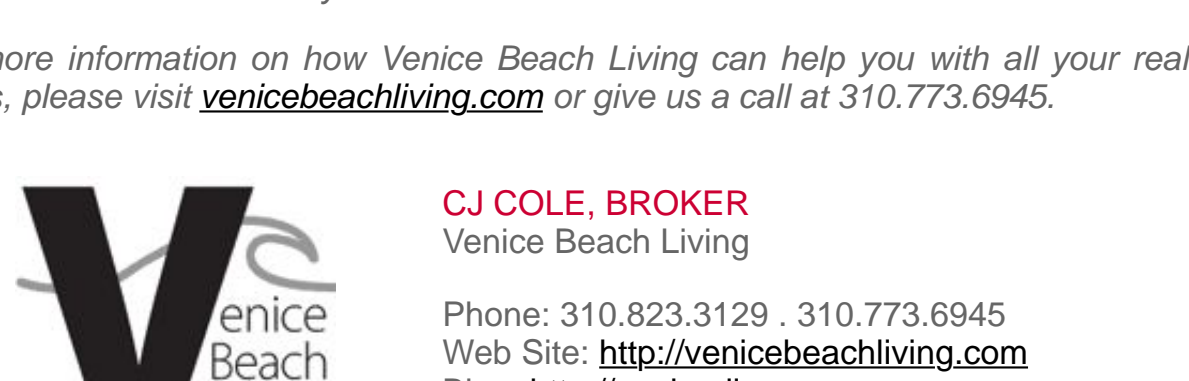
Fast Facts

- California median home price - May 2016: \$518,760 (Source: CAR)
- California highest median home price by region/county May 2016: San Francisco, \$1,409,370 (Source: CAR)
- California lowest median home price by region/county May 2016: Siskiyou, \$174,000 (Source: CAR)
- Year-over-Pending Home Sales Index - May 2016: 136.5, Increased 3.8 percent year-over-year (Source: CAR)
- California Traditional Housing Affordability Index - First Quarter 2016: 34 percent (Source: CAR)

Conforming mortgage rates - week ending 7/7/2016 (Source: Freddie Mac)

- 30-yr. fixed: 3.41% fees/points: 0.5%
- 15-yr. fixed: 2.74% fees/points: 0.4%

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

Phone: 310.823.3129 . 310.773.6945
Web Site: <http://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.