



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



"VENICE STYLE" AUGUST . 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 July (as reported by the MLS) showed that all properties combined sold for **0.21% over list price ...very close to full price !!!**

SINGLE FAMILY HOME SALES TOP A YEAR AGO ... but show a decline from last month.

INVENTORY OF SINGLE FAMILY HOMES AND CONDOMINIUMS REMAINS BELOW A YEAR AGO ... income property inventory increased. The number of days on market continues to increase ... back to about year ago level.

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 continues to show a definite slowing/decrease in price escalation.

JULY 2014 VENICE PROPERTY SALES ...

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

SINGLE FAMILY SALES . JULY . 2014						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
RIVIERA AVE	4	2	1352	1911	4310	\$945,000
ELECTRIC AVE	2	1	1000	1908	2174	\$950,000
COMMONWEALTH AVE	2	1	964	1926	4401	\$1,000,000
MARCO PL	3	1	1124	1955	4000	\$1,075,000
NOWITA PL	3	2	1226	1949	4777	\$1,205,000
GLENCOE AVE	3	2	1305	1953	5677	\$1,297,000
CLOY AVE	2	2	1130	1950	3602	\$1,300,000
LINDEN AVE	1	1	986	1951	3384	\$1,377,000
MARCO PL	2	3	1028	1923	3150	\$1,430,000
DIMMICK AVE	3	2	1650	1940	4139	\$1,487,500
MILWOOD AVE	2	1	894	1926	4265	\$1,560,000
RENNIE AVE	2	2	1211	1939	4135	\$1,585,000
NAPLES AVE	3	2	1353	1924	6219	\$1,585,000
LOUELLA AVE	3	3	1727	1949	5901	\$1,600,000
CARROLL CANAL	4	4	3151	2003	2851	\$1,600,000
INDIANA AVE	3	2	1245	1954	4802	\$1,700,000
WESTMINSTER AVE	4	2	1300	1973	5202	\$1,740,000
MARCO PL	2	2	1384	1927	3330	\$1,800,000
CALIFORNIA AVE	4	3	1890	1914	4585	\$1,900,000
SAN JUAN AVE	2	1	951	1952	5200	\$1,990,000
NOWITA PL	4	5	2950	1926	4783	\$2,010,000
ROSE AVE	4	3	2700	2013	6250	\$2,050,000
LOUELLA AVE	4	5	3251	2013	5774	\$2,267,500
CRESTMORE PL	3	5	3755	2014	4273	\$2,275,000
SAN JUAN AVE	2	2	2137	2003	5218	\$2,700,000
WOODLAWN AVE	3	4	2800	2014	4188	\$2,755,000
TOTAL SALES						\$43,214,000
AVERAGE SALE PRICE						\$1,662,077
AVERAGE \$ PER SQ FT						\$972

RESIDENTIAL INCOME SALES . JULY . 2014							
STREET	# UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
GLENCOE AVE	2	4	2	2156	1907	4310	\$1,140,000
LOUELLA AVE	2	3	3	1900	1923	5847	\$1,215,000
INDIANA AVE	2	2	2	1050	1951	4803	\$1,249,000
CABRILLO AVE	2	2	2	1044	1921	2550	\$1,300,000
FLOWER AVE	3	4	3	1920	1952	5793	\$1,525,000
BOCCACCIO AVE	2	4	2	1474	1943	4999	\$1,550,000
5TH AVE	3	6	3	1500	1953	5200	\$1,900,000
6TH AVE	2	3	2	1429	1953	6406	\$2,000,000
NAVY ST	2	6	4	3932	1988	2937	\$2,400,000
TOTAL SALES							\$14,279,000
AVERAGE SALE PRICE							\$1,586,556
AVERAGE \$ PER SQ FT							\$870

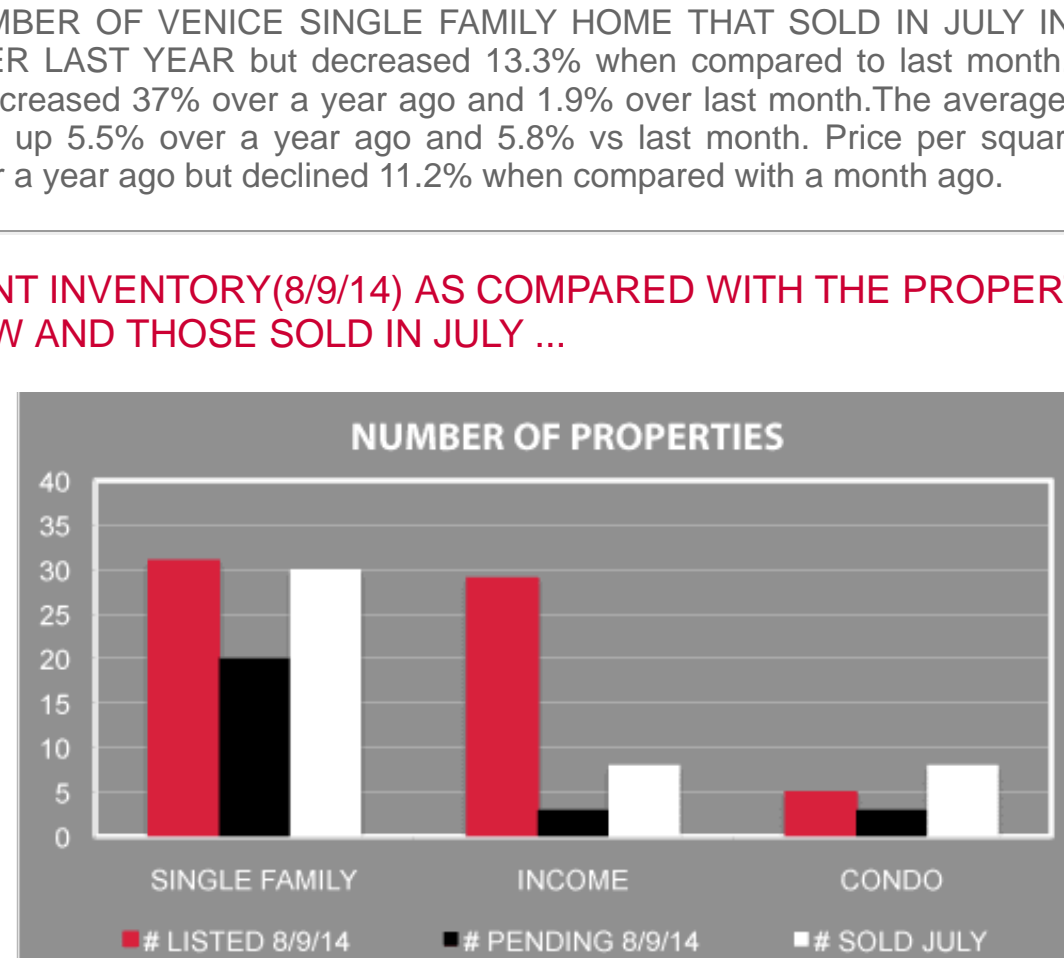
CONDOMINIUM SALES . JULY . 2014						
STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE	
HARBOR ST	2	3	2318	1986	\$1,345,000	
HAMPTON DR	1	2	1808	2004	\$1,425,000	
MILDRED AVE	4	3	1980	1981	\$1,522,000	
BROOKS AVE	2	3	2522	2012	\$1,900,000	
TOTAL SALES					\$6,192,000	
AVERAGE SALE PRICE					\$774,000	
AVERAGE \$ PER SQ FT					\$718	

Copyright © 2014 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 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 ...



THE NUMBER OF VENICE SINGLE FAMILY HOME THAT SOLD IN JULY INCREASED 30% OVER LAST YEAR but decreased 13.3% when compared to last month. The sales volume increased 37% over a year ago and 1.9% over last month. The average home sale price was up 5.5% over a year ago and 5.8% vs last month. Price per square foot rose 9.6% over a year ago but declined 11.2% when compared with a month ago.

CURRENT INVENTORY(8/9/14) AS COMPARED WITH THE PROPERTIES IN ESCROW AND THOSE SOLD IN JULY ...



INVENTORY OF SINGLE FAMILY HOMES IS STILL BELOW THE YEAR-AGO LEVEL BUT IS UP 224 % ABOVE THE LOW IN DECEMBER '13. The inventory is very low. So far, buyer demand appears to be keeping up with the increased availability.

Single family active listings increased by 1, income properties increased by 5 and condos decreased by 5 compared with a month ago. Currently there are 2 fewer single family homes in escrow than are actively for sale. The number of listed homes on 8/9/14 was 38% lower than the sum of the number sold and in-escrow indicating our inventory is still very low relative to buyer demand.

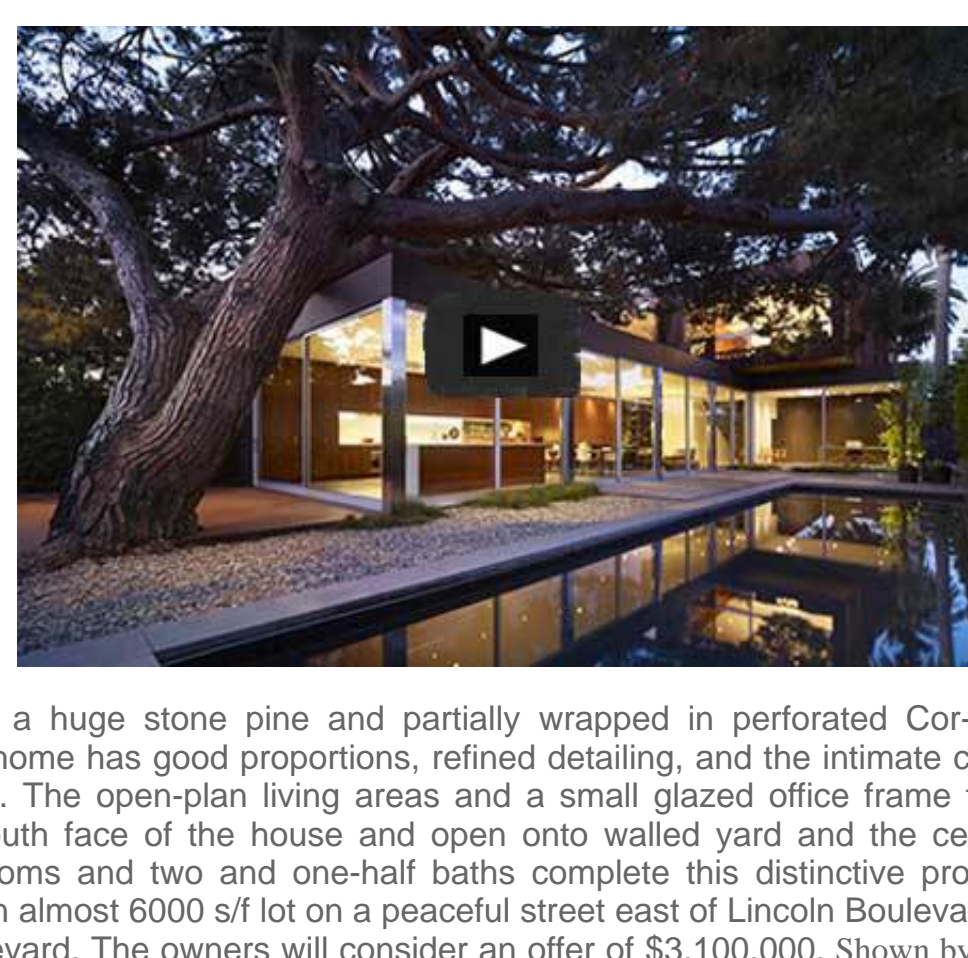
The average list price for the active single family listings is \$2,537,403 ... 23.5% increase over last month and 38% higher than the average sales price in July. Ten (32%) of the active single family homes are listed below July's average sale price.

The average list price for the homes in escrow is \$1,758,995 ... 10% higher than July's average sales price and 31% lower than the average list price of the active listings.

There are two short pay homes in escrow. There are no bank-owned properties in escrow.

Secret Venice Hideaway ... A Venice Pocket Listing

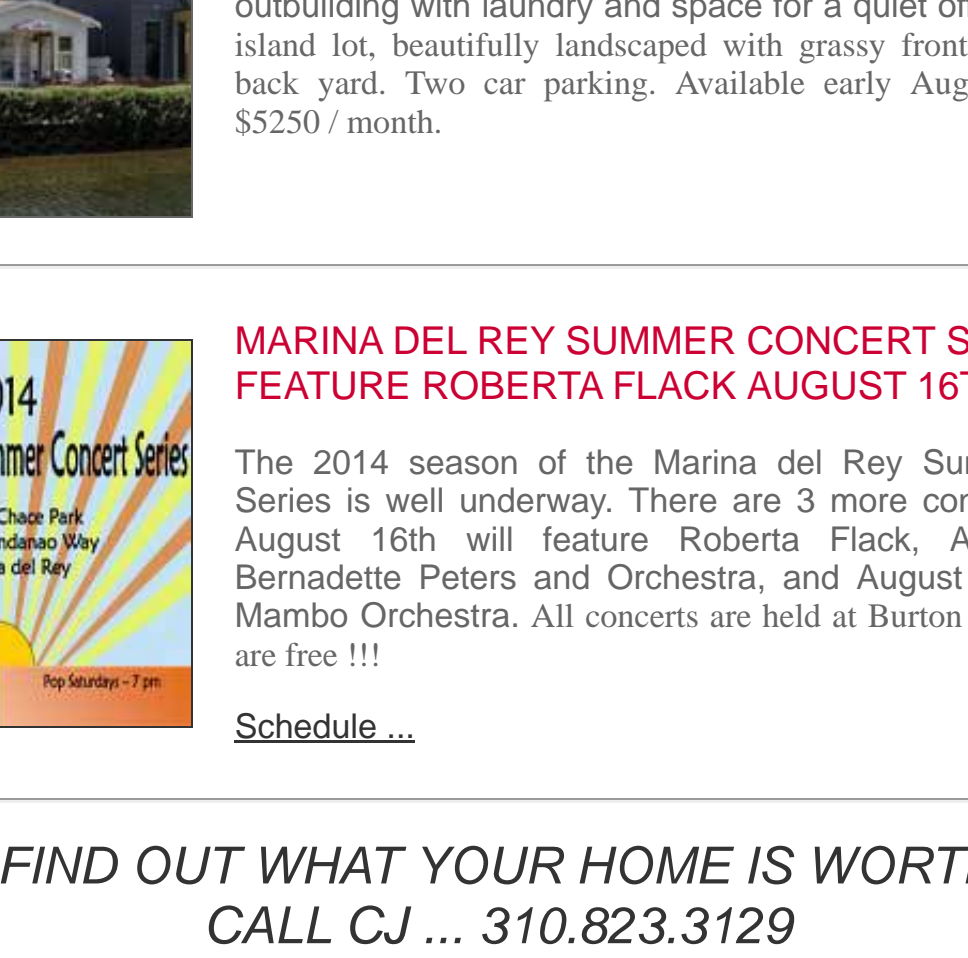
[Watch The Video](#)



Absolutely charming vintage Venice cottage with all of the amenities of today. 3-bedroom, 2 bath home with formal dining room and large eat-in kitchen. Features include fireplace, hardwood floors, French windows and doors ... many opening to the gardens and pool. Plus there is a one-bedroom cabana opening to the stunning pool with separate spa. The whole property is lushly landscaped for privacy and pure enjoyment. Secure off-street parking of 2 cars in the driveway. If you wish to view this fabulous home please contact CJ Cole . Venice Beach Living . 310.773.6945.

The Walnut House ... Another Venice Pocket Listing

[Watch The Video](#)



Built around a huge stone pine and partially wrapped in perforated Cor-ten steel, this spectacular home has good proportions, refined detailing, and the intimate connection with the outdoors. The open-plan living areas and a small glazed office frame the linear pool along the south face of the house and open onto walled yard and the century-old pine. Three bedrooms and two and one-half baths complete this distinctive property which is located on an almost 6000 s/f lot on a peaceful street east of Lincoln Boulevard and north of Venice Boulevard. The owners will consider an offer of \$3,100,000. Shown by appointment to qualified buyers only.

Please contact me if you want more information or would like to see it ... CJ



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 ...

LEASED FIRST DAY ON MARKET !!! Original details ... Modern amenities !!! Two bedrooms + one bath + sun porch + outdoor building 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. Leased for \$5250 / month.



MARINA DEL REY SUMMER CONCERT SERIES TO FEATURO ROBERTA FLACK AUGUST 16TH ...

The 2014 season of the Marina del Rey Summer Concert Series is well underway. There are 3 more concerts to go ... August 16th will feature Roberta Flack, August 21st - Bernadette Peters and Orchestra, and August 30th - Pacific Mambo Orchestra. All concerts are held at Burton Chase Park and are free !!!

[Schedule ...](#)

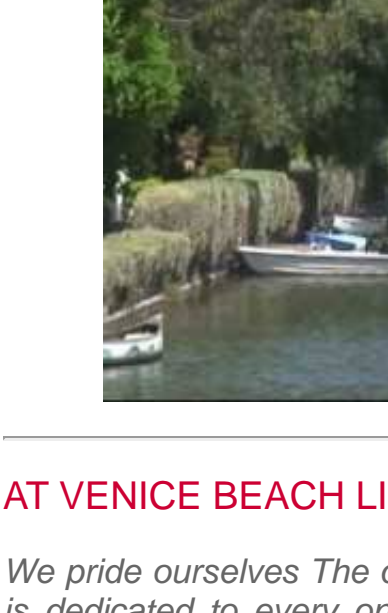
FIND OUT WHAT YOUR HOME IS WORTH CALL CJ ... 310.823.3129



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](#)



VENICE ART CRAWL 4TH ANNIVERSARY CELEBRATION AUGUST 21ST ...

Join the party in celebration of Venice Art Crawl's 4th Anniversary at Full Circle Venice! Enjoy art, a silent auction, cake by Whole Foods, Venice Papparazzi photo booth and D.J.s Loboman and Petey-Pete. RSVP required to events@veniceartcrawl.com.

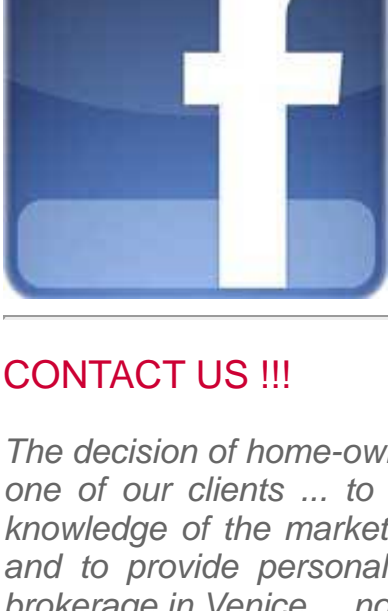
[More info ...](#)



VENICE CHAMBER HAPPY HOUR SEPTEMBER 4TH AT CANAL CLUB ...

Grab a drink and appetizer and join other involved business professionals for a fun evening of casual networking at the Canal Club, a local favorite! There is no admission charge for this event. Participants purchase their own drinks and small bites.

[View the details](#)



VENICE BEACH MUSIC FEST AUGUST 23 ...

On Saturday, August 23, 2014, the Venice Beach Music Fest is back for its biggest year with a stellar lineup in music, art, and dance for which the festival has been known for the past eight years. This free-to-the-public, full day of entertainment will be in Windward Plaza Park from 11am - 7:00pm.

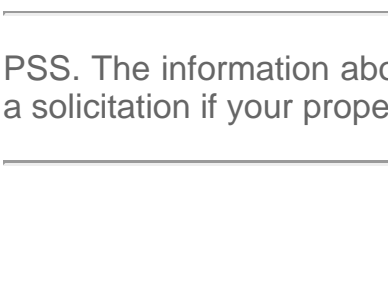
[Read more ...](#)



"FRIED MEAT" IS BACK !!!

Keith Stevenson's long-awaited new episode: "The Unfryable Meateness of Being" ... a laugh-a-minute play that never calms down ... premiers August 15th at the Pacific Resident Theatre.

[Read more ...](#)



HOW TO STAGE YOUR KITCHEN FOR A HOME SALE ...

Attract buyers with a kitchen that's clean, bright and welcoming — no expensive overhaul required. Instead of going for a full-on remodel, consider what small changes you can make to update your kitchen. Paint rather than replace cabinets, swap out hardware and roll out a rug. If the appliances are extremely out-of-date and you decide to replace them, don't feel pressured to go super high end ...

[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 - June 2014: \$451,160 (Source: CAR)
- California highest median home price by region/county June 2014: San Mateo, \$1.12 million(Source: CAR)
- California lowest median home price by region/county June 2014: Merced, \$158,820 (Source: CAR)
- California Pending Home Sales Index - June 2014: Decreased 2.8 percent from 110.1 in May to 107 in June
- California Traditional Housing Affordability Index - First Quarter 2014: 33 percent (Source: CAR)
- Conforming mortgage rates - week ending 7/31/2014 (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 !!!

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.