



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



## "VENICE STYLE" AUGUST . 2015

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

## VENICE REAL ESTATE MARKET UPDATE

### A NOTE FROM THE PUBLISHER ...

Hi to all of my followers !!! Sorry to be off the radar for the past few months ... Finally have everything back under control !!!

The last year has been full of ups and downs ...

Starting in early September, Jay (my husband and partner in Venice Beach Living) contracted what eventually was diagnosed as West Nile Virus (a virus that attacks the brain and nervous system). After a real touch-and-go three months, he was able to return home from the hospital; and with much therapy, he has almost fully recovered !!!

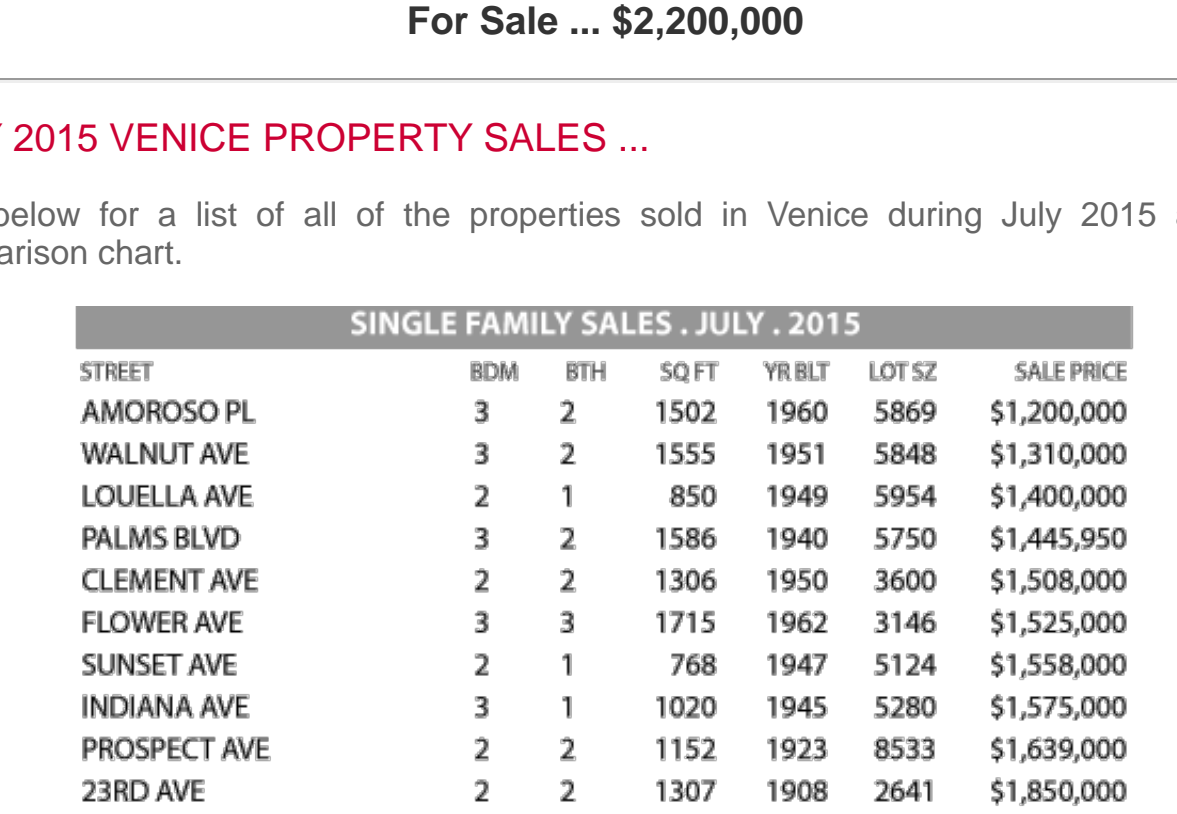
Just as I was feeling that I did not have the stamina to get back to serious real estate, everything exploded ... two listings which garnered 13 and 17 offers respectively, new buyers, old clients with properties to sell and lease !!! I AM BACK IN THE BIZ !!!

Cheers ... CJ

PS ... For those of you who missed my monthly stats, they are now all up on my website where you can [check them out](#).

### MY NEWEST LISTING ... OPEN SUNDAY AUGUST 23RD ... 2:00 TO 5:00

716 HAMPTON DRIVE . VENICE . FOR SALE



[check out the video](#)

### STELLAR VENICE SILICON BEACH LOCATION !!!

3 Bedroom | 2 1/2 Bath | Permitted Guest House with Kitchen + Bath

**For Sale ... \$2,200,000**

### JULY 2015 VENICE PROPERTY SALES ...

See below for a list of all of the properties sold in Venice during July 2015 and the comparison chart.

SINGLE FAMILY SALES . JULY . 2015						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
AMOROSO PL	3	2	1502	1960	5869	\$1,200,000
WALNUT AVE	3	2	1555	1951	5848	\$1,310,000
LOUELLA AVE	2	1	850	1949	5954	\$1,400,000
PALMS BLVD	3	2	1586	1940	5750	\$1,445,950
CLEMENT AVE	2	2	1306	1950	3600	\$1,508,000
FLOWER AVE	3	3	1715	1962	3146	\$1,525,000
SUNSET AVE	2	1	768	1947	5124	\$1,558,000
INDIANA AVE	3	1	1020	1945	5280	\$1,575,000
PROSPECT AVE	2	2	1152	1923	8533	\$1,639,000
23RD AVE	2	2	1307	1908	2641	\$1,850,000
CLUNE AVE	3	3	2030	1988	5155	\$1,890,300
OXFORD AVE	3	3	3005	2001	4762	\$1,905,000
SANTA CLARA AVE	3	2	1350	1914	5186	\$1,950,000
PENMAR AVE	6	5	2092	1928	11409	\$2,205,500
NOWITA PL	3	2	1378	1921	3145	\$2,299,000
GRAND BLVD	4	5	3188	2015	2251	\$2,680,000
AMOROSO PL	4	3	2525	1921	3330	\$2,703,000
WOODLAWN AVE	3	4	2800	2014	4188	\$2,850,000
INDIANA AVE	4	4	3466	2015	5281	\$2,982,000
<b>TOTAL SALES</b>						<b>\$36,475,750</b>
<b>AVERAGE SALE PRICE</b>						<b>\$1,919,776</b>
<b>AVERAGE \$ PER SQ FT</b>						<b>\$1,054</b>

RESIDENTIAL INCOME SALES . JULY . 2015							
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE	
SUNSET AVE	2	2	1292	1907	4800	\$1,315,000	
VERNON AVE	2	3	1552	1953	4802	\$1,595,000	
BROOKS AVE	2	3	2173	1971	2243	\$1,740,000	
COEUR D ALENE AVE	3	7	2709	1952	11959	\$2,100,000	
PALMS BLVD	7	7	3864	1937	11107	\$2,400,000	
DUDLEY AVE	6	7	2428	1910	6184	\$2,800,000	
PALOMA AVE	8	8	5359	1925	3522	\$4,000,000	
NAVY ST	25	0	4	13849	1924	5871	\$9,000,000
<b>TOTAL SALES</b>						<b>\$24,950,000</b>	
<b>AVERAGE SALE PRICE</b>						<b>\$3,118,750</b>	
<b>AVERAGE \$ PER SQ FT</b>						<b>\$751</b>	

CONDOMINIUM SALES . JULY . 2015						
STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE	
5TH AVE	3	2	1265	2002	\$1,250,000	
MILDRED AVE	4	3	1980	1981	\$1,550,000	
BROOKS AVE	1	3	1844	2002	\$2,017,000	
<b>TOTAL SALES</b>					<b>\$4,817,000</b>	
<b>AVERAGE SALE PRICE</b>					<b>\$1,605,667</b>	
<b>AVERAGE \$ PER SQ FT</b>					<b>\$947</b>	

COMMERCIAL SALES . JULY . 2015						
STREET	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE	
LINCOLN BLVD		2441	1945	2769	\$1,600,000	
PACIFIC AVE		9181		9459	\$5,140,000	
OCEAN FRONT WALK		22352		12843	\$18,238,500	

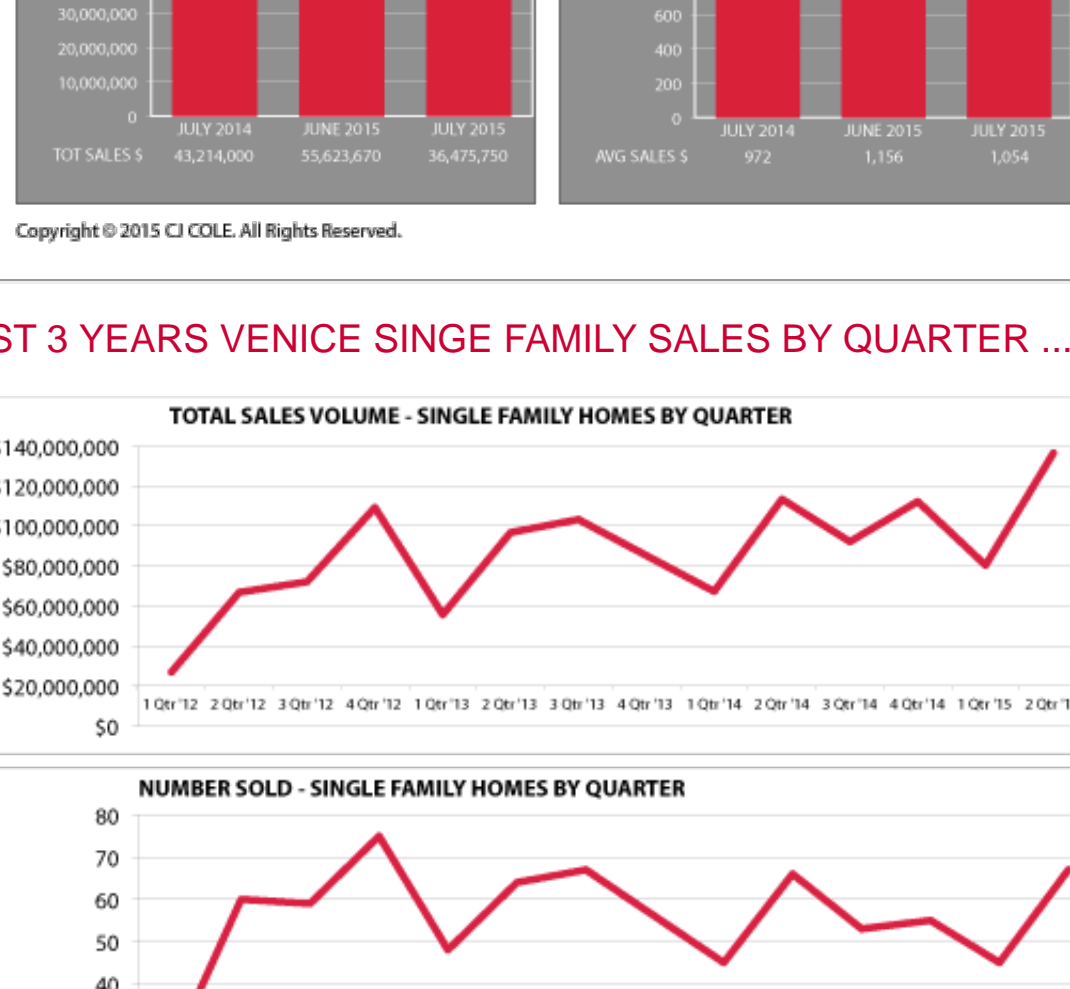
VACANT LAND SALES . JULY . 2015						
STREET	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE	
THORNTON PL				2855	\$1,350,000	
PACIFIC AVE				4752	\$1,925,000	

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

### JULY SINGLE FAMILY HOME SALES COMPARISON WITH PREVIOUS MONTH AND A YEAR AGO ...



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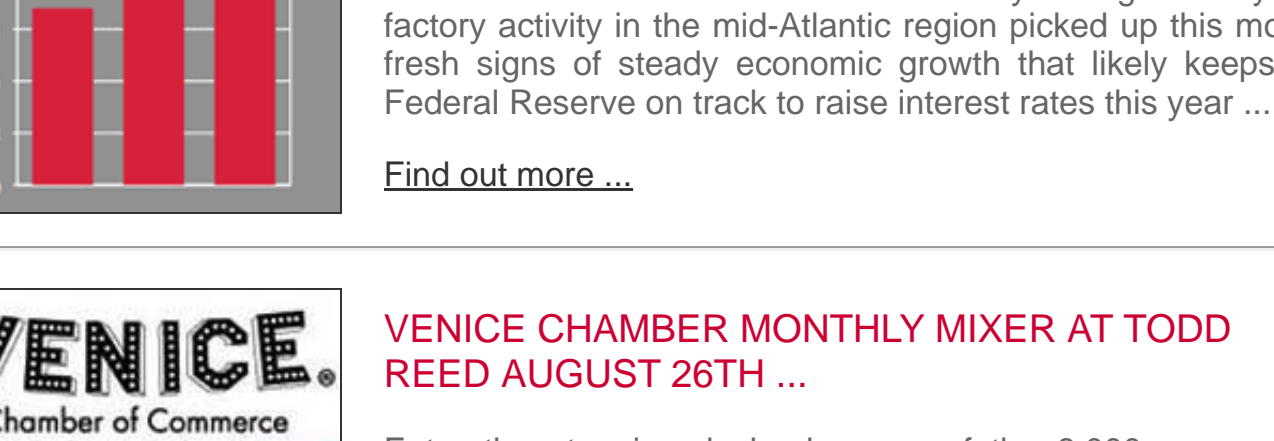
### THE PAST 3 YEARS VENICE SINGLE FAMILY HOMES SALES BY QUARTER ...



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## FIND OUT WHAT YOUR HOME IS WORTH CALL CJ ... 310.823.3129 or 310.773.6945

### MY SALES OVER THE PAST THREE MONTHS ...



**Accurately PRICING Venice properties is my EXPERTISE !!!**  
**Contact me if you would like an estimate of your home's current value in today's HOT market ... 310.773.6945.**



**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](#)



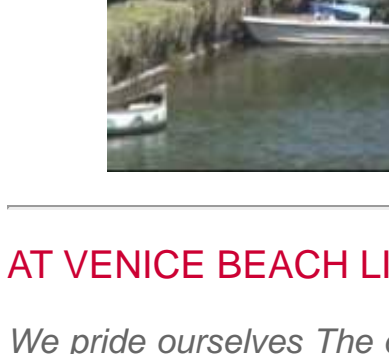
**TASTE OF VENICE ... AUGUST 30TH ...**  
GOOD FOOD FOR A GREAT CAUSE ... Join P.S. ARTS and the chefs of Venice on August 30th at Lincoln Place Apartment Homes for an afternoon of savory samples, delightful drinks, and delicious desserts – all to support our arts education programs! This year's event also features incredible silent auction packages, live DJ, music by the Ugly Sweaters, and a raffle drawing to benefit the P.S. ARTS Endowment.  
[Get the scoop ...](#)



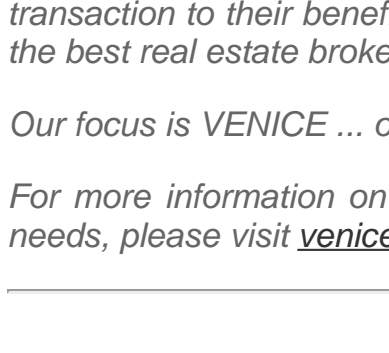
**FIRST FRIDAYS ON ABBOT KINNEY ...**  
On the first Friday of every month, people from all over Los Angeles come to the West side of town to enjoy all manner of food, drink, shopping and good times. After named "First Friday's", the streets of Abbot Kinney Boulevard teemed with people last night as food trucks lined the streets and displays from almost every shop on the block jutted out into the sidewalks ...  
[Read the story ...](#)



**NATION-WIDE HOME SALES NEAR 8 1/2 YEAR HIGH ...**  
U.S. home resales rose to a near 8-1/2-year high in July and factory activity in the mid-Atlantic region picked up this month, fresh signs of steady economic growth that likely keeps the Federal Reserve on track to raise interest rates this year ...  
[Find out more ...](#)

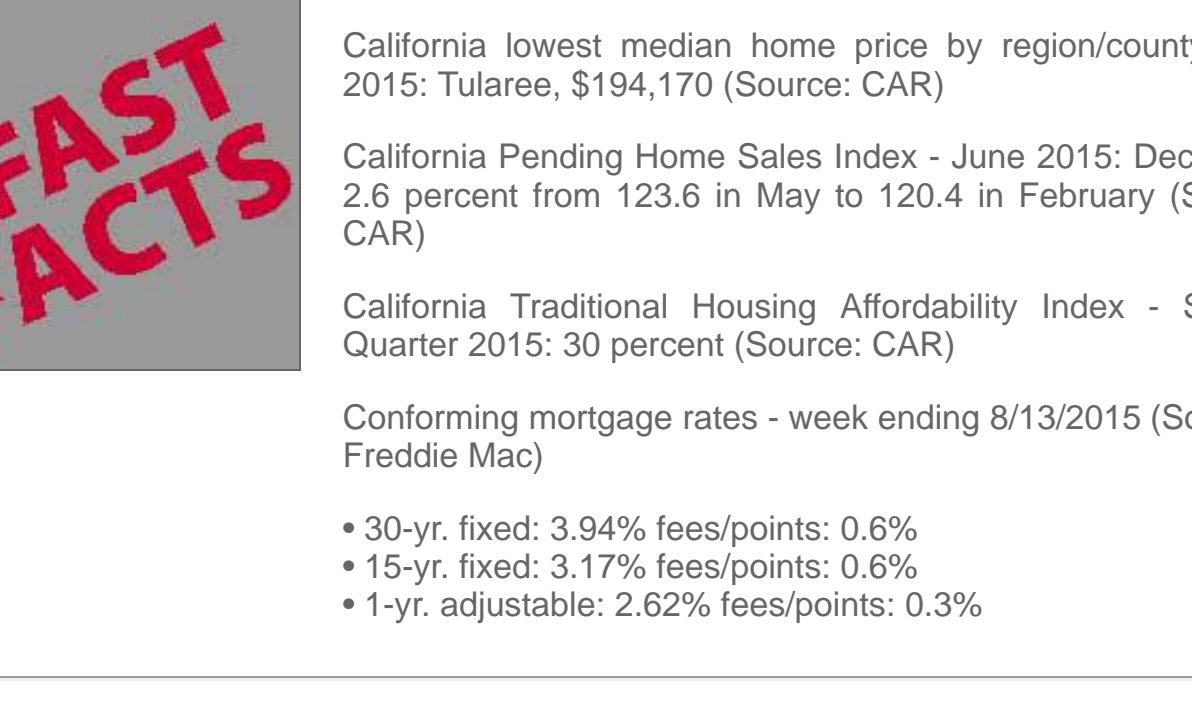


**VENICE CHAMBER MONTHLY MIXER AT TODD REED AUGUST 26TH ...**  
Enter the stunning, lush elegance of the 6,000 square foot Todd Reed flagship store on Abbot Kinney for an enjoyable evening of mixing and mingling with our Venice business community ...  
[More info ...](#)



**"THE HOMECOMING" ... A DARKLY SEXUAL COMEDY ... NOW PLAYING AT THE PACIFIC RESIDENT THEATRE ...**  
Set in 1960's North London, Teddy returns home to introduce his wife to the family, but things don't go exactly as planned. This darkly sexual comedy challenges expectations of power and gender and shows us that people are seldom as they appear. Extended through August 30th.  
[View the details ...](#)

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.

### FAST FACTS ...

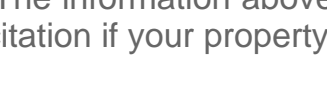
- California median home price - June 2015: \$489,560 (Source: CAR)
- California highest median home price by region/county June 2015: San Francisco, \$1,339,290 million (Source: CAR)
- California lowest median home price by region/county June 2015: Tularee, \$194,170 (Source: CAR)
- California Pending Home Sales Index - June 2015: Decreased 2.6 percent from 123.6 in May to 120.4 in February (Source: CAR)
- California Traditional Housing Affordability Index - Second Quarter 2015: 30 percent (Source: CAR)
- Conforming mortgage rates - week ending 8/13/2015 (Source: Freddie Mac)
  - 30-yr. fixed: 3.94% fees/points: 0.6%
  - 15-yr. fixed: 3.17% fees/points: 0.6%
  - 1-yr. adjustable: 2.62% fees/points: 0.3%



**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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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.