



... 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 . 2016

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

Greetings to all my friends and clients ...

Hope you enjoy my August newsletter ... and for all of the monthly sales statistics you can download the pdf version of my [Venice Market Report](#) now !!!

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](http://venicebeachliving.com)

## VENICE REAL ESTATE MARKET UPDATE

### July 2016 Venice Property Sales ...

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

SINGLE FAMILY SALES . JULY . 2016							
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE	
917 Main St	2	3	1385	1978	1208	\$1,197,000	
824 Venice Blvd	3	3	1974	2006	3309	\$1,400,000	
1096 Superba Ave	3	2	1706	1937	4803	\$1,400,000	
241 Ruth Ave	2	1	812	1924	4227	\$1,410,000	
829 Brooks Ave	4	3	1980	1924	5662	\$1,500,000	
720 Woodlawn Ave	4	2	1516	1925	4187	\$1,530,000	
1137 Grant Ave	2	1	1154	1926	3769	\$1,555,000	
645 Oxford Ave	2	4	2200	1956	2500	\$1,615,000	
1046 Amoroso Pl	3	3	2060	1946	5867	\$1,663,000	
2313 Clark Ave	2	1	840	1949	3601	\$1,699,000	
2033 Walnut Ave	4	3	2385	1996	8347	\$1,725,000	
1097 Palms Blvd	3	3	2382	1924	5750	\$1,950,000	
859 Nowita Pl	3	2	1234	1924	3227	\$2,000,000	
800 Boccaccio Ave	3	2	2018	1923	4123	\$2,100,000	
515 Victoria Ave	2	3	2661	2003	1875	\$2,120,000	
533 Grand Blvd	2	1	1535	1952	5401	\$2,230,000	
1062 Indiana Ct	4	3	2315	1957	7028	\$2,250,000	
812 Crestmoore Pl	4	3	2038	1923	4203	\$2,550,000	
1102 Amoroso Pl	4	6	2706	2016	5869	\$3,035,000	
457 Howland Canal	4	5	2490	1985	2859	\$3,050,000	
232 Carroll Canal	1	1	750	1925	2848	\$5,250,000	
<b>Total Sales</b>							<b>\$43,229,000</b>
<b>Average Sales Price</b>							<b>\$2,058,524</b>
<b>Average \$ / SF</b>							<b>\$1,133</b>

RESIDENTIAL INCOME SALES . JULY . 2016							
STREET	UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
2415 Glyndon Ave	2	3	2	1268	1924	5849	\$1,100,000
102 Paloma Ave	3	4	3	2272	1954	2737	\$1,550,000
629 Westminster Av	3	3	3	1718	1922	5210	\$1,615,000
615 Olive Ave	3	3	3	1479	1925	3602	\$1,700,000
526 Victoria Ave	2	2	2	1152	1938	5001	\$1,950,000
442 Sherman Canal	2	3	2	1228	1927	2850	\$2,125,000
321-323 Rose Ave	4	8	4	3692	1954	6475	\$2,370,000
615 Santa Clara Ave	2	4	2	1428	1923	5173	\$3,383,000
2700 Abbot Kinney	15	24	15	11180	1959	14069	\$5,650,000
<b>Total Sales</b>							<b>\$21,443,000</b>
<b>Average Sales Price</b>							<b>\$2,382,556</b>
<b>Average \$ / SF</b>							<b>\$844</b>

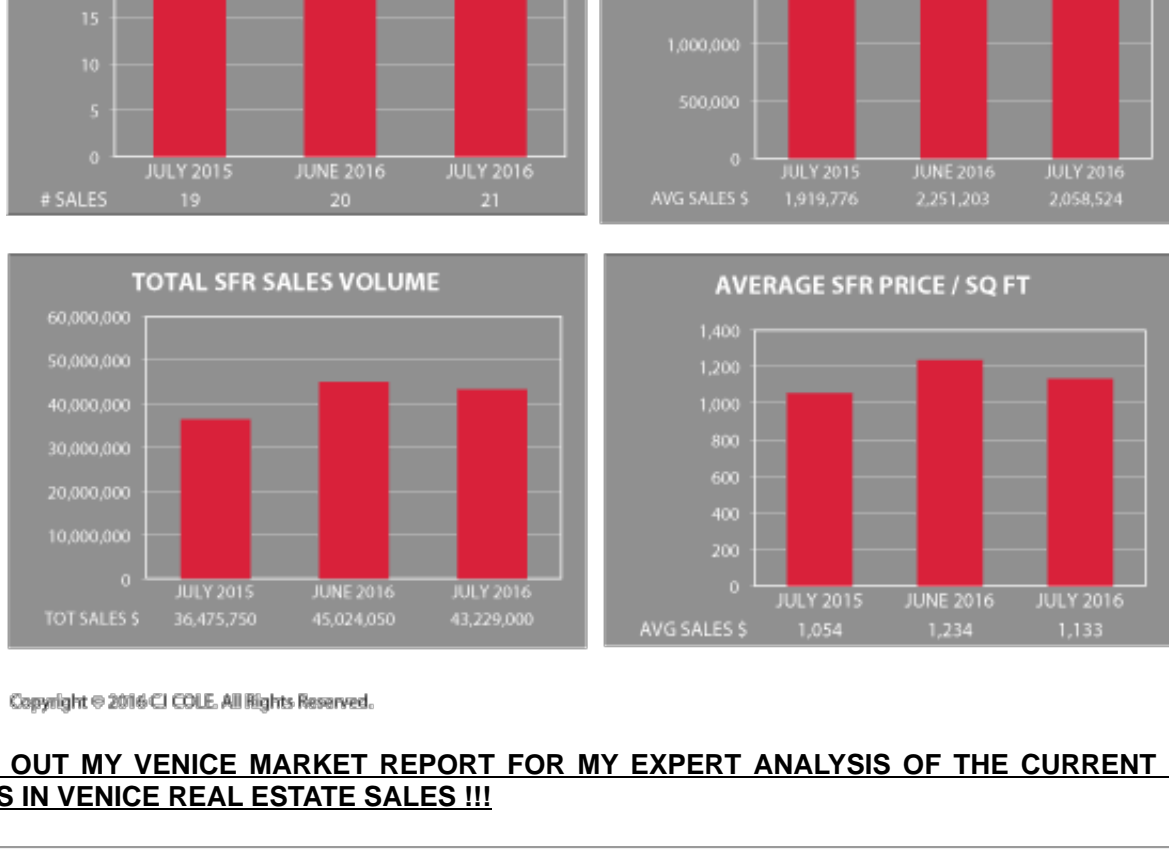
CONDOMINIUM SALES . JULY . 2016							
STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE		
2700 Abbot Kinney	3	3	1358	1980	\$995,000		
22 Navy St	2	2	1125	1973	\$1,250,000		
702 Flower Ave	3	3	1985	2002	\$1,400,000		
611 Mildred Ave	3	3	1978	1981	\$1,650,000		
617 Mildred Ave	3	3	2094	1981	\$1,850,000		
518 Broadway St	3	3	2950	2015	\$2,500,000		
520 Broadway St	4	4	3197	2015	\$2,750,000		
<b>Total Sales</b>							<b>\$12,395,000</b>
<b>Average Sales Price</b>							<b>\$1,770,714</b>
<b>Average \$ / SF</b>							<b>\$844</b>

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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

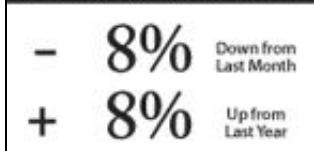
### VIEW THE VENICE PROPERTY SALES FOR THE PAST 16 YEARS

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



**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 July 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](#)



### Need a Unique Gift Idea ??? Great Silk Scarf with a Vintage Venice Scene for Sale on Quantas Air Website ...

A classic 100% silk scarf and a timeless travel accessory from luxury Australian brand, Bird and Knoll, this colourful image of iconic Venice Beach was captured by Quantas customer and one of the four winners ...

[Continue reading](#)



### Make Your Home More Appealing to Young Buyers ...

By preparing now, you may sell your home faster and at your asking price. Millennials are powering the housing market. For the third year in a row, Generation Y (age 18 to 35) comprised the largest group of homebuyers ...

[Check out these great ideas](#)



### My Girlfriend is an Alien! Opening August 19th ...

Pacific Resident Theatre presents "My Girlfriend is an Alien" ... a new play from the folks who brought you the Fried Meat Trilogy! + "The Eccentricities of a Nightingale is held over to September 4th.

[Read more](#)



### Venice Library Book Sale Saturday August 20th ...

Find hundreds of used books at low low prices - most \$1.00. Opens at 9:00am. Come early for best selection. Books are in very good condition. This is the #1 fundraiser for the Friends of Venice Library !!!

[More info](#)



### Venice Connect Wednesday August 24th at Venice Love Shack ...

Join The Venice Chamber of Commerce at Venice Love Shack for this month's Venice Connect mixer hosted by Affordable Homes 4U and Venice Love Shack! Check out the tiny homes built by AHFU ...

[Find out more](#)



### Venice Beach Music Festival 2016 Saturday August 27th ...

Enjoy this free Music and Arts Talent ... Full day of art, music, and dance, featuring top-tier local and international talent. Headlined by rock and roll violinist Lili Hayden, and Greg Douglass of the Steve Miller Band! ...

[Event info](#)



### "Take a Trip in the Red Car"... Wednesday August 31st ...

The Venice Historical Society proudly celebrates their 30th Anniversary with an entertaining quarterly lecture & slide show by Red Car maven & historian Alan Fishel. Take two virtual rides on the electric trolley cars from Los Angeles to the beach ...

[Details](#)



### A Favorite Summer Tradition Returns ...

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

[Check out the line-up](#)



### Marina del Rey Concerts Happening Now ...

Free live concerts will be held at Burton Chase Park in the Marina ... Thursday August 18th enjoy Puccini's "Madama Butterfly" + Saturday August 27th Eddie Palmiera Salsa Orchestra is on the docket.

[More info](#)

### Fast Facts

California median home price - June 2016: \$519,440 (Source: CAR)

California highest median home price by region/county June 2016: San Francisco, \$1,350,000 (Source: CAR)

California lowest median home price by region/county June 2016: Glenn, \$205,560 (Source: CAR)

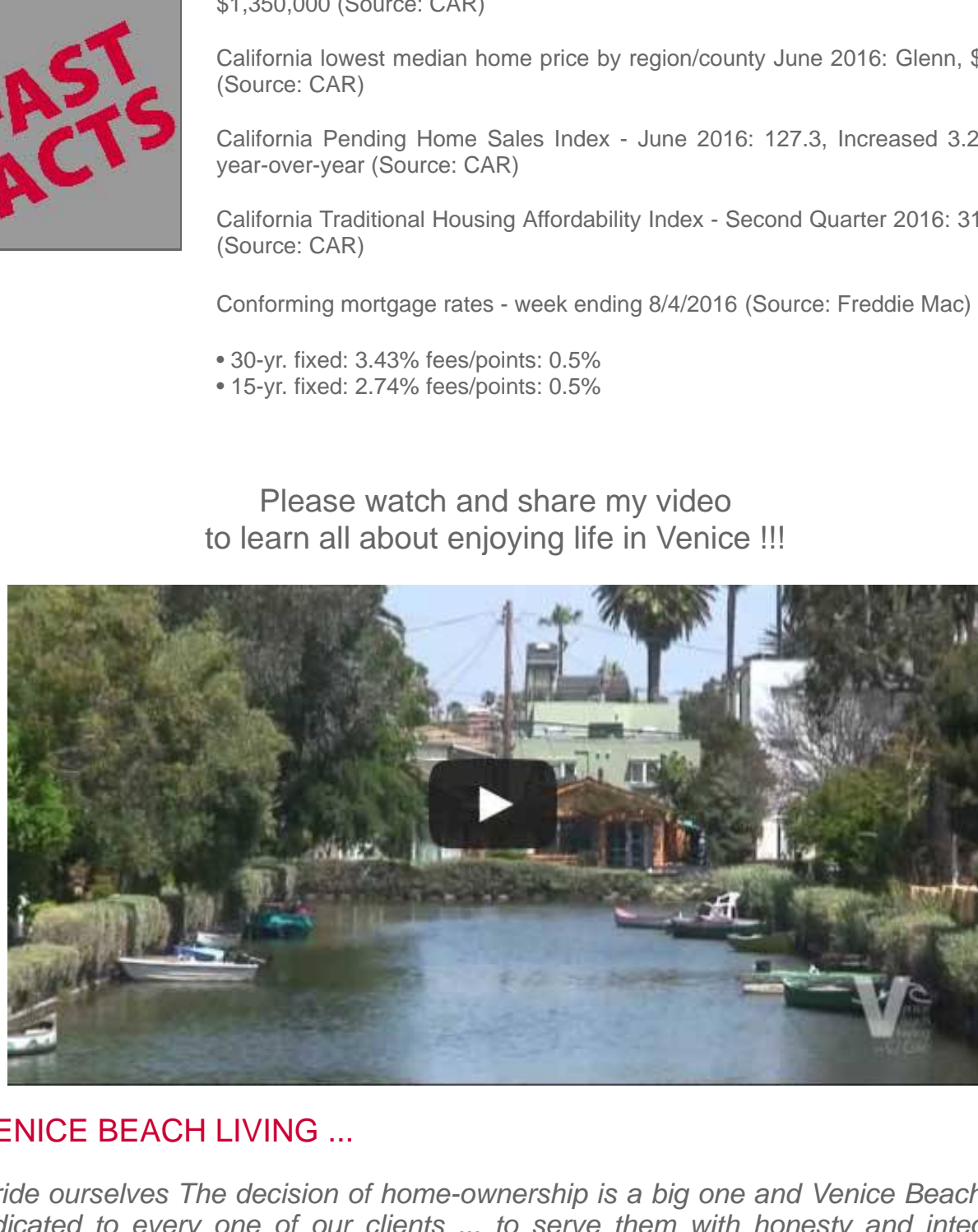
California Pending Home Sales Index - June 2016: 127.3, Increased 3.2 percent year-over-year (Source: CAR)

California Traditional Housing Affordability Index - Second Quarter 2016: 31 percent (Source: CAR)

Conforming mortgage rates - week ending 8/4/2016 (Source: Freddie Mac)

- 30-yr. fixed: 3.43% fees/points: 0.5%
- 15-yr. fixed: 2.74% 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](http://venicebeachliving.com) or give us a call at 310.773.6945.



**CJ COLE, BROKER**  
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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.