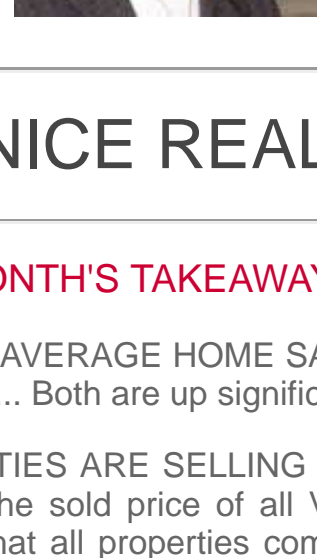


A boutique real estate brokerage selling the Venice lifestyle since 1987
 310.823.3129 ... 310.773.6945 ... VeniceBeachLiving.com



"VENICE STYLE" SEPTEMBER . 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 ...

AUGUST AVERAGE HOME SALES PRICE AND PRICE PER SQUARE FOOT CONTINUE TO RISE ... Both are up significantly from last month and a year ago.

PROPERTIES ARE SELLING VERY CLOSE TO LIST PRICE ... A comparison of the list price vs the sold price of all Venice properties sold in August (as reported by the MLS) showed that all properties combined sold for **1.78% over list price ... very close to full price !!!**

INVENTORY CONTINUES TO RISE ... Single family and condominium listings are nearing the levels of a year ago; however, the number of income properties currently for sale has increased significantly.

AUGUST 2014 VENICE PROPERTY SALES ...

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

SINGLE FAMILY SALES . AUGUST . 2014							
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE	
ALTAIR PL	3	3	1532	1923	2707	\$775,000	
BROADWAY ST	2	1	702	1925	2410	\$918,000	
CALIFORNIA AVE	3	1	1213	1962	3409	\$995,000	
OXFORD AVE	2	1	1116	1954	3750	\$1,200,000	
OCEAN AVE	3	1	1113	1942	5038	\$1,440,000	
VICTORIA AVE	3	2	2100	1962	4003	\$1,499,999	
LINDENA AVE	2	2	1606	1922	4327	\$1,550,000	
OCEAN AVE	2	2	1600	1928	2701	\$1,592,500	
SHELL AVE	2	2	1193	1920	3567	\$1,661,661	
SANTA CLARA AVE	2	2	1183	1913	5182	\$1,800,000	
28TH AVE	4	3	1904	1927	2640	\$1,876,500	
MORNINGSIDE WAY	3	3	1773	1963	10862	\$2,955,000	
VIENNA WAY	3	1	1076	1939	10896	\$2,250,000	
MILWOOD AVE	3	3	1813	2010	5404	\$2,590,000	
MILWOOD AVE	3	4	3215	2010	4375	\$2,945,000	
GRAND CANAL	3	2.5	3059	2002	2700	\$3,700,000	
PALMS BLVD	3	3	3116	2010	5299	\$4,875,000	
TOTAL SALES						\$33,603,660	
AVERAGE SALE PRICE						\$1,976,686	
AVERAGE \$ PER SQ FT						\$1,146	

RESIDENTIAL INCOME SALES . AUGUST . 2014							
STREET	# UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
ALBERTA AVE	2	3	3	2366	1979	3125	\$1,445,000
INDIANA AVE	3	4	3	1727	1949	5938	\$1,450,000
MILWOOD AVE	2	3	2	1673	1951	5887	\$1,935,000
VENICE BLVD	6	6	6	1189	1941	8429	\$2,244,000
LINCOLN BLVD	4	0	0	3194	1923	6746	\$3,775,000
TOTAL SALES						\$10,849,000	
AVERAGE SALE PRICE						\$2,169,800	
AVERAGE \$ PER SQ FT						\$1,069	

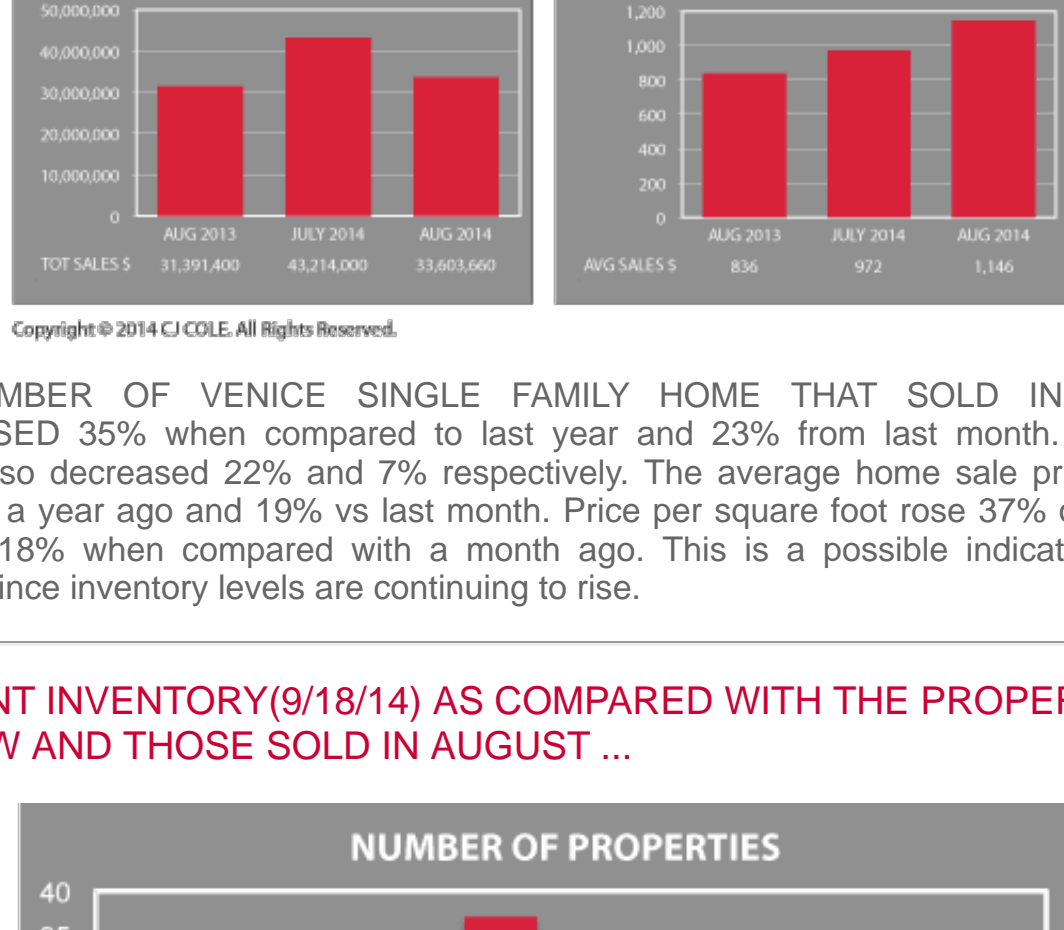
CONDOMINIUM SALES . AUGUST . 2014							
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE	
NAVY ST	1	1	619	1973		\$655,000	
SVENICE BLVD	2	3	1614	2005		\$1,575,000	
HAMPTON DR	0	1	1644	2004		\$2,000,000	
TOTAL SALES						\$4,230,000	
AVERAGE SALE PRICE						\$1,410,000	
AVERAGE \$ PER SQ FT						\$1,091	

VACANT LAND SALES . AUGUST . 2014							
No sales listed for August 2014.							

Sales are for all of Venice and do not necessarily represent sales of CJ & Jay Cole. Information is compiled from DataQuick and the MLSPCLAW. Sources are deemed reliable; however, no representation of any kind is made as to its accuracy.

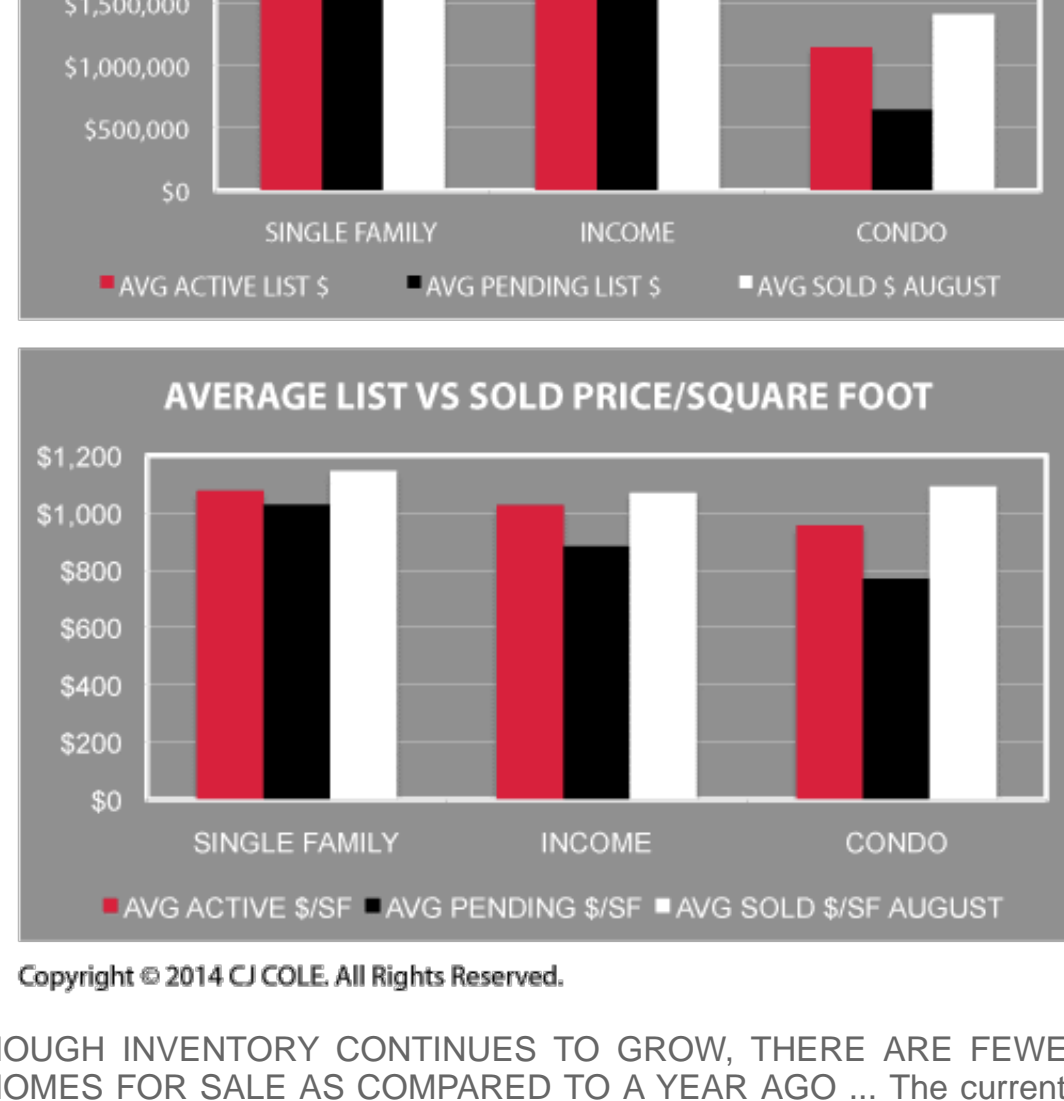
VIEW THE VENICE PROPERTY SALES FOR THE PAST 14 YEARS

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



THE NUMBER OF VENICE SINGLE FAMILY HOME THAT SOLD IN AUGUST DECREASED 35% when compared to last year and 23% from last month. The sales volume also decreased 22% and 7% respectively. The average home sale price was up 39% over a year ago and 19% vs last month. Price per square foot rose 37% over a year ago and 18% when compared with a month ago. This is a possible indication of less demand since inventory levels are continuing to rise.

CURRENT INVENTORY(9/18/14) AS COMPARED WITH THE PROPERTIES IN ESCROW AND THOSE SOLD IN AUGUST ...



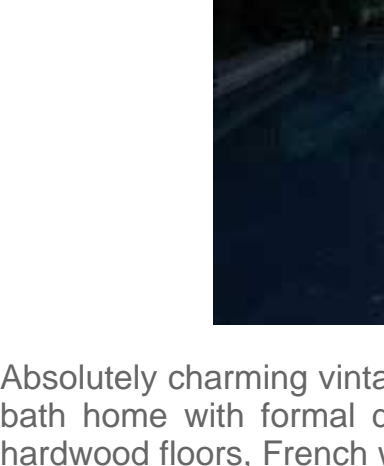
EVEN THOUGH INVENTORY CONTINUES TO GROW, THERE ARE FEWER SINGLE FAMILY HOMES FOR SALE AS COMPARED TO A YEAR AGO ... The current number of single family listings is 14 % above the past year average. The number of active income properties is 44% above the annual average, while condo inventory is 23% above the average.

Single family active listings remained the same, income properties increased by 8 and condos increased by 6 as compared with a month ago. Currently there are 9 fewer single family homes in escrow than are actively for sale. The number of listed homes on 9/18/14 was 79.5% lower than the sum of the number sold and in-escrow. This is significantly greater than last month's figure of 38% indicating a diminished buyer demand.

The average list price for the active single family listings is \$2,050,900 ... a 19% decrease over last month and 3.6% higher than the average sales price in August. Nineteen (61%) of the active single family homes are listed below August's average sale price.

The average list price for the homes in escrow is \$2,220,223 ... 12% higher than August's average sales price and 8% higher than the average list price of the active listings.

There are one short pay home and one short pay income property in escrow. There are two active bank-owned income properties. There are no bank-owned properties in escrow.

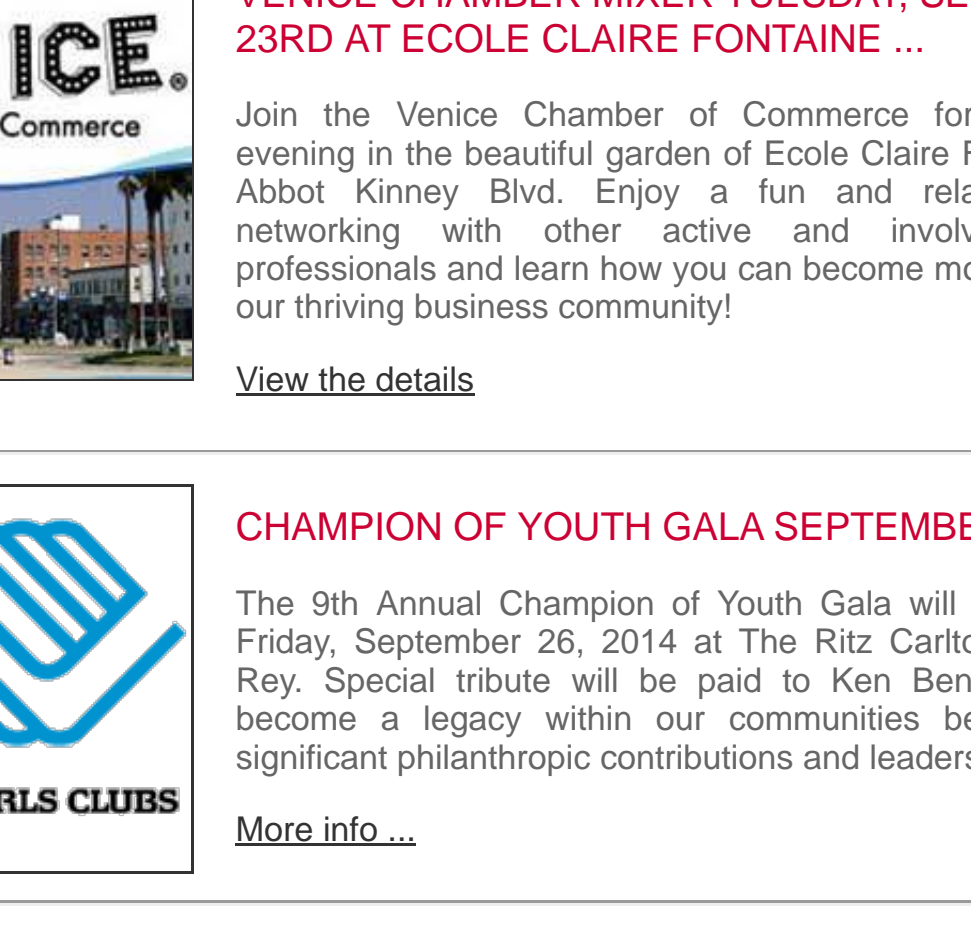


MORE OF MY VENICE REAL ESTATE MARKET STATS ...
 For the rest of my of my graphs, charts and analysis on how the Venice real estate market is performing, please [click to my web site](#) ... Each month I analyze and compare the market stats to give you the most in-depth in site into Venice property sales and inventory that is available anywhere !!!
[Link to this month's Venice stats](#)

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

Secret Venice Hideaway ... A Venice Pocket Listing

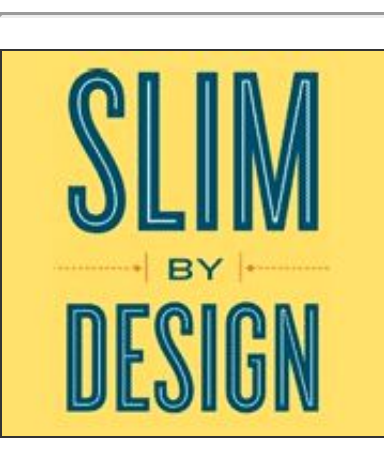
[Watch The Video](#)



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.

This unique property is located on a large lot east of Lincoln. The owner will consider an offer at \$1,800,000.

If you wish to view this fabulous home please contact CJ Cole . Venice Beach Living . 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](#)



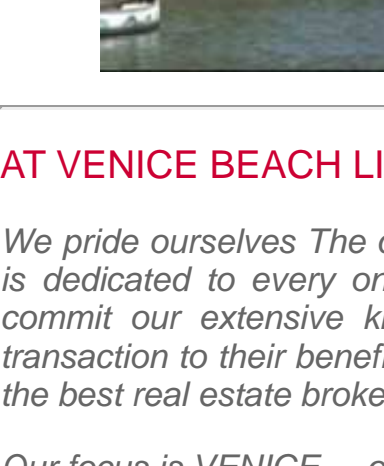
VENICE CHAMBER MIXER SEPTEMBER 23RD AT ECOLE CLAIRE FONTAINE ...
 Join the Venice Chamber of Commerce for a wonderful evening in the beautiful garden of Ecole Claire Fontaine, 1047 Abbot Kinney Blvd. Enjoy a fun and relaxing evening networking with other active and involved business professionals and learn how you can become more engaged in our thriving business community!
[View the details](#)



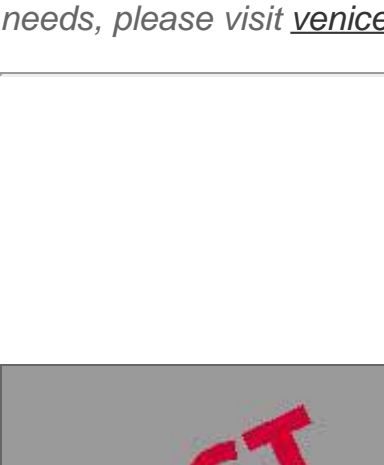
CHAMPION OF YOUTH GALA SEPTEMBER 26TH ...
 The 9th Annual Champion of Youth Gala will take place on Friday, September 26, 2014 at The Ritz Carlton, Marina del Rey. Special tribute will be paid to Ken Bentley, who has become a legacy within our communities because of his significant philanthropic contributions and leadership.
[More info ...](#)



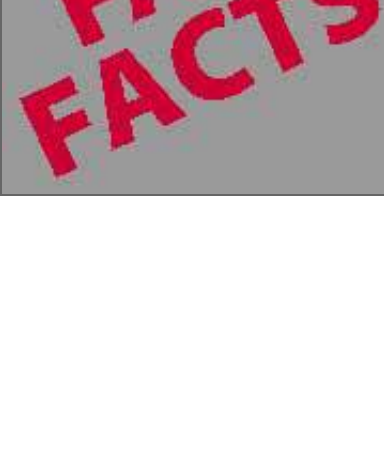
BACK TO SCHOOL BOOK SALE SATURDAY ...
 The Friends of the Venice Library will hold their next big book sale on September 27 from 9am to 3pm at the Venice Library. Due to the generosity of the Venice citizens they expect to once again have a great selection of donated books both fiction and non-fiction, most of which are only \$1. This will be a chance to pick up a that great read that you've been looking for and support the Library too!
[Read more ...](#)



ABBOT KINNEY FESTIVAL SUNDAY, SEPTEMBER 28TH ...
 The Abbot Kinney Festival, now in its 30th year, takes place along a mile-long stretch of the world-famous Abbot Kinney Boulevard, arguably the "coolest block in America" on Sunday, September 28th between 10 am and 6 pm.
[More info](#)



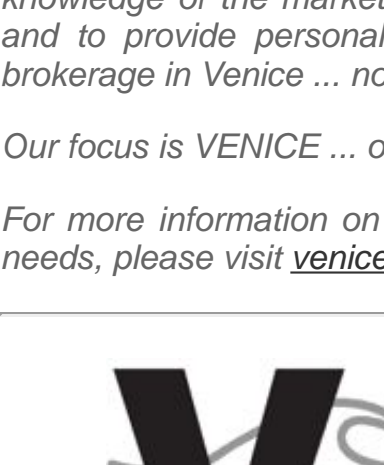
CUSHY TUSHY DIAPER DRIVE SATURDAY, OCTOBER 11TH ...
 The purpose of the Cushy Tushy Diaper Drive is to provide diapers to Venice organizations that care for families in need by offering Venice residents, community members, and businesses the opportunity to donate diapers to the cause.
[Find out all about it ...](#)



SEVEN WAYS TO DESIGN YOUR KITCHEN TO HELP YOU LOSE WEIGHT ...
 Your kitchen might be the workhorse around your home, but it also might be working against you and your waistline. That's the scenario Brian Wansink presents in his new book, *Slim by Design: Mindless Eating Solutions for Everyday Life*.
[More info ...](#)

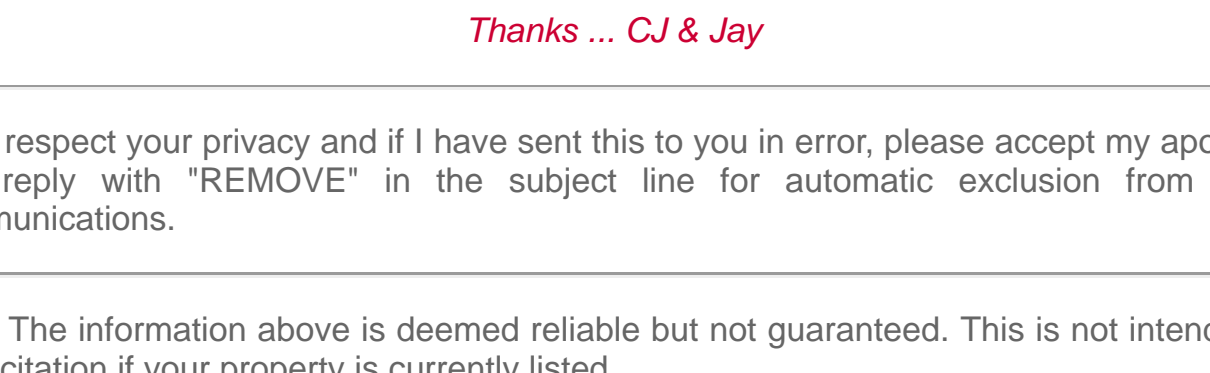


THE INEVITABLE FUTURE OF DRONES AROUND YOUR HOME ...
 Last week Google revealed it has a secret drone delivery service in the works. Called Project Wing, it is the tech behemoth's answer to another tech behemoth's futuristic delivery service. Amazon's Prime Air hopes to deliver 5-pound parcels, which make up more than 85 percent of its packages, via small unmanned aircraft flying 50 miles per hour to homeowners' doors in 30 minutes.
[Read more ...](#)



CONTRACTOR TIPS: TOP 10 REMODELING DON'TS ...
 Whether you work with a general contractor or act as one on your own project, getting a glimpse into the mind of a contractor can give you a new perspective into remodeling projects around your home. Read on to find out and to see what can help simplify your home remodel.
[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 - August 2014: \$480,280 (Source: CAR)

California highest median home price by region/county August 2014: San Mateo, \$1 million (Source: CAR)

California lowest median home price by region/county August 2014: Siskiyou County, \$127,500 (Source: CAR)

California Pending Home Sales Index - July 2014: Decreased 2.3 percent from 107 in June to 104.5 in July (Source: CAR)

California Traditional Housing Affordability Index - Second Quarter 2014: 30 percent (Source: CAR)

Conforming mortgage rates - week ending 9/11/2014 (Source: Freddie Mac)

- 30-yr. fixed: 4.12% fees/points: 0.5%
- 15-yr. fixed: 3.26% fees/points: 0.5%
- 1-yr. adjustable: 2.45% 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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 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.