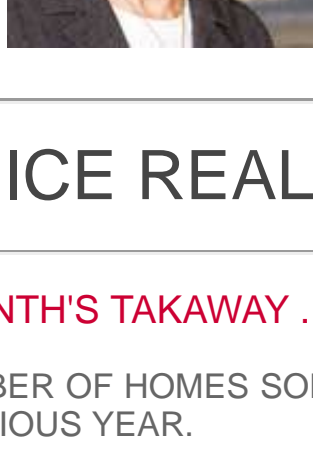


A boutique real estate brokerage selling the Venice lifestyle since 1987
310.823.3129 ... 310.773.6945 ... VeniceBeachLiving.com



"VENICE STYLE" SEPTEMBER . 2015

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

VENICE REAL ESTATE MARKET UPDATE

THIS MONTH'S TAKAWAY ...

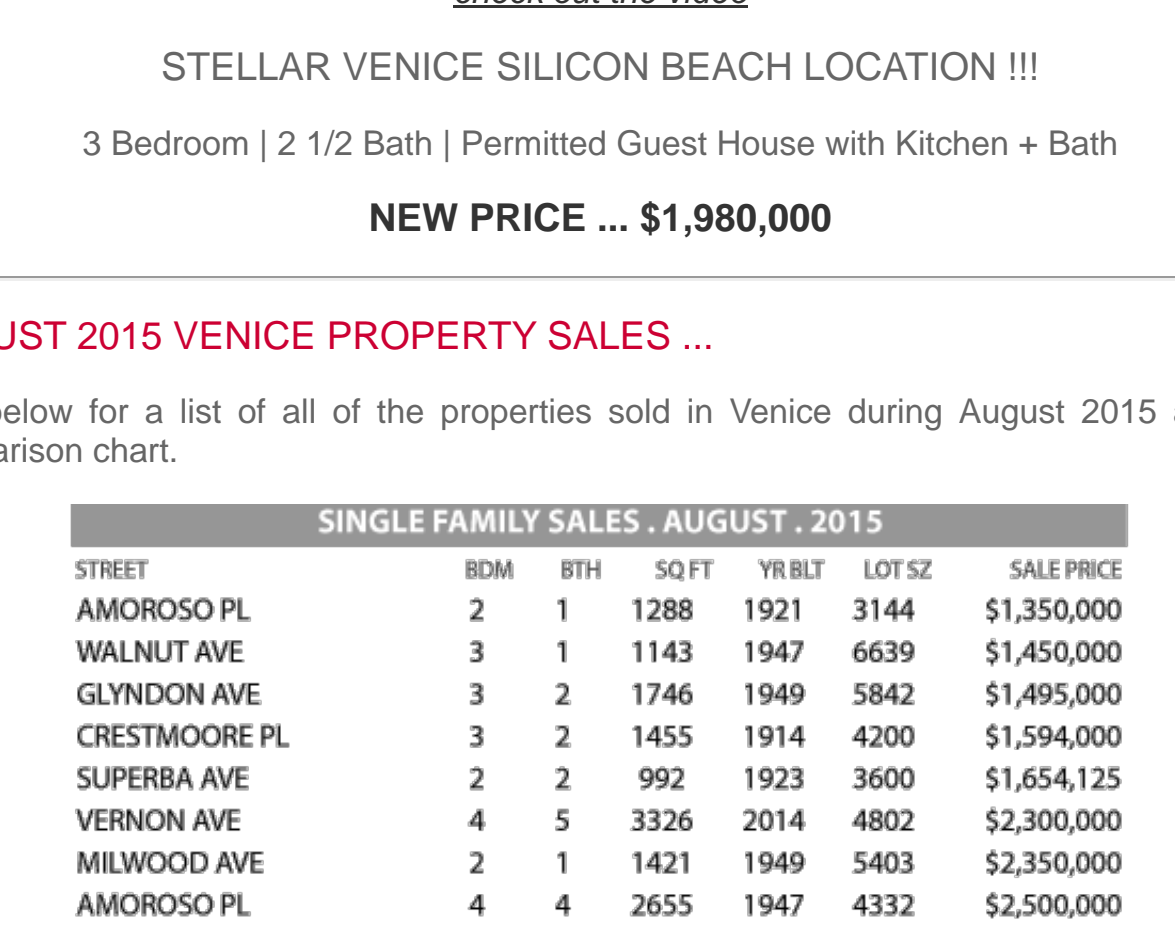
THE NUMBER OF HOMES SOLD IN AUGUST FALLS WELL BELOW LAST MONTH AND THE PREVIOUS YEAR.

SINGLE FAMILY HOME AVERAGE SALES PRICE AND AVERAGE PRICE PER SQUARE FOOT REMAINED FAIRLY CONSTANT OVER THE PAST YEAR WITH SLIGHT UPWARD TREND.

THE INVENTORY SUPPLY OF VENICE HOMES FOR SALE JUMPED UP IN AUGUST.

MY LATEST LISTING ... OPEN SUNDAY . SEPTEMBER 20TH ... 1:30 TO 4:00

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

NEW PRICE ... \$1,980,000

AUGUST 2015 VENICE PROPERTY SALES ...

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

SINGLE FAMILY SALES . AUGUST . 2015						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
AMOROSO PL	2	1	1288	1921	3144	\$1,350,000
WALNUT AVE	3	1	1143	1947	6639	\$1,450,000
GLYNDON AVE	3	2	1746	1949	5842	\$1,495,000
CRESTMORE PL	3	2	1455	1914	4200	\$1,594,000
SUPERBA AVE	2	2	992	1923	3600	\$1,654,125
VERNON AVE	4	5	3326	2014	4803	\$2,300,000
MILLWOOD AVE	2	1	1421	1949	5403	\$2,350,000
AMOROSO PL	4	4	2655	1947	4332	\$2,500,000
LINNIE CANAL	4	5	3631	2013	2850	\$4,500,000
TOTAL SALES						\$19,193,125
AVERAGE SALE PRICE						\$2,132,569.44
AVERAGE \$ PER SQ FT						\$1,087.00

RESIDENTIAL INCOME SALES . AUGUST . 2015						
STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE	
ROSE AVE	2	2	954	1953	2810	\$1,345,000
WAVECREST AVE	2	3	3	2930	1991	\$2,350,000
TOTAL SALES						\$3,695,000
AVERAGE SALE PRICE						\$1,847,500
AVERAGE \$ PER SQ FT						\$951.34

CONDOMINIUM SALES . AUGUST . 2015						
STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE	
HARBOR ST	3	3	2316	1986		\$1,205,000
ABBOT KINNEY BLVD	2	2	985	2005		\$1,280,000
PENMAR AVE	3	3	2429	1996		\$1,380,000
MAIN ST	2	2	1948	2008		\$1,500,000
BROADWAY ST	3	4	2093	2007		\$1,567,000
TOTAL SALES						\$6,932,000
AVERAGE SALE PRICE						\$1,386,400
AVERAGE \$ PER SQ FT						\$709.45

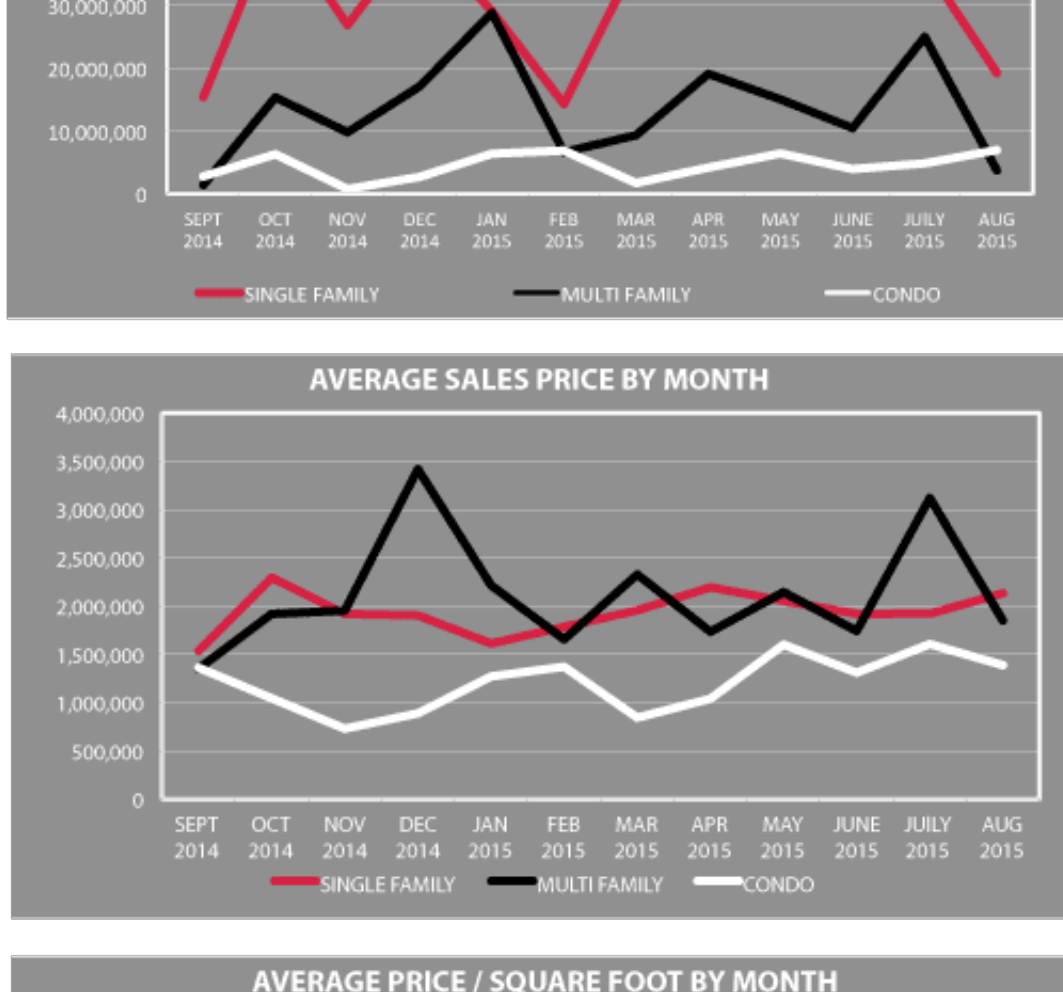
COMMERCIAL SALES . AUGUST . 2015						
STREET	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE	
LINCOLN BLVD		1270	1948	2124		\$1,340,000
ABBOT KINNEY BLVD	2	2040	1965	2700		\$4,650,000

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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.

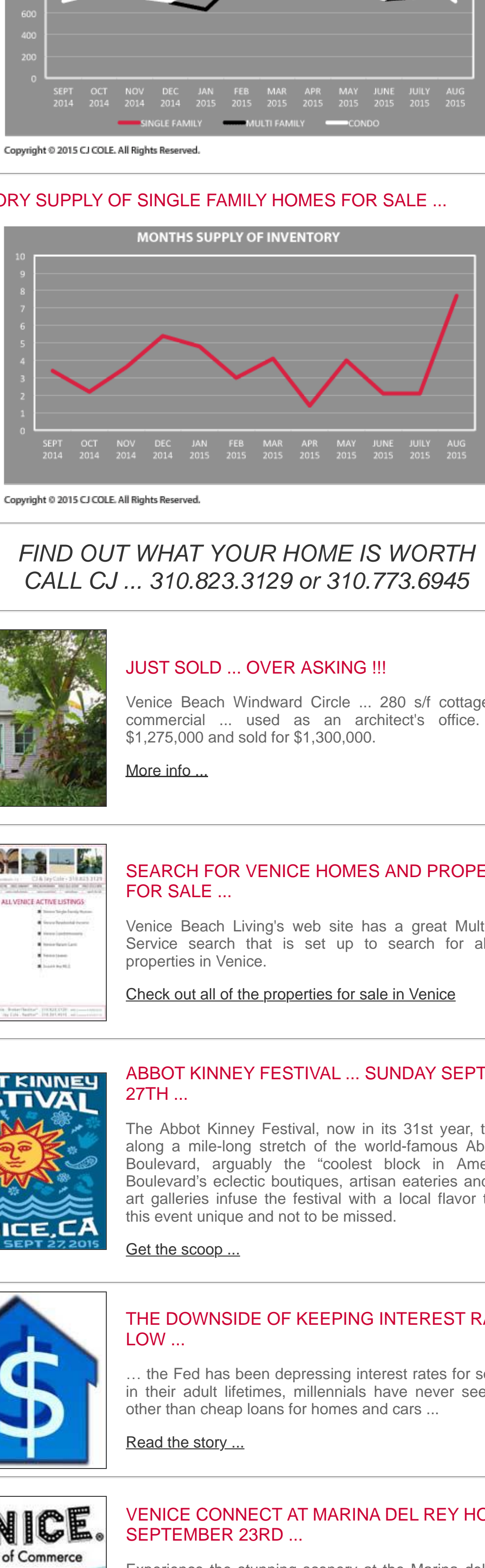
VIEW THE VENICE PROPERTY SALES FOR THE PAST 14 YEARS

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



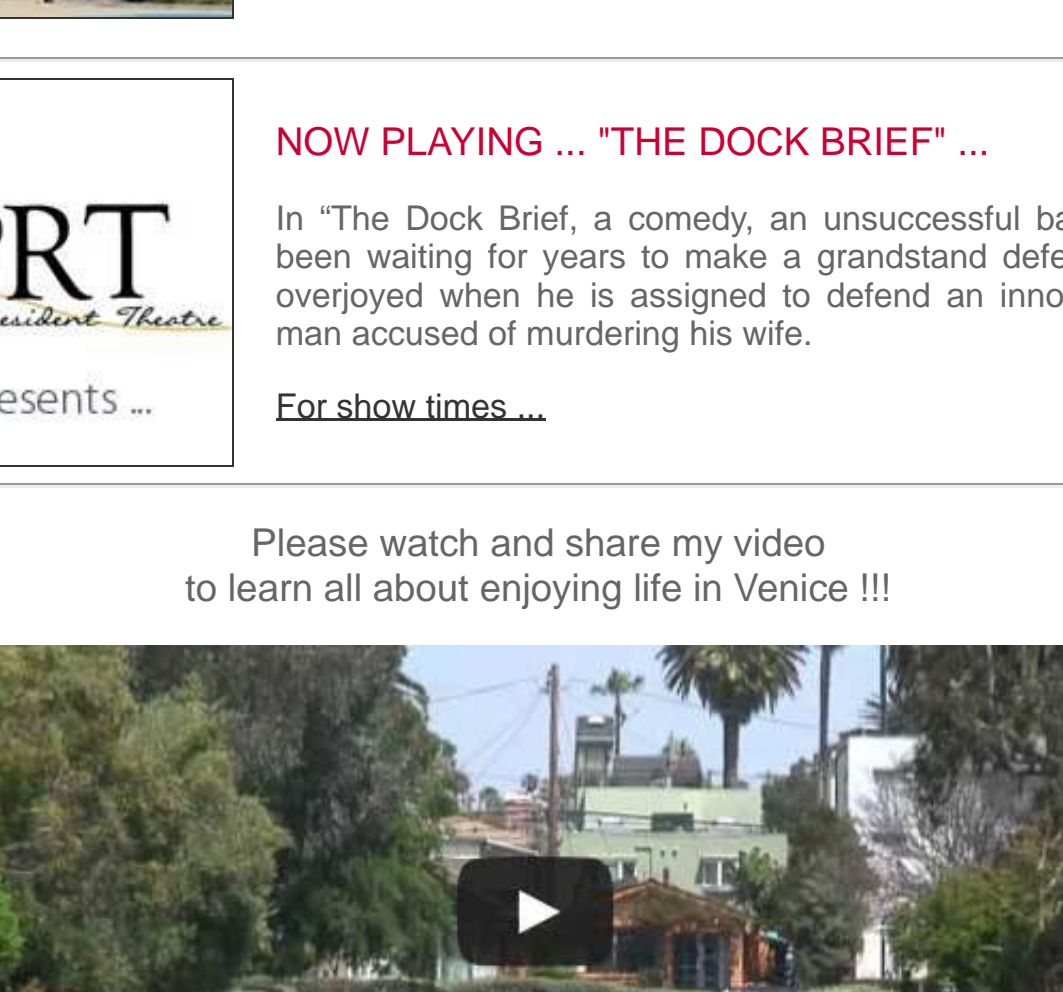
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THE PAST YEAR'S SALES PERFORMANCE BY TYPE OF PROPERTY ...



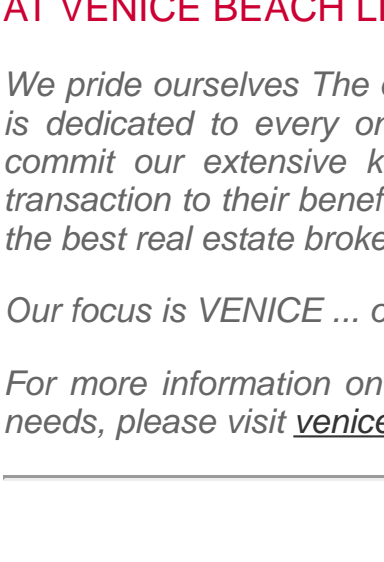
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INVENTORY SUPPLY OF SINGLE FAMILY HOMES FOR SALE ...



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



JUST SOLD ... OVER ASKING !!!

Venice Beach Windward Circle ... 280 s/f cottage ... zoned commercial ... used as an architect's office. Listed at \$1,275,000 and sold for \$1,300,000.

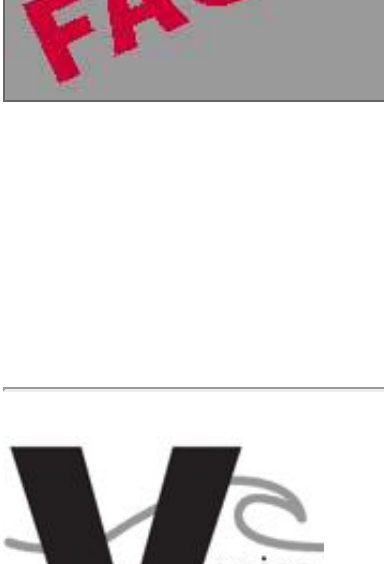
[More info ...](#)



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.

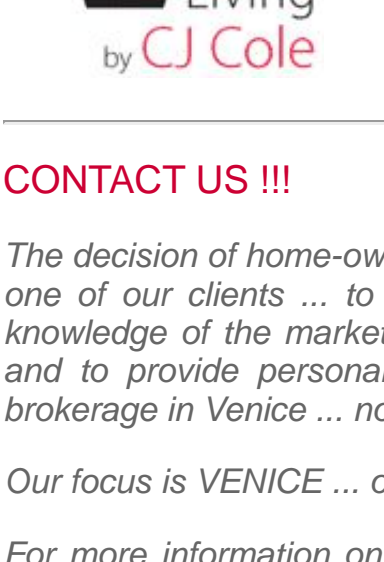
[Check out all of the properties for sale in Venice](#)



ABBOT KINNEY FESTIVAL ... SUNDAY SEPTEMBER 27TH ...

The Abbot Kinney Festival, now in its 31st year, takes place along a mile-long stretch of the world-famous Abbot Kinney Boulevard, arguably the "coolest block in America". The Boulevard's eclectic boutiques, artisan eateries and influential art galleries infuse the festival with a local flavor that makes this event unique and not to be missed.

[Get the scoop ...](#)



VENICE CONNECT AT MARINA DEL REY HOTEL SEPTEMBER 23RD ...

Experience the stunning scenery at the Marina del Rey Hotel on the Marina waterfront at Venice Chamber's first Venice Connect networking event (formerly Venice Chamber Monthly Mixer). Food and beverages provided by SALT, the hotel restaurant ...

[More info ...](#)

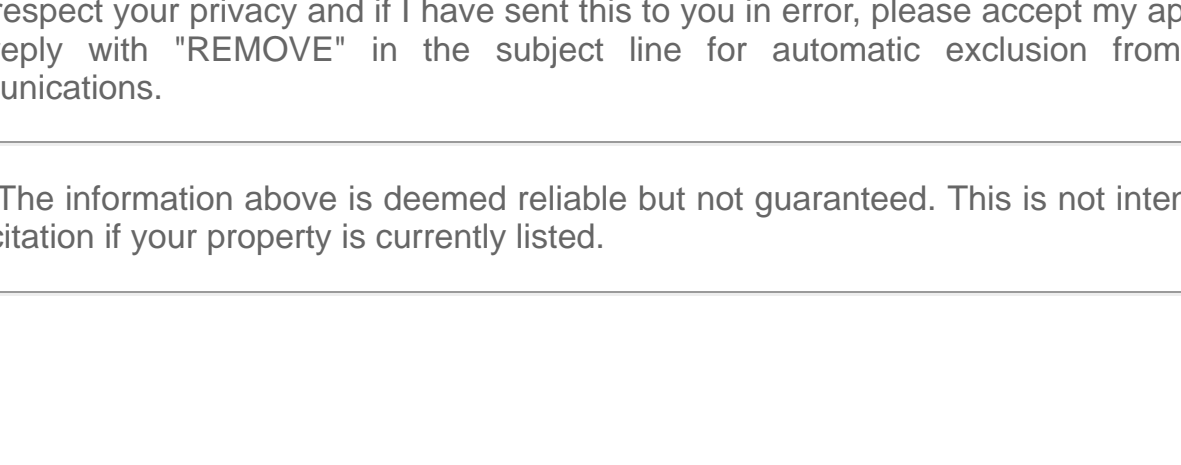


NOW PLAYING ... "THE DOCK BRIEF" ...

In "The Dock Brief, a comedy, an unsuccessful barrister has been waiting for years to make a grandstand defense. He is overjoyed when he is assigned to defend an innocuous little man accused of murdering his wife.

[For show times ...](#)

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 - July 2015: \$488,260 (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 July 2015: Siskiyou, \$176,000 (Source: CAR)

California Pending Home Sales Index - July 2015: Increased 1.6 percent from 120.4 in June to 122.3 (Source: CAR)

California Traditional Housing Affordability Index - Second Quarter 2015: 30 percent (Source: CAR)

Conforming mortgage rates - week ending 9/10/2015 (Source: Freddie Mac)

- 30-yr. fixed: 3.90% fees/points: 0.6%
- 15-yr. fixed: 3.10% fees/points: 0.7%
- 1-yr. adjustable: 2.63% 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.

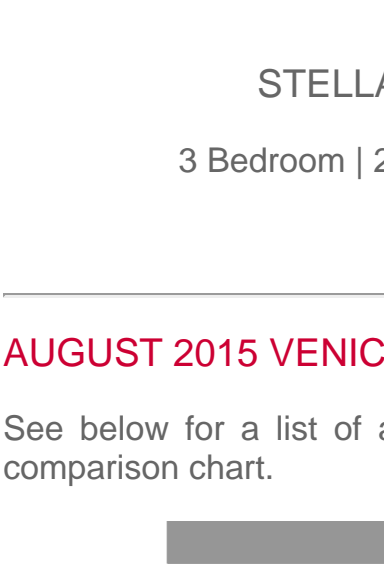
Our page is located at <http://facebook.com/VeniceBeachLiving>

CONTACT US !!!

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CJ COLE, BROKER Venice Beach Living

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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.