



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



"VENICE STYLE" SEPTEMBER . 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 September 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

VENICE REAL ESTATE MARKET UPDATE

August 2016 Venice Property Sales ...

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

SINGLE FAMILY SALES . AUGUST . 2016						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
1385 Preston Way	3	2	1537	1960	5883	\$1,300,000
127 Wavcrest Ave	2	1	1104	1909	2245	\$1,350,000
2227 Superior Ave	2	2	1140	1924	5257	\$1,350,000
1046 Oakwood Ave	3	2	1361	1924	3579	\$1,400,000
215 Venice Way	2	1	836	1953	1943	\$1,400,000
1183 Nelrose Ave	3	2	2720	1947	4442	\$1,475,000
128 Park Pl	2	1	960	1912	2100	\$1,515,000
1059 Marco Pl	2	2	1201	1923	4000	\$1,635,000
855 Sunset Ave	5	3	2944	1946	7261	\$1,700,000
671 Brooks Ave	3	5	3011	1972	8218	\$2,000,000
711 Boccaccio Ave	3	2	1453	1960	4500	\$2,008,000
724 Brooks Ave	3	2	1509	1924	5203	\$2,039,000
614 Oxford Ave	4	3	3005	2001	4636	\$2,070,000
811 Amoroso Pl	3	2	1796	1921	3151	\$2,350,000
639 Mildred Ave	3	4	2500	2016	2000	\$2,550,000
1109 Amoroso Pl	4	4	2655	2015	4332	\$2,795,000
448 Howland Canal	3	3	2563	1988	2850	\$3,000,000
2819 Grayson Ave	5	5	3270	1948	5097	\$3,525,000
550 Rialto Ave	2	4	4930	2003	5102	\$5,675,000
Total Sales						\$41,137,000
Average Sales Price						\$2,165,105
Average \$ / SF						\$1,016

RESIDENTIAL INCOME SALES . AUGUST . 2016							
STREET	UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
2621 Abbot Kinney Blvd	3	7	5	2808	1960	4298	\$1,895,000
635 Westminster Ave	4	10	4	3981	1963	5209	\$2,200,000
Total Sales							\$4,095,000
Average Sales Price							\$2,047,500
Average \$ / SF							\$603

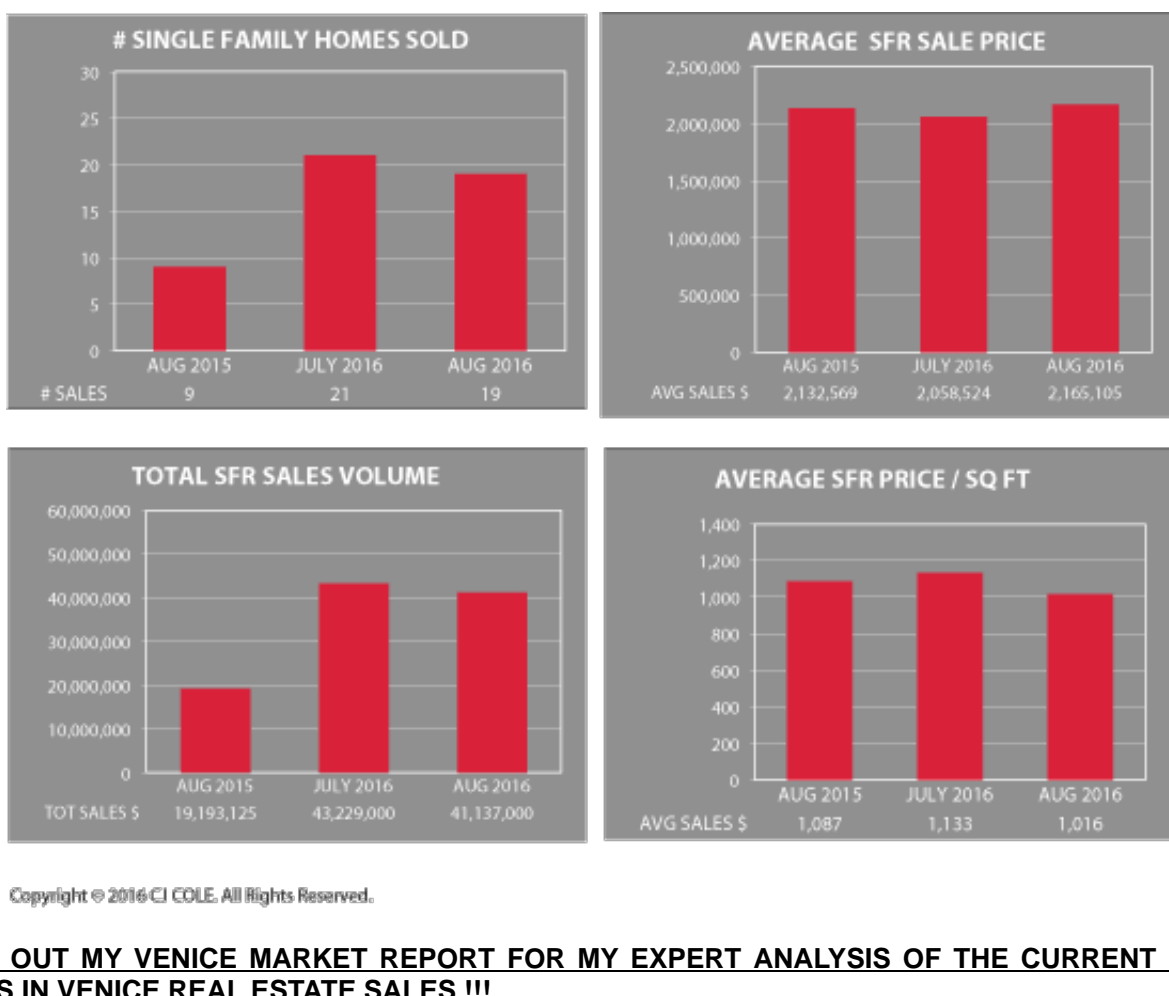
CONDOMINIUM SALES . AUGUST . 2016					
STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE
630 Harbor St	3	3	1918	1986	\$1,170,000
700 Main St	1	2	1719	2008	\$1,425,000
2439 Walnut Ave	3	4	2000	2014	\$1,660,000
Total Sales					\$4,255,000
Average Sales Price					\$1,418,333
Average \$ / SF					\$755

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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

August 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 !!!

[CLICK HERE FOR YOUR FREE Home Valuation](#)

August 2016 Home Sales Stats Point Toward Possible Slowdown ...

?Our August Venice Market Report Is Ready to Download ... Offering 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](#)



Looking for a Beach Pad to Lease ??? Coming on the Market Soon ...

Be the first to know about this charming 2 bedroom + 1 bath upstairs unit in an original beach duplex ... just a couple blocks to the beach, the Canals and Windward Circle !!! Give me a call for more info. 310.773.6945.



Beware: Scammers May Be Posing as Your Realtor ...

There's a scam afoot, or, shall we say, a-wire that prospective homebuyers may want to be on the lookout for, and it happens like this: You're nosing around the real estate market — maybe even close to buying a house or piece of property ...

[Find out more](#)



Friends of the Venice Library Sponsor Backpack Giveaway ...

STUDENTS! Get a FREE Timbuk2 backpack for using the Student Zone at the Venice Branch Library (one per person). The Student Zone provides FREE homework help, FREE printing, priority computer access and FREE school supplies for students in grades 1-12. Call the Branch for more information: 310-821-1769.

[Read more](#)



9 Home-Buying Myths You Need to Stop Believing ...

Find hundreds of used books at 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 !!!

[Read the article](#)



Venice Chamber Happy Hour at CasaLinda Thursday, October 6th ...

Chamber Happy Hour is a monthly event for members to network within the community, introduce new people to the Venice Chamber, and showcase our members - all the fabulous bars, restaurants and businesses in and around the Venice area ...

[Find out more](#)



The 32nd Annual Abbot Kinney Festival Sunday, September 25th ...

The Abbot Kinney Festival, now in its 32nd year, takes place along a mile-long stretch of the world-famous Abbot Kinney Boulevard, arguably the "coolest block in America" ... Come out the last Sunday in September for a day of fun, food and entertainment ...

[Event info](#)



Artists & Fleas on Abbot Kinney Every Saturday ...

This spring, Artists & Fleas LA opened their second LA market location in the Venice Branch community of Venice at the Westminster Elementary School. Held every Saturday from 11 to 6 check it out for a fabulous A&F line-up of art, design and vintage vendors ...

[Details](#)



Orson Bean Gives "Safe at Home" to World for Free ...

Orson Bean, is offering his LADCC award-winning one-man show "Safe at Home: an Evening with Orson Bean" for free to all via YouTube! Bean, a long time Venice resident, felt strongly that it was a show he wanted everyone to see and enjoy !!! And you, will !!!

[Watch it on YouTube](#)



How to Paint a Wall Like a Pro ...

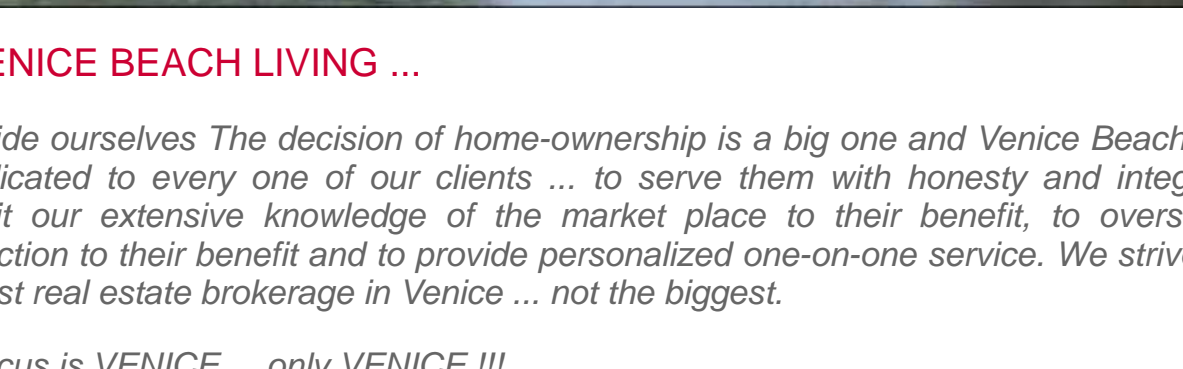
It takes more than paint to successfully change the color of a wall. Paint expert and decorative artist Shauna Gallagher shows us the tools she uses on the job and shares her tips ...

[Check out the video](#)

Fast Facts

- California median home price - July 2016: \$509,830 (Source: CAR)
- California highest median home price by region/county July 2016: San Francisco, \$1,362,500 (Source: CAR)
- California lowest median home price by region/county July 2016: Tehama, \$184,000 (Source: CAR)
- California Traditional Housing Affordability Index - Second Quarter 2016: 31 percent (Source: CAR)
- Conforming mortgage rates - week ending 9/8/2016 (Source: Freddie Mac)
 - 30-yr. fixed: 3.44% fees/points: 0.6%
 - 15-yr. fixed: 2.76% fees/points: 0.5%

Please watch and share my video to learn all about enjoying life in Venice !!!

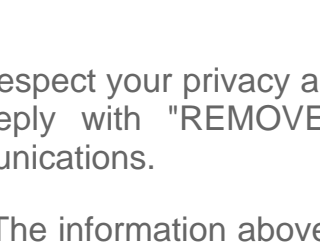


AT VENICE BEACH LIVING ...

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 or give us a call at 310.773.6945.



CJ COLE, BROKER
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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.