

A boutique real estate brokerage selling the Venice lifestyle since 1987

310.823.3129 ... 310.773.6945 ... VeniceBeachLiving.com



"VENICE STYLE" OCTOBER . 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 average PRICE PER SQUARE FOOT of Venice homes that sold in September INCREASED ... 5% above a month ago and 17% more than September a year ago.

Quarterly statistics show a consistent UPWARD TREND in Venice home sales since the beginning of 2012.

The INVENTORY SUPPLY of Venice Homes continues to increase.

SEPTEMBER 2015 VENICE PROPERTY SALES ...

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

SINGLE FAMILY SALES . SEPTEMBER . 2015						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
MARCO PL	2	1	1000	1940	4268	\$1,040,000
MARCO PL	3	1	1294	1925	4268	\$1,040,000
MORNINGSIDE WAY	3	1	1499	1947	6157	\$1,050,000
PENMAR AVE	3	1	1050	1945	5500	\$1,175,000
VICTORIA AVE	3	2	1354	1947	4521	\$1,535,000
VENICE WAY	0	1	280	1926	1912	\$1,650,000
GARFIELD AVE	4	1	1263	1947	4205	\$1,400,000
VAN BUREN AVE	3	3	2100	1964	4203	\$1,500,000
SUPERBA AVE	2	2	1776	1922	3149	\$1,535,000
CLOY AVE	3	2	1317	1975	3604	\$1,650,000
AMOROSO PL	2	2	984	1921	3151	\$1,725,000
WARREN AVE	3	3	1713	1946	4452	\$1,760,000
BROOKS AVE	4	3	2030	1948	2107	\$1,777,000
DELL AVE	3	1	1199	1942	5212	\$1,800,000
MARCO PL	2	1	933	1913	3300	\$1,850,000
INDIANA AVE	3	3	2670	1925	4830	\$2,368,600
CALIFORNIA AVE	4	4	3112	2015	3201	\$2,425,000
MARIAN PL	4	2	2608	1905	7001	\$2,512,250
RIALTO AVE	4	5	3000	2002	2402	\$3,250,000
RIALTO AVE	4	2	2517	1910	7200	\$5,100,000
TOTAL SALES						\$7,452,850
AVERAGE SALE PRICE						\$1,872,643
AVERAGE \$ PER SQ FT						\$1,145

RESIDENTIAL INCOME SALES . SEPTEMBER . 2015							
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE	
MAIN ST	2	2	972	1949	4702	\$1,100,000	
MARIAN PL	2	2	1400	1924	4500	\$1,400,250	
MILLWOOD AVE	2	4	1611	1947	4251	\$1,530,000	
OCEAN FRONT WALK	5	2	5	2300	1965	2518	\$1,955,000
BROOKS AVE	3	3	636	1912	6033	\$2,150,000	
WAVECREST AVE	2	6	4	2160	1980	2698	\$2,300,000
PALMS BLVD	2	5	3	2572	1940	10892	\$2,525,000
VENICE BLVD	3	6	3	2668	1932	13061	\$3,200,000
TOTAL SALES						\$16,160,250	
AVERAGE SALE PRICE						\$2,020,031	
AVERAGE \$ PER SQ FT						\$1,129	

CONDOMINIUM SALES . SEPTEMBER . 2015						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
MAIN ST	2	3	1941	2011		\$1,570,000
MAIN ST	2	3	1966	2011		\$1,625,000
INNES PL	2	3	1966	2011		\$1,625,000
TOTAL SALES						\$4,820,000
AVERAGE SALE PRICE						\$1,606,667
AVERAGE \$ PER SQ FT						\$821

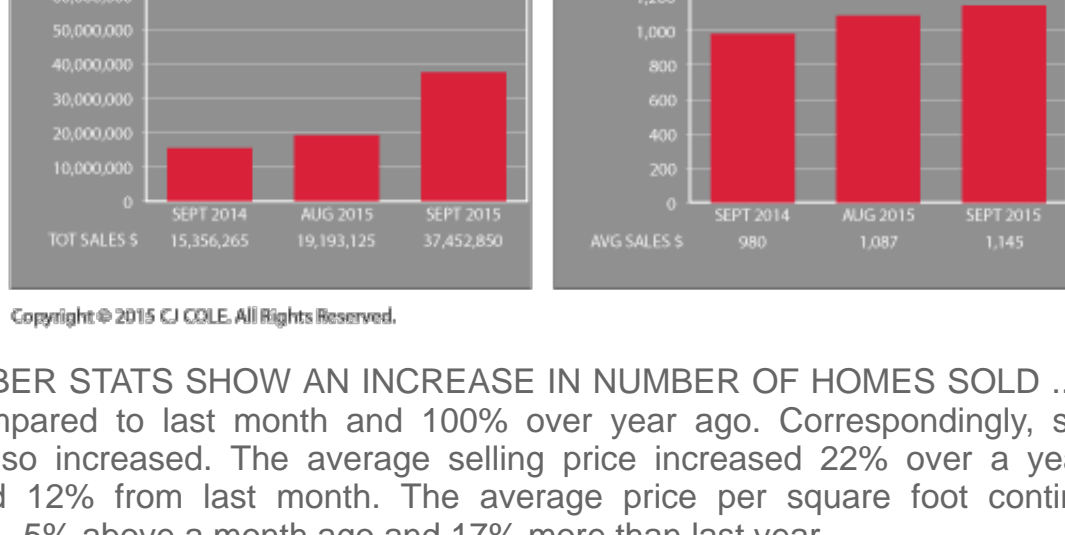
COMMERCIAL SALES . SEPTEMBER . 2015						
STREET	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE	
OCEAN FRONT WALK		5612	1922	8206	\$6,550,000	

Copyright © 2015 CJ COLE. All Rights Reserved.

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 14 YEARS

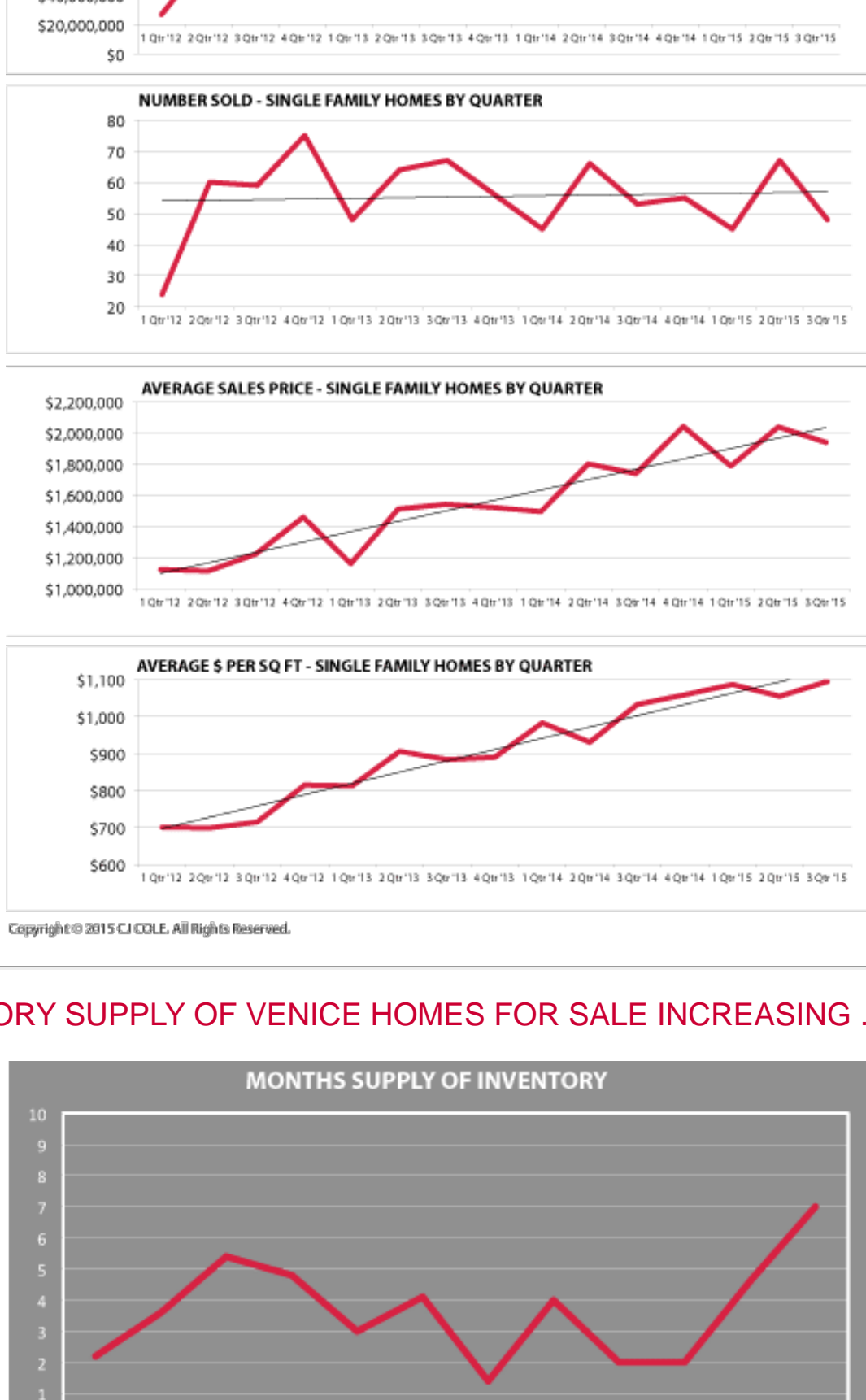
SEPTEMBER SINGLE FAMILY HOME SALES COMPARISON WITH PREVIOUS MONTH AND A YEAR AGO ...



Copyright © 2015 CJ COLE. All Rights Reserved.

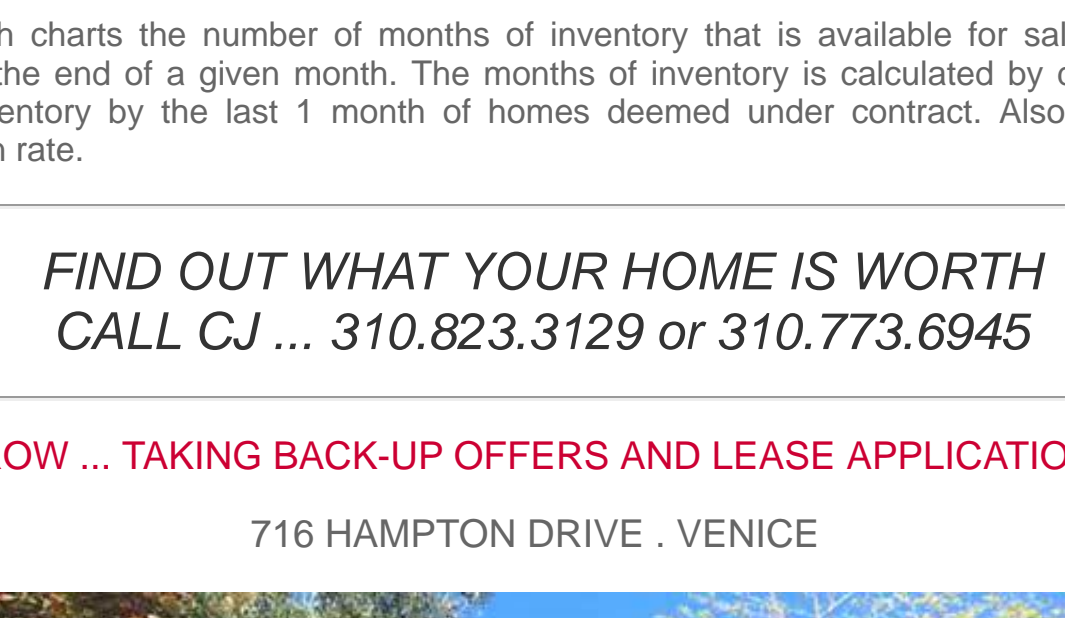
SEPTEMBER STATS SHOW AN INCREASE IN NUMBER OF HOMES SOLD ... Up 122% when compared to last month and 100% over year ago. Correspondingly, sales dollar volume also increased. The average selling price increased 22% over a year ago but decreased 12% from last month. The average price per square foot continued to increase ... 5% above a month ago and 17% more than last year.

QUARTERLY STATISTICS SHOW CONSISTENTLY UPWARD TREND IN VENICE HOME SALES ...



Copyright © 2015 CJ COLE. All Rights Reserved.

INVENTORY SUPPLY OF VENICE HOMES FOR SALE INCREASING ...



Copyright © 2015 CJ COLE. All Rights Reserved.

This graph charts the number of months of inventory that is available for sale in active status at the end of a given month. The months of inventory is calculated by dividing the active inventory by the last 1 month of homes deemed under contract. Also known as absorption rate.

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

IN ESCROW ... TAKING BACK-UP OFFERS AND LEASE APPLICATIONS ...

716 HAMPTON DRIVE . VENICE



[check out the video](#)

STELLAR VENICE SILICON BEACH LOCATION !!!

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

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

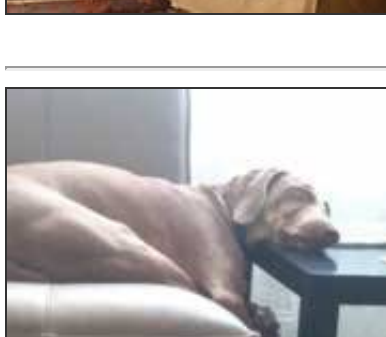
LEASE PRICE ... \$8000



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](#)



SAFE AT HOME ... AN EVENING WITH ORSON BEAN AT PACIFIC RESIDENT THEATRE ...

Broadway & television legend and Venice resident Orson Bean presents his new one-man show. Sometimes hilarious, frequently moving, it's a poignant evening of laughter, childhood memories and even a little magic. Preview nights begin Thursday, October 15th ...

[Get the scoop ...](#)



WHO RULES THE HOUSE ... DOGS OR CATS ???

New data shows that pets make people happy, and pet owners love spending big to return the favor. Do pets make people happy ??? A new Houzz survey seems to suggest so ...

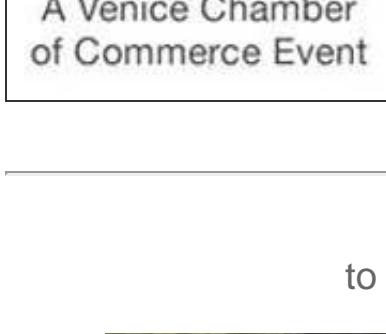
[Read the story ...](#)



WHY YOU SHOULD BUY A HOME RIGHT NOW ...

Whether you're considering buying a property to live in or one to rent out, there are many reasons that the present is a positive time to purchase a home. While the market has recovered from near-historic low mortgage interest rates, it's still a great time to become a homeowner for many reasons ...

[Read more ...](#)



AN INSIDER'S GUIDE TO CREATING THE PERFECT GALLERY WALL ...

Creating a gallery wall in your home can be an affordable way to transform a room with the paintings, photographs, illustrations and personal pieces that matter to you. Whether you want to create a statement in your living room or simply make a staircase or blank wall come alive, a gallery is a fun way to express yourself and showcase favorite items ...

[Great ideas ...](#)

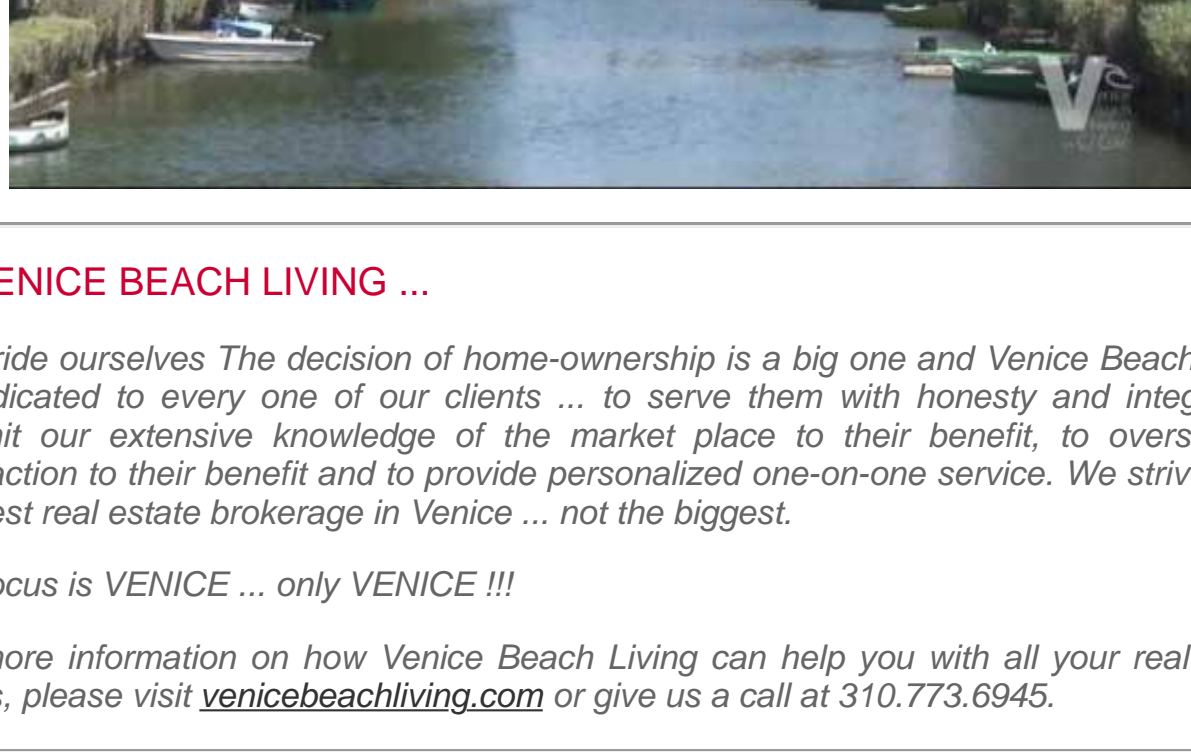


VENICE ART CRAWL MIXER AT VENICE WHALER THURSDAY, OCTOBER 15TH ...

Artists, gallery owners, venues, sponsors, art enthusiasts and the community come together at Venice Art Crawl Monthly Mixers to collaborate and shape the Venice Art Crawl events. The next one is October 15th at Venice Whaler - there is a \$5 donation at the door. Drink and appetizer specials are available ...

[More info ...](#)

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 2015: \$493,420 (Source: CAR)

California highest median home price by region/county August 2015: San Francisco, \$1,242,650 million (Source: CAR)

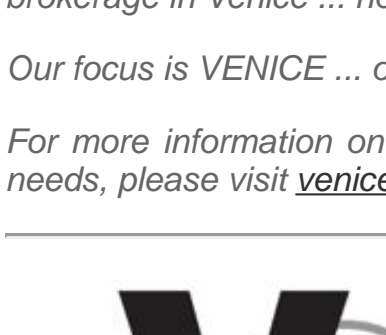
California lowest median home price by region/county August 2015: Siskiyou, \$153,330 (Source: CAR)

California Pending Home Sales Index - August 2015: Increased 12.8 percent to 112.8 (Source: CAR)

Quarterly 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: 3.85% fees/points: 0.6%
- 15-yr. fixed: 3.07% fees/points: 0.7%
- 1-yr. adjustable: 2.53% fees/points: 0.2%



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.

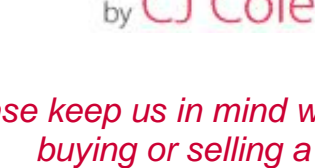
Our page is located at <http://facebook.com/VeniceBeachLiving>

CONTACT US !!!

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

Venice Beach Living

Phone: 310.823.3129 . 310.773.6945

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.