

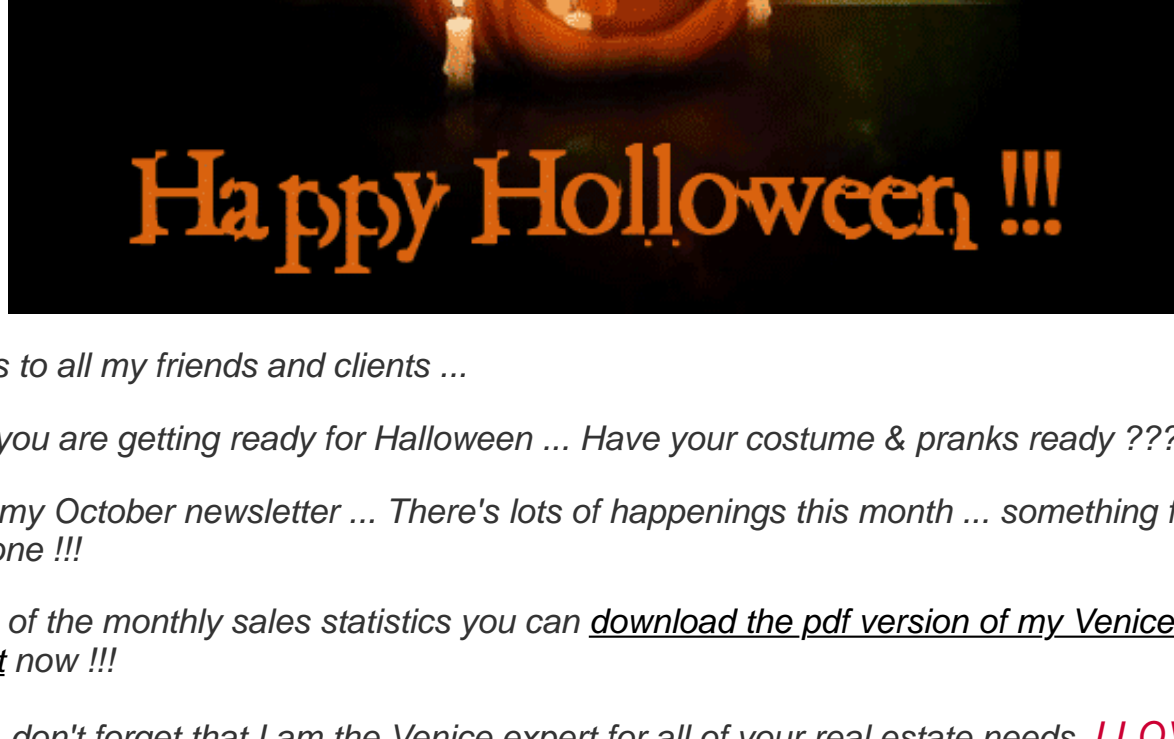


... A boutique real estate brokerage selling the Venice lifestyle since 1987
310.823.3129 ... 310.773.6945 ... VeniceBeachLiving.com



"VENICE STYLE" OCTOBER . 2016

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



Hollers to all my friends and clients ...

Hope you are getting ready for Halloween ... Have your costume & pranks ready ???

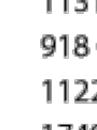
Enjoy my October newsletter ... There's lots of happenings this month ... something for everyone !!!

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

September 2016 Venice Property Sales ...

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

SINGLE FAMILY SALES . SEPTEMBER . 2016						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
1518 Glenavon Ave	2	1	844	1949	5969	\$1,225,000
662 Vernon Ave	2	1	790	1919	4802	\$1,310,000
1131 Lake St	4	3	1954	1954	8126	\$1,400,000
918 California Ave	3	2	1221	1955	4585	\$1,480,000
1122 Grant Ave	2	1	1226	1929	4197	\$1,595,000
1740 Penmar Ave	2	2	1504	1947	6931	\$1,600,000
2501 Walnut Ave	3	3	1648	1956	5218	\$1,687,000
916 Victoria Ave	2	3	1066	1922	4000	\$1,750,000
2491 Glencoe Ave	3	3	1978	1940	5196	\$1,850,000
2235 Prospect Ave	3	4	1522	1951	8533	\$1,885,000
2115 Glencoe Ave	3	3	1772	1946	5779	\$2,050,000
1045 Amoroso Pl	5	3	2444	1929	4332	\$2,100,000
652 Woodlawn Ave	3	3	1932	1912	4187	\$2,407,000
431 Carroll Canal	2	3	1952	1987	2400	\$2,700,000
2341 Cloy Ave	3	4	2700	2016	3602	\$3,200,000
623 Palms Blvd	4	4	2899	1911	10799	\$4,500,000
Total Sales						\$32,739,000
Average Sales Price						\$2,046,188
Average \$ / SF						\$1,193

RESIDENTIAL INCOME SALES . SEPTEMBER . 2016							
STREET	UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
1305 Venice Blvd	4	4	4	2368	1952	5957	\$1,291,875
440 S Venice Blvd	2	3	3	1376	1954	3156	\$1,540,000
554 Rialto Ave	2	3	2	1182	1921	2549	\$1,797,000
547 Venice Way	4	8	6	3362	1947	7036	\$2,050,500
201 Ruth Ave	3	3	4	1809	1947	4151	\$2,162,500
32 Brooks Ave	4	8	4	3275	1910	4486	\$2,355,000
605 Santa Clara Ave	7	14	8	4216	1964	5168	\$2,375,000
513 Sunset Ave	2	3	2	1888	1912	7104	\$2,437,500
1334 Appleton Way	2	4	2	1631	1948	10893	\$2,800,000
33 Clubhouse Ave	15	0	15	5884	1912	3149	\$4,900,000
Total Sales							\$23,709,375
Average Sales Price							\$2,370,938
Average \$ / SF							\$878

CONDOMINIUM SALES . SEPTEMBER . 2016						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
245 Main St #109	2	2	1188	1989	73407	\$940,000
633 Flower Ave #2	3	3	1864	1991	5798	\$1,359,000
Total Sales						\$2,299,000
Average Sales Price						\$1,149,500
Average \$ / SF						\$753

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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/C/LAW. 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

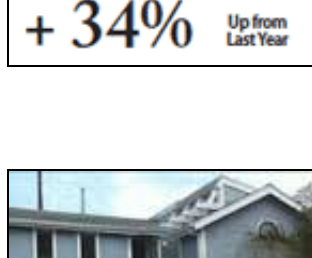
September Single Family Home Sales Comparison with Previous Month and a Year Ago



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 !!!

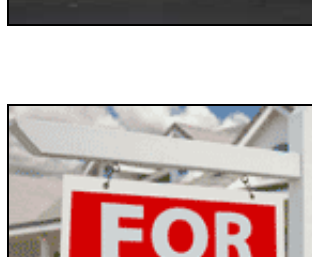
CLICK HERE FOR YOUR FREE Home Valuation



Inventory of Single Family Homes for Sale in Venice Continues to Increase ...

Our September 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](#)



Leased the First Week on the Market at Full Price ...

1918 Alberta Avenue #A - Venice ...If you prefer the charm of "old Venice" then you'll love this terrific beach pad that is just steps to the beach, Windward Circle, Venice Canals and Abbot Kinney !!! The light-filled upstairs unit boasts 2 bedrooms + 1 bath, an eat-in kitchen with great storage and a sunny balcony, plus a dining alcove/office.

[View the slide show ...](#) [Download the MLS info](#)



5 Reasons Homeowners Should List Their Homes Today ...

It's finally time to take the plunge ... When consumers are on a mission to buy something and can't find what they want, they often encounter that frustrating feeling of slim choices in stores or online. Such is the case with housing inventory as the end of the year draws closer.

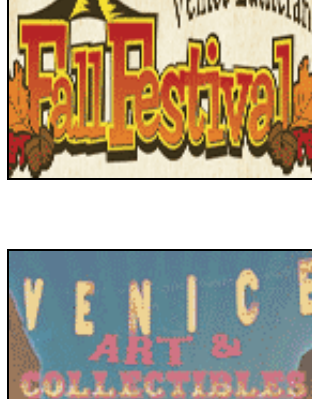
[Find out more](#)



Where Can I Hide My Laundry Area?

Laundry areas are often overlooked in the design of a new home, but with creative thinking and space planning, yours can put the fun back in functional. Whether it's located in the kitchen, the bathroom or another room of the house.

[Read more](#)



Inaugural Silicon Beach/Playa Vista Film Festival Marathon Saturday October 22nd ...

Join us on the red carpet at Beach Dancer Films headquarters, located just three blocks south of the Venice Pier, for a Filmmakers' Marathon. Films will be shown back to back over 12 hours. Opening at 11am with a ribbon cutting for Beach Dancer Films with The Venice Chamber of Commerce & The Venice Media District.

[Get the scoop](#)



Venice Lutheran Fall Festival Saturday October 22nd ...

This spring, Artists & Fleas LA opened its second LA market location in the vibrant, artistic community of Venice at the Westminister 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](#)



Venice High Art & Collectables Market Saturday October 22nd ...

The Venice Art & Collectables Market is brought to you by the Gondolier Booster Club, a non-profit organization that supports the students and faculty of Venice High School. The Flea is open from 9am - 4pm, every 2nd and 4th Saturday.

[Event info](#)



Venice Connect - Doing Business After Dark - Wednesday October 26th ...

Hosted by Ecole Claire Fontaine ... who thought you'd be mixing and mingling with local professionals at a preschool? Now is your chance! This month's mixer is at Ecole Claire Fontaine, a progressive, trilingual school in the heart of Venice. Enjoy the company of friends and colleagues while tasting local refreshments at a beautiful outdoor setting.

[Find out more](#)



Harvest Days and Haunted Nights October 29th and 30th ...

Marina del Rey's NEW Halloween Festival will be transformed as you've never seen before for a Burton Wallace event. Expect kid-friendly fun by day and get spooky entertainment by night (recommended for ages 13+). Admission is FREE, and food is available for purchase.

[Check it out](#)



18th Annual Canal Club + James' Beach Halloween Saturday October 30th ...

Go where the locals go! Canal Club and James' Beach will host their 18th Annual Halloween party on Saturday October 30, 2016. Join in on the fun and get your Halloween pics at the Venice Papparazzi photo booth! There will be a costume contest at midnight! See you there !!!

[Get the scoop](#)



Venice Arts 23rd Anniversary Gala on Saturday November 5th ...

Celebrate 23 years of transforming young lives. Enjoy live music, delicious food and drink, and an opportunity to collect extraordinary photography by noted professionals and their talented students.

[More info](#)



Venice Library Book Sale Saturday November 19th ...

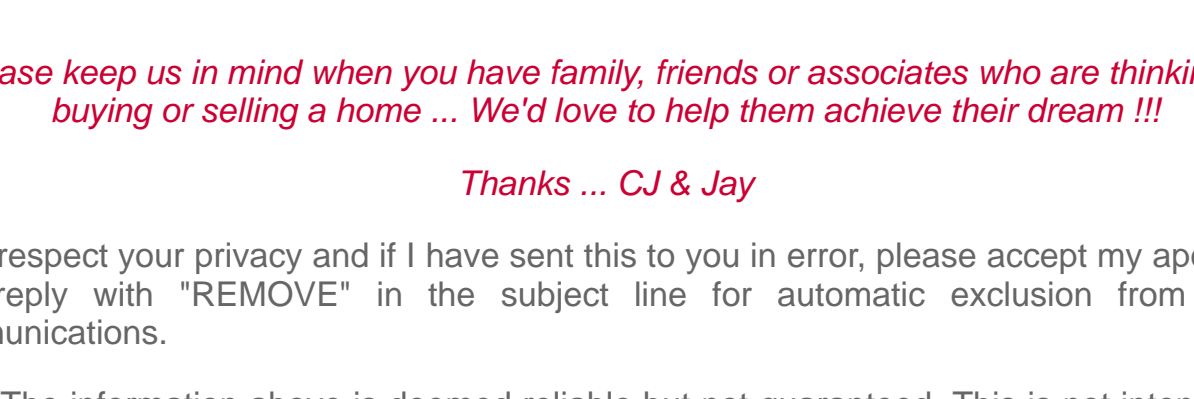
Find hundreds of used books at low low prices - most \$1.00. Opens at 9:00am. Come early for best selection. Books are in very good condition. This is the #1 fundraiser for the Friends of Venice Library. Also ... they welcome book donations !!!

[More info](#)

Fast Facts

- California median home price - August 2016: \$509,830 (Source: CAR)
- California highest median home price by region/county August 2016: San Francisco, \$1,362,500 (Source: CAR)
- California lowest median home price by region/county August 2016: Tehama, \$174,500 (Source: CAR)
- California Pending Home Sales Index - July 2016: 122.5, Increased 3.5 percent year-over-year (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: 3.42% fees/points: 0.5%
 - 15-yr. fixed: 2.72% 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
Venice Beach Living

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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.

http://www.vischool.org/wp-content/uploads/2013/10/VLS_FF-Evite-2016_R2.jpg