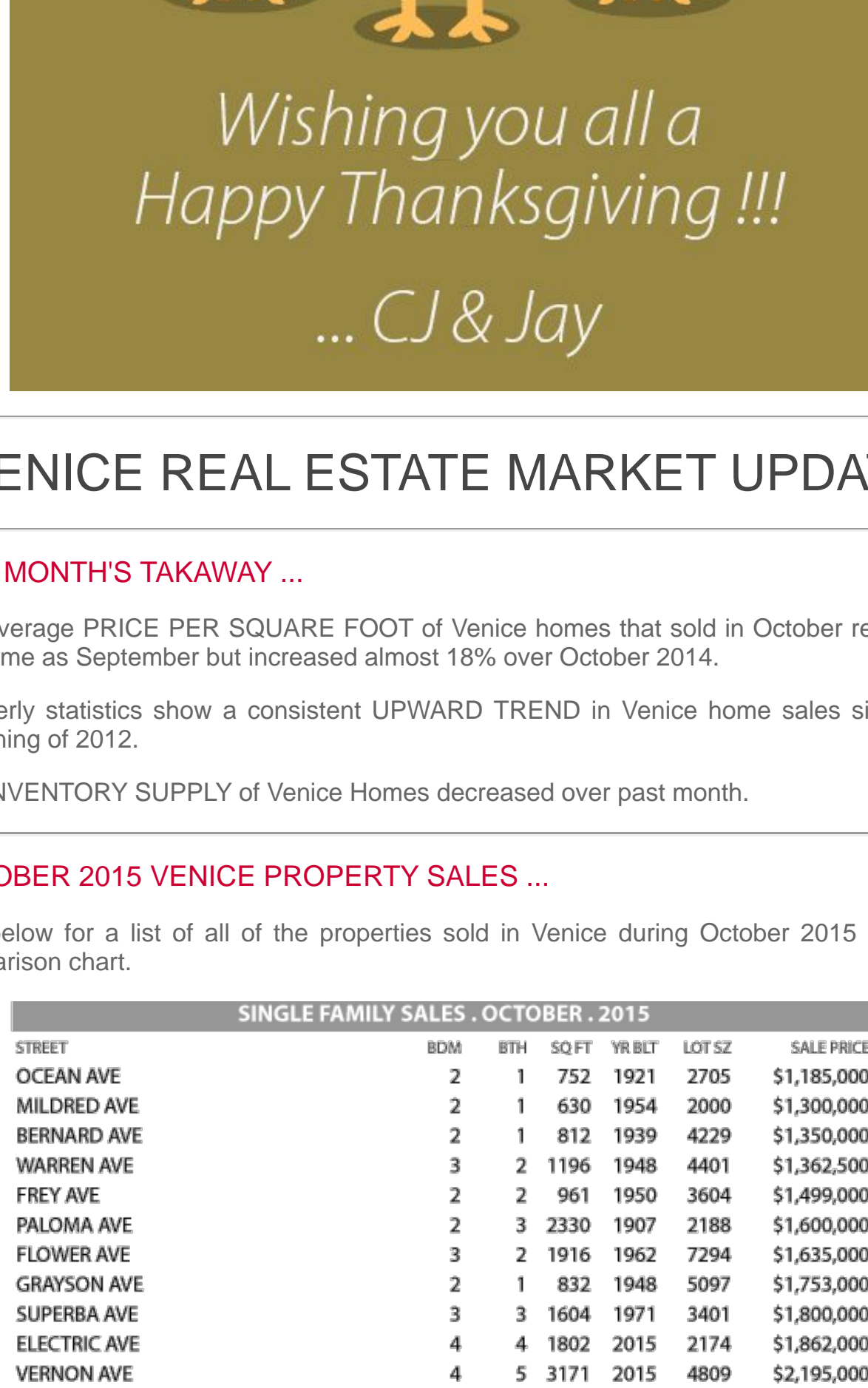


A boutique real estate brokerage selling the Venice lifestyle since 1987  
310.823.3129 ... 310.773.6945 ... [VeniceBeachLiving.com](http://VeniceBeachLiving.com)



## "VENICE STYLE" NOVEMBER . 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 October remained the same as September but increased almost 18% over October 2014.

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

The INVENTORY SUPPLY of Venice Homes decreased over past month.

### OCTOBER 2015 VENICE PROPERTY SALES ...

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

SINGLE FAMILY SALES . OCTOBER . 2015						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
OCEAN AVE	2	2	752	1921	2705	\$1,185,000
MILDRED AVE	2	1	630	1954	2000	\$1,320,000
BERNARD AVE	2	1	812	1939	4229	\$1,350,000
WARREN AVE	3	2	1196	1948	4401	\$1,362,500
FREY AVE	2	2	961	1950	3604	\$1,499,000
PALOMA AVE	2	3	2330	1907	2188	\$1,600,000
FLOWER AVE	3	2	1916	1962	7294	\$1,635,000
GRAYSON AVE	2	1	832	1948	5097	\$1,753,000
SUPERBA AVE	3	3	1604	1971	3401	\$1,800,000
ELECTRIC AVE	4	4	1802	2015	2174	\$1,862,000
VERNON AVE	4	5	3171	2015	4809	\$2,195,000
AMOROSO PL	3	4	2435	2015	3330	\$2,780,000
WINDWARD AVE	4	4	3790	2015	2850	\$3,200,000
GRAND BLVD	3	4	3288	2015	2249	\$3,250,000
LINNIE CANAL	3	4	3078	2001	2849	\$3,415,000
6TH AVE	3	3	2856	1988	5658	\$3,529,000
AMOROSO PL	2	1	768	1923	3592	\$3,675,000
S VENICE BLVD	2	3	3735	1987	3005	\$3,850,000
<b>TOTAL SALES</b>						<b>\$41,240,500</b>
<b>AVERAGE SALE PRICE</b>						<b>\$2,291,139</b>
<b>AVERAGE \$ PER SQ FT</b>						<b>\$1,147</b>

RESIDENTIAL INCOME SALES . OCTOBER . 2015							
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE	
HARRISON AVE	2	2	805	1925	4197	\$1,110,000	
WESTMINSTER AVE	2	3	2	1490	1953	4802	\$1,320,000
MARKET ST	6	8	6	3216	1960	5201	\$1,825,000
CALIFORNIA AVE	2	2	2	1200	1953	2850	\$1,875,000
ROSE AVE	4	6	4	2624	1964	3480	\$1,900,000
OZONE AVE	2	4	2	2426	1910	3712	\$2,150,000
MORNINGSIDE WAY	2	6	4	3992	1961	10876	\$2,570,000
<b>TOTAL SALES</b>						<b>\$14,610,000</b>	
<b>AVERAGE SALE PRICE</b>						<b>\$1,826,250</b>	
<b>AVERAGE \$ PER SQ FT</b>						<b>\$819</b>	

CONDOMINIUM SALES . OCTOBER . 2015						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
ROSE AVE	1	2	1260	1989	5635	\$1,090,000
HAMPTON DR	2	2	1635	2004	11532	\$1,490,000
OCEAN FRONT WALK	3	3	2090	1982	7331	\$1,735,000
<b>TOTAL SALES</b>						<b>\$4,315,000</b>
<b>AVERAGE SALE PRICE</b>						<b>\$1,438,333</b>
<b>AVERAGE \$ PER SQ FT</b>						<b>\$866</b>

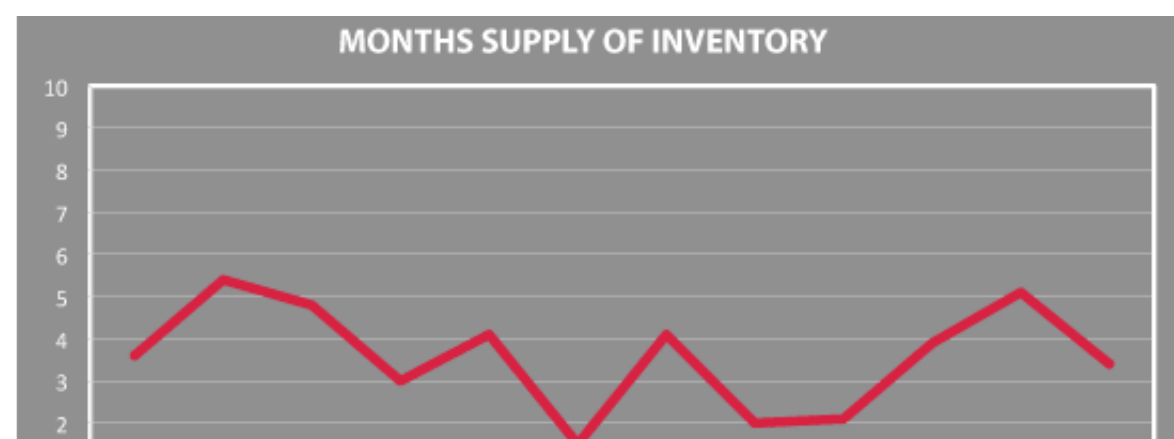
COMMERCIAL SALES . OCTOBER . 2015						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
LINCOLN BLVD			3245	1941	3661	\$2,720,000
LINCOLN/SUPERBA			3214	1925	6746	\$5,000,000
ABBOT KINNEY BLVD			2040	1965	2700	\$5,300,000

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/CALVAR. Sources are deemed reliable, however, no representation of any kind is made as to its accuracy.

[VIEW THE VENICE PROPERTY SALES FOR THE PAST 15 YEARS](#)

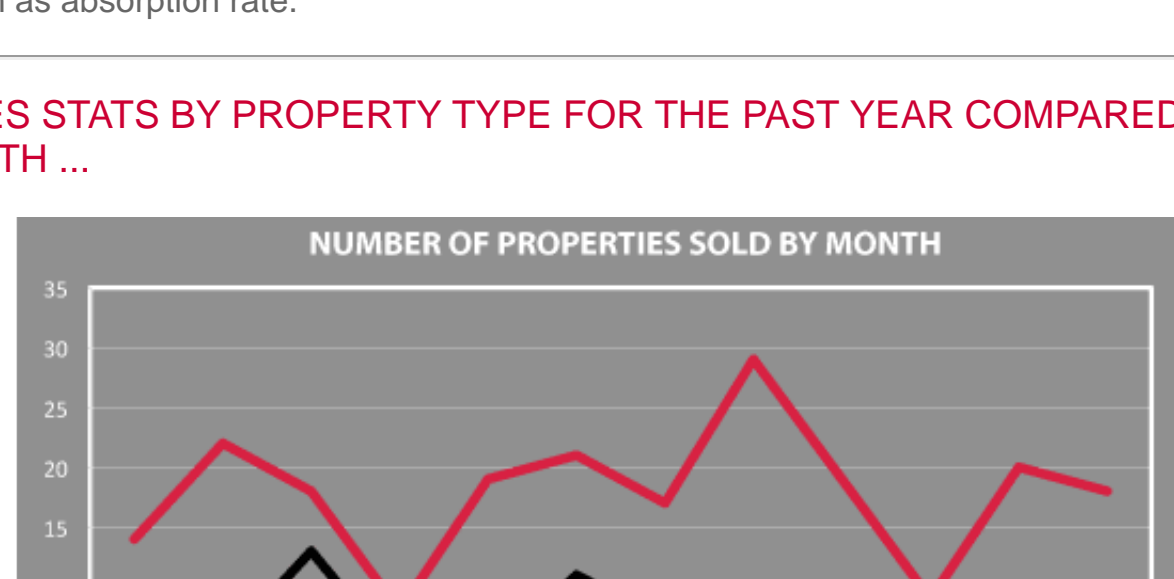
### OCTOBER SINGLE FAMILY HOME SALES COMPARISON WITH PREVIOUS MONTH AND A YEAR AGO ...



Copyright © 2015 CJ COLE. All Rights Reserved.

OCTOBER STATS SHOW A SMALL REDUCTION IN NUMBER OF HOMES SOLD ... down two (10%) from last month and one (5%) a year ago. The sales dollar volume increased 10% above last month; but was off 5.4% from a year ago. The average selling price increased 22% over last month while remaining the level with a year ago. The average price per square foot was the same as last month and up 17.7% over a year ago.

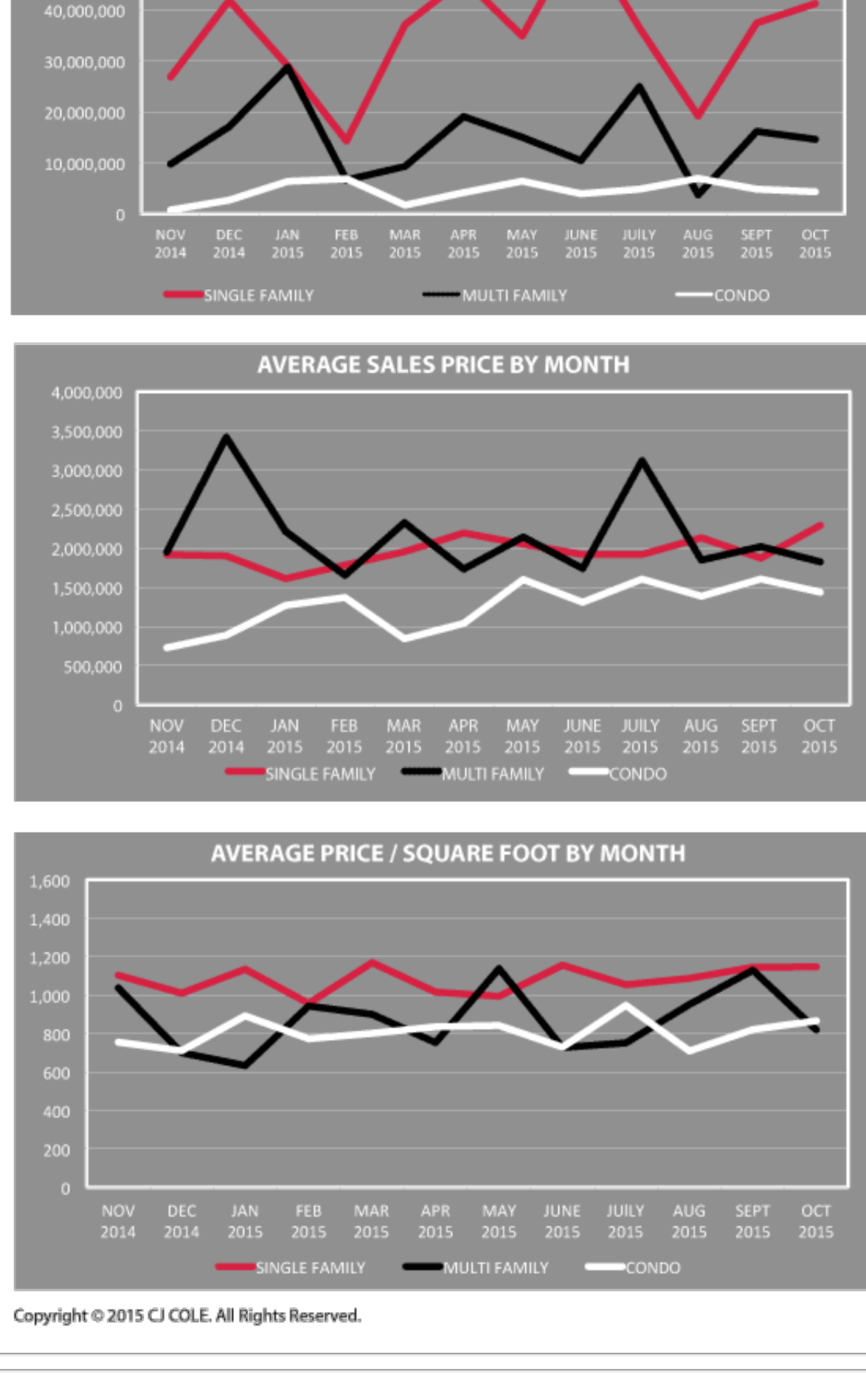
### INVENTORY SUPPLY OF VENICE HOMES FOR SALE OVER THE PAST YEAR ...



Copyright © 2015 CJ COLE. All Rights Reserved.

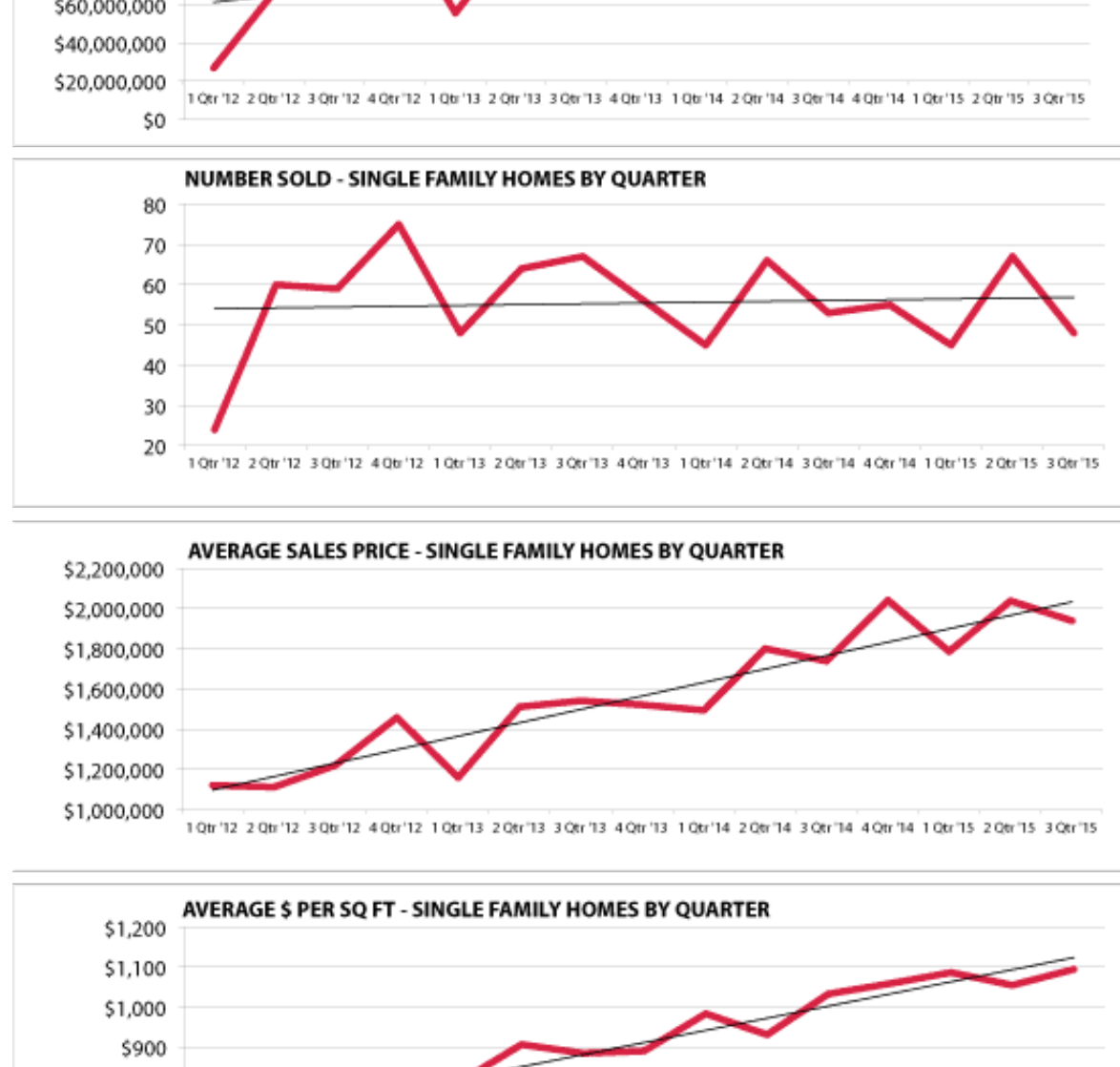
This graph charts the number of months of inventory of single family homes that is available for sale in active status at the end of a given month. The months of inventory is calculated by dividing the active inventory by the last 1 month of homes deemed under contract. Also known as absorption rate.

### SALES STATS BY PROPERTY TYPE FOR THE PAST YEAR COMPARED BY MONTH ...



Copyright © 2015 CJ COLE. All Rights Reserved.

### QUARTERLY STATISTICS FOR VENICE HOME SALES ...



Copyright © 2015 CJ COLE. All Rights Reserved.

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



### JUST SOLD ... 716 HAMPTON DRIVE, VENICE ...

STELLAR VENICE SILICON BEACH LOCATION ... Dramatic architectural loft-style home ... 3 bedroom, 2 1/2 bath + permitted guest house with kitchen and bath. With a walk score of 90, the home is within 2 blocks of Abbot Kinney Boulevard, Rose Avenue, Venice Beach and boardwalk, and the Google campus.

[View the listing 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](#)



### AT THE PACIFIC RESIDENT THEATRE ...

Hurry ... SAFE AT HOME !!! FRIED MEAT IS BACK ... Your favorite Hillbilly series is back for a fourth season December 3 thru 13th !!! THE DOCK BRIEF continues ...a comedy by John Mortimer.

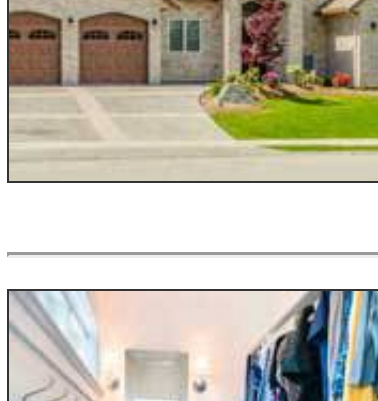
[Get the scoop ...](#)



### TIME TO DROP OFF YOUR TOYS FOR THE GREAT VENICE TOY DRIVE & HOLIDAY FESTIVAL DECEMBER 19TH ...

Please bring new, unwrapped, non-violent toys to the drop-off locations listed at the link below for the annual toy giveaway at Oakwood Recreation Center on December 19. There will be other fun-filled activities including photos with Santa, moon bounce, arts and crafts, and snow !!!

[More info & drop-off points ...](#)



### NEXT VENICE CHAMBER HAPPY HOUR AT THE VENICE WHALER DECEMBER 3RD ...

December Happy Hour at the Venice Whaler gives us yet another opportunity to be grateful to live, work and play in Venice. Recover from Thanksgiving and prepare for the Holidays while meeting or reconnecting with colleagues and friends.

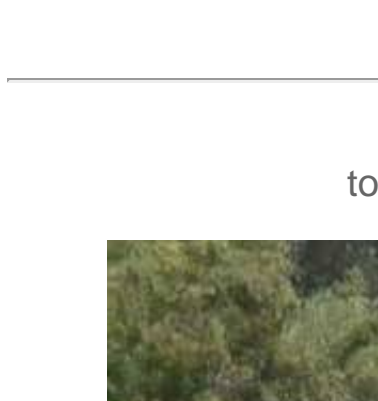
[You are invited ...](#)



### US HOMES HAVE GOTTEN HUGE ... OFFSETTING THE GAINS FROM ENERGY EFFICIENCY ...

Overall, American homes today are about 31 percent more energy-efficient (as measured in energy use per square foot) than they were in 1970. But because they're so much larger, and square footage has risen about 28 percent, on average, there's basically been no change in overall energy intensity. The two trends balance each other ...

[Review the changes over the years ...](#)



### CLOSETS TOO SMALL ??? 10 TIPS FOR FINDING MORE WARDROBE SPACE ...

With a bit of planning, you can take your tiny closet from cramped to creatively efficient. If you've been dealt a too-small bedroom closet, here are 10 tips to help combat the claustrophobia ...

[Get the info ...](#)

### FAST FACTS ...

California median home price - September 2015: \$475,900 (Source: CAR)

California highest median home price by region/county September 2015: San Francisco, \$1,294,120 million (Source: CAR)

California lowest median home price by region/county September 2015: Kings, \$183,330 (Source: CAR)

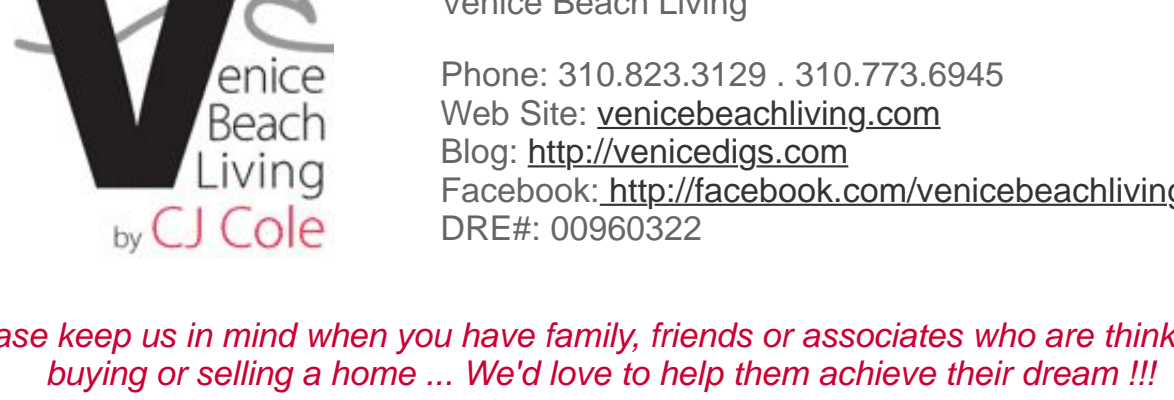
California Pending Home Sales Index - September 2015: Decreased 1.5 percent to 110.8 (Source: CAR)

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

Conforming mortgage rates - week ending 11/12/2015 (Source: Freddie Mac)

- 30-yr. fixed: 3.98% fees/points: 0.6%
- 15-yr. fixed: 3.20% fees/points: 0.6%
- 1-yr. adjustable: 2.65% fees/points: 0.2%

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](http://venicebeachliving.com) or give us a call at 310.773.6945.



### 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](http://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](http://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.