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"VENICE STYLE"

NOVEMBER . 2016

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



VENICE REAL ESTATE MARKET UPDATE

October 2016 Venice Property Sales ...

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

SINGLE FAMILY SALES . OCTOBER . 2016

STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
2914 OCEAN AVE	2	1	943	1942	3700	\$1,150,000
1008 INDIANA CT	3	2	1379	1951	5128	\$1,250,000
662 VERNON AVE	2	1	790	1919	4802	\$1,310,000
2409 CLOY AVE	3	2	1263	1953	3603	\$1,625,000
1911 SHELL AVE	3	2	1813	1913	5345	\$1,835,000
423 RIALTO AVE	3	3	1906	1999	2408	\$2,200,000
41 PALOMA AVE	4	3	2100	1906	3901	\$2,600,000
1246 PRESTON WAY	3	2	1150	1952	10890	\$2,850,000
1257 PALMS BLVD	4	5	3921	2016	6656	\$3,300,000
2402 GRAND CANAL	3	3	2622	1993	2696	\$3,495,000
1385 PALMS BLVD	4	6	4019	2016	8171	\$3,625,000
Total Sales						\$25,240,000
Average Sales Price						\$2,294,545
Average \$ / SF						\$1,152

RESIDENTIAL INCOME SALES . OCTOBER . 2016

STREET	UNITS	BDM	BTH	SQ FT	YR BLT	LOTSZ	SALE PRICE
581 GRAND BLVD	2	3	2	1034	1923	1931	\$1,150,000
2341 BEACH AVE	3	5	4	1534	1921	2699	\$1,210,000
846 CALIFORNIA AVE	2	3	3	1402	1913	4724	\$1,379,000
546 RIALTO AVE	2	2	2	1196	1923	2552	\$1,550,000
21 29TH AVE	2	2	2	1856	1923	2641	\$1,712,500
743 SUNSET AVE	2	2	1	1229	1924	5796	\$1,717,000
2127 LINDEN AVE	2	4	5	2288	1952	3909	\$2,715,000
665 MILWOOD AVE	2	5	5	4572	2016	5887	\$5,610,000
Total Sales							\$17,043,500
Average Sales Price							\$2,130,438
Average \$ / SF							\$1,128

CONDOMINIUM SALES . OCTOBER . 2016

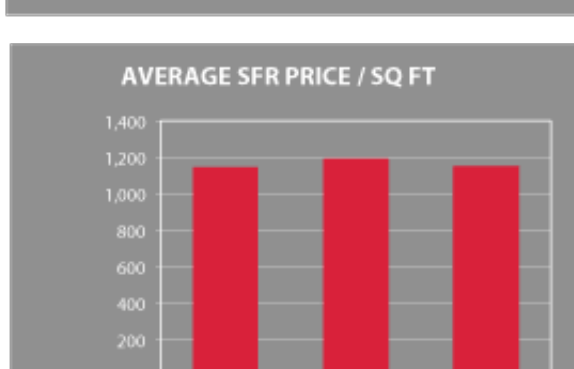
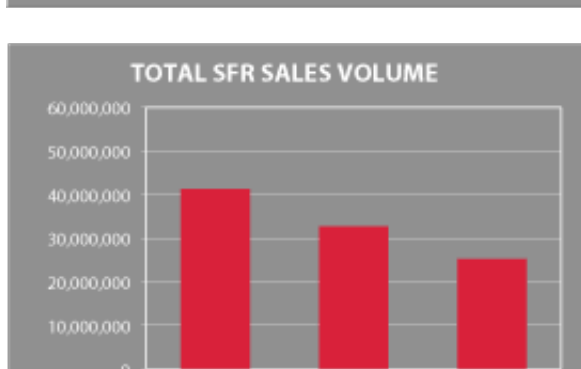
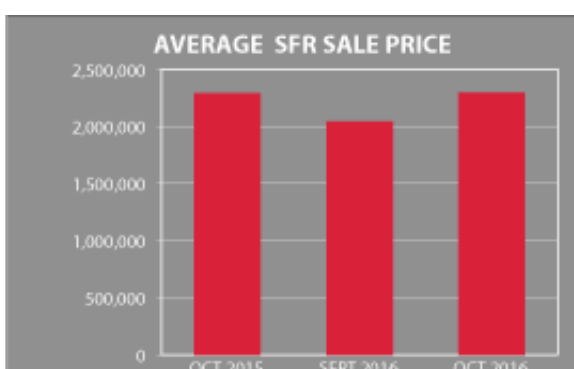
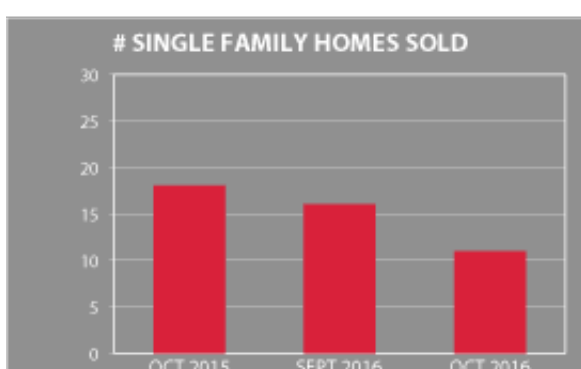
STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE
845 BROOKS AVE #3	2	2	837	1989	\$660,000
2480 PENMAR AVE #1	2	3	1253	1982	\$755,000
615 HAMPTON DR #B305	1	1	946	2004	\$996,000
709 BROADWAY ST #2	2	2	1303	1991	\$1,201,000
245 MAIN ST #310	2	2	1516	1989	\$1,385,000
1128 5TH AVE	1	2	1753	1999	\$1,610,700
235 MAIN ST #321	2	2	1366	1989	\$1,750,000
2337 ABBOT KINNEY #1/2	2	3	1984	2008	\$1,856,000
338 RENNIE AVE #C	3	3	2241	2014	\$2,100,000
623 MILDRED AVE #1/2	3	3	1980	1981	\$2,205,500
1718 ABBOT KINNEY	2	4	2694	2005	\$2,575,000
Total Sales					\$17,094,200
Average Sales Price					\$1,554,018
Average \$ / SF					\$956

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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

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



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Download Venice Market Report

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](#)

Fast Facts

California median home price - September 2016: \$514,520 (Source: CAR)

California highest median home price by region/county September 2016: San Mateo, \$1,350,000 (Source: CAR)

California lowest median home price by region/county September 2016: Siskiyou, \$182,500 (Source: CAR)

California Pending Home Sales Index - September 2016: 127.7, Increased 10.5 percent year-over-year (Source: CAR)

California Traditional Housing Affordability Index - Third Quarter 2016: 31 percent (Source: CAR)

Conforming mortgage rates - week ending 11/10/2016 (Source: Freddie Mac)

- 30-yr. fixed: 3.57% fees/points: 0.5%
- 15-yr. fixed: 2.88% 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.