



A boutique real estate brokerage selling the Venice lifestyle since 1987

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"VENICE STYLE" DECEMBER . 2014

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

VENICE REAL ESTATE MARKET UPDATE



WISHING YOU A JOYOUS HOLIDAY AND A HAPPY & HEALTHY NEW YEAR !!!

... And thanks to all of you for your good wishes to Jay for a speedy recovery from West Nile Virus !!! Sorry to have been out-of-touch for the past three months ... please enjoy our abbreviated 'Venice Style' ... hoping to be back in full swing next month.

NOVEMBER 2014 VENICE PROPERTY SALES ...

See below for a list of all of the properties sold in Venice during November 2014 and the comparison chart.

| SINGLE FAMILY SALES . NOVEMBER . 2014 | | | | | | |
|---------------------------------------|-----|-----|-------|--------|--------|--------------|
| STREET | BDM | BTH | SQ FT | YR BLT | LOT SZ | SALE PRICE |
| AMOROSO PL | 3 | 1 | 1125 | 1947 | 4332 | \$950,000 |
| LOUELLA AVE | 2 | 1 | 888 | 1941 | 5452 | \$1,170,000 |
| CRESTMORE PL | 2 | 1 | 802 | 1922 | 2917 | \$1,230,000 |
| WESTMINSTER AVE | 3 | 2 | 1452 | 1913 | 5205 | \$1,565,000 |
| WASHINGTON WAY | 2 | 1 | 952 | 1925 | 4204 | \$1,575,000 |
| CLOY AVE | 3 | 2 | 1238 | 1950 | 3597 | \$1,575,000 |
| VICTORIA AVE | 3 | 3 | 2480 | 1923 | 4005 | \$1,585,000 |
| WESTMINSTER AVE | 2 | 1 | 1011 | 1916 | 5202 | \$1,750,000 |
| SUPERIOR AVE | 2 | 1 | 1234 | 1923 | 7806 | \$1,750,000 |
| APPLETON WAY | 3 | 2 | 1492 | 1954 | 10924 | \$2,225,000 |
| PLEASANTVIEW AVE | 3 | 3 | 2750 | 2014 | 4248 | \$2,519,000 |
| CARROLL CANAL | 4 | 4 | 3151 | 2003 | 2851 | \$2,500,000 |
| SUNSET AVE | 3 | 5 | 3156 | 2013 | 4801 | \$3,050,000 |
| EASTERN CANAL | 3 | 3 | 2606 | 2004 | 2701 | \$3,150,000 |
| TOTAL SALES | | | | | | \$26,844,000 |
| AVERAGE SALE PRICE | | | | | | \$1,917,429 |
| AVERAGE \$ PER SQ FT | | | | | | \$1,103 |

| RESIDENTIAL INCOME SALES . NOVEMBER . 2014 | | | | | | | |
|--|---------|-----|-----|-------|--------|--------|-------------|
| STREET | # UNITS | BDM | BTH | SQ FT | YR BLT | LOT SZ | SALE PRICE |
| RIALTO AVE | 2 | 3 | 2 | 1091 | 1953 | 2624 | \$1,269,000 |
| WAVECREST AVE | 2 | 2 | 2 | 1118 | 1922 | 2698 | \$1,705,000 |
| LINDEN AVE | 2 | 3 | 3 | 2288 | 1952 | 3909 | \$1,925,000 |
| MARCO PL | 3 | 3 | 3 | 1728 | 1923 | 6120 | \$2,300,000 |
| WAVECREST AVE | 3 | 6 | 5 | 3189 | 1908 | 2698 | \$2,560,450 |
| TOTAL SALES | | | | | | | \$9,759,450 |
| AVERAGE SALE PRICE | | | | | | | \$1,951,890 |
| AVERAGE \$ PER SQ FT | | | | | | | \$1,037 |

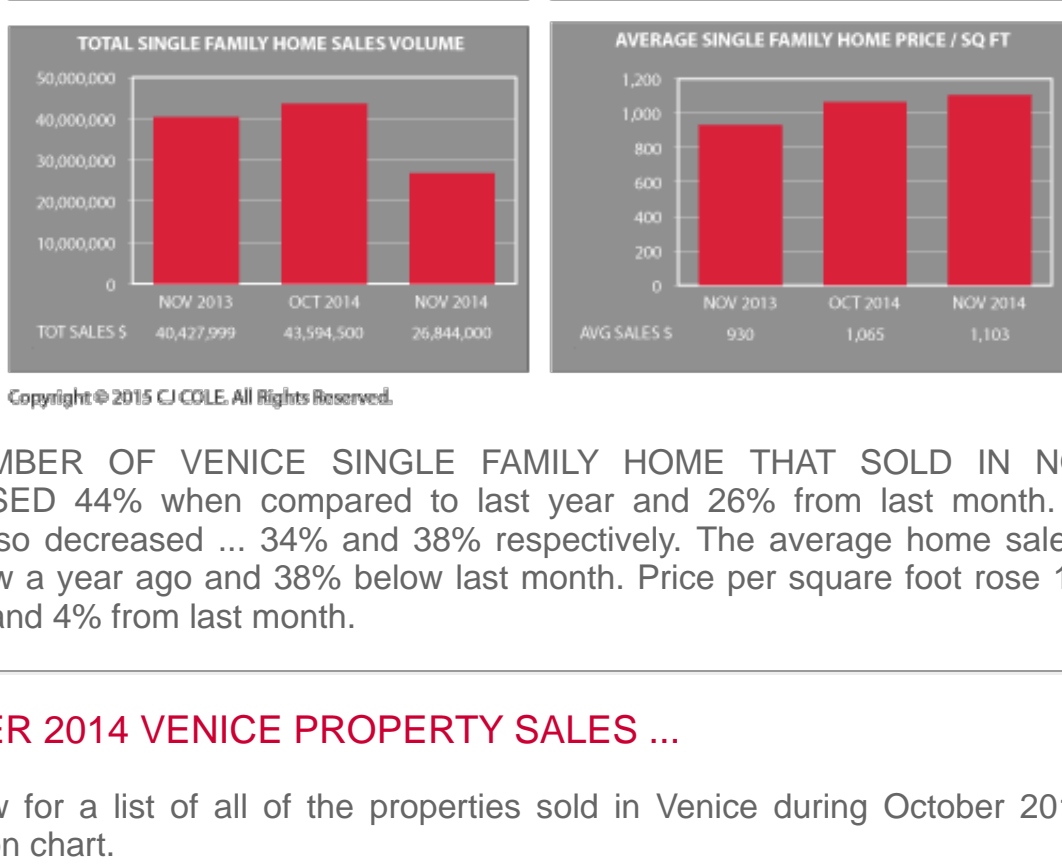
| CONDOMINIUM SALES . NOVEMBER . 2014 | | | | | | |
|-------------------------------------|-----|-----|-------|--------|--------|------------|
| STREET | BDM | BTH | SQ FT | YR BLT | LOT SZ | SALE PRICE |
| S VENICE BLVD | 2 | 2 | 966 | 1973 | 6639 | \$729,000 |
| TOTAL SALES | | | | | | \$729,000 |
| AVERAGE SALE PRICE | | | | | | \$729,000 |
| AVERAGE \$ PER SQ FT | | | | | | \$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 DataQuick 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](#)

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



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THE NUMBER OF VENICE SINGLE FAMILY HOME THAT SOLD IN NOVEMBER DECREASED 44% when compared to last year and 26% from last month. The sales volume also decreased ... 34% and 38% respectively. The average home sale price was 13% below a year ago and 38% below last month. Price per square foot rose 19% over a year ago and 4% from last month.

OCTOBER 2014 VENICE PROPERTY SALES ...

See below for a list of all of the properties sold in Venice during October 2014 and the comparison chart.

| SINGLE FAMILY SALES . OCTOBER . 2014 | | | | | | |
|--------------------------------------|-----|-----|-------|--------|--------|--------------|
| STREET | BDM | BTH | SQ FT | YR BLT | LOT SZ | SALE PRICE |
| MARCO PL | 3 | 1 | 1125 | 1947 | 4000 | \$900,000 |
| RIALTO AVE | 2 | 1 | 912 | 1913 | 1682 | \$950,000 |
| VAN BUREN AVE | 2 | 2 | 1432 | 1929 | 4200 | \$1,075,000 |
| VERNON AVE | 3 | 2 | 1694 | 1960 | 6575 | \$1,160,000 |
| GLYNDON AVE | 2 | 1 | 1008 | 1931 | 5767 | \$1,212,500 |
| AMOROSO PL | 3 | 1 | 1125 | 1947 | 5869 | \$1,235,000 |
| SUNSET AVE | 2 | 1 | 916 | 1952 | 4802 | \$1,325,000 |
| GRAND BLVD | 3 | 2 | 1368 | 1922 | 2700 | \$1,375,000 |
| HAMPTON DR | 2 | 1 | 855 | 1953 | 3006 | \$1,400,000 |
| WILSON AVE | 2 | 2 | 1305 | 1950 | 3600 | \$1,575,000 |
| INDIANA AVE | 3 | 3 | 2233 | 1923 | 4808 | \$1,600,000 |
| LOUELLA AVE | 5 | 4 | 2398 | 1947 | 5460 | \$1,717,000 |
| OXFORD AVE | 4 | 3 | 3005 | 2001 | 4761 | \$2,015,000 |
| LOUELLA AVE | 4 | 4 | 3279 | 2014 | 5199 | \$2,180,000 |
| PACIFIC AVE | 4 | 5 | 3300 | 2014 | 2401 | \$2,425,000 |
| WALNUT AVE | 4 | 3 | 3208 | 2008 | 5731 | \$2,925,000 |
| NOWITA PL | 4 | 3 | 3145 | 1994 | 3400 | \$3,825,000 |
| VIENNA WAY | 5 | 6 | 4589 | 2014 | 10894 | \$4,700,000 |
| 26TH AVE | 3 | 4 | 4034 | 1935 | 5043 | \$10,000,000 |
| TOTAL SALES | | | | | | \$43,594,500 |
| AVERAGE SALE PRICE | | | | | | \$2,294,447 |
| AVERAGE \$ PER SQ FT | | | | | | \$1,065 |

| RESIDENTIAL INCOME SALES . OCTOBER . 2014 | | | | | | | |
|---|---------|-----|------|-------|--------|-------------|--------------|
| STREET | # UNITS | BDM | BTH | SQ FT | YR BLT | LOT SZ | SALE PRICE |
| VENEZIA AVE | 2 | 2 | 1436 | 1923 | 3675 | \$1,350,000 | |
| PENMAR AVE | 2 | 3 | 3 | 1654 | 1949 | 6203 | \$1,400,000 |
| OCEAN AVE | 2 | 2 | 3 | 1774 | 1915 | 2606 | \$1,482,750 |
| GRAND BLVD | 3 | 2 | 3 | 1318 | 1956 | 3106 | \$1,600,000 |
| DUDLEY AVE | 4 | 6 | 6 | 3324 | 1964 | 3512 | \$1,800,000 |
| PRESTON WAY | 2 | 4 | 3 | 2376 | 1938 | 10893 | \$2,000,000 |
| DUDLEY AVE | 7 | 4 | 8 | 5232 | 1972 | 3560 | \$2,400,000 |
| GRAND CANAL | 4 | 8 | 4 | 2772 | 1948 | 5264 | \$3,300,000 |
| TOTAL SALES | | | | | | | \$15,332,750 |
| AVERAGE SALE PRICE | | | | | | | \$1,916,594 |
| AVERAGE \$ PER SQ FT | | | | | | | \$771 |

| CONDOMINIUM SALES . OCTOBER . 2014 | | | | | | |
|------------------------------------|-----|-----|-------|--------|--------|-------------|
| STREET | BDM | BTH | SQ FT | YR BLT | LOT SZ | SALE PRICE |
| ABBOT KINNEY BLVD | 2 | 2 | 1033 | 1980 | | \$85,000 |
| SUNSET AVE | 2 | 3 | 1380 | 2012 | | \$750,000 |
| BREEZE AVE | 2 | 2 | 1168 | 1976 | | \$995,000 |
| ROSE AVE | 2 | 3 | 1370 | 1992 | | \$1,050,000 |
| 5TH AVE | 1 | 2 | 1608 | 1999 | | \$1,235,000 |
| HAMPTON DR | 2 | 2 | 1358 | 2004 | | \$1,250,000 |
| TOTAL SALES | | | | | | \$6,265,000 |
| AVERAGE SALE PRICE | | | | | | \$1,044,167 |
| AVERAGE \$ PER SQ FT | | | | | | \$791 |

| VACANT LAND SALES . OCTOBER . 2014 | | | | | | |
|------------------------------------|-----|-----|-------|--------|--------|-------------|
| STREET | BDM | BTH | SQ FT | YR BLT | LOT SZ | SALE PRICE |
| RENNIE AVE | | | | | 2125 | \$1,635,000 |

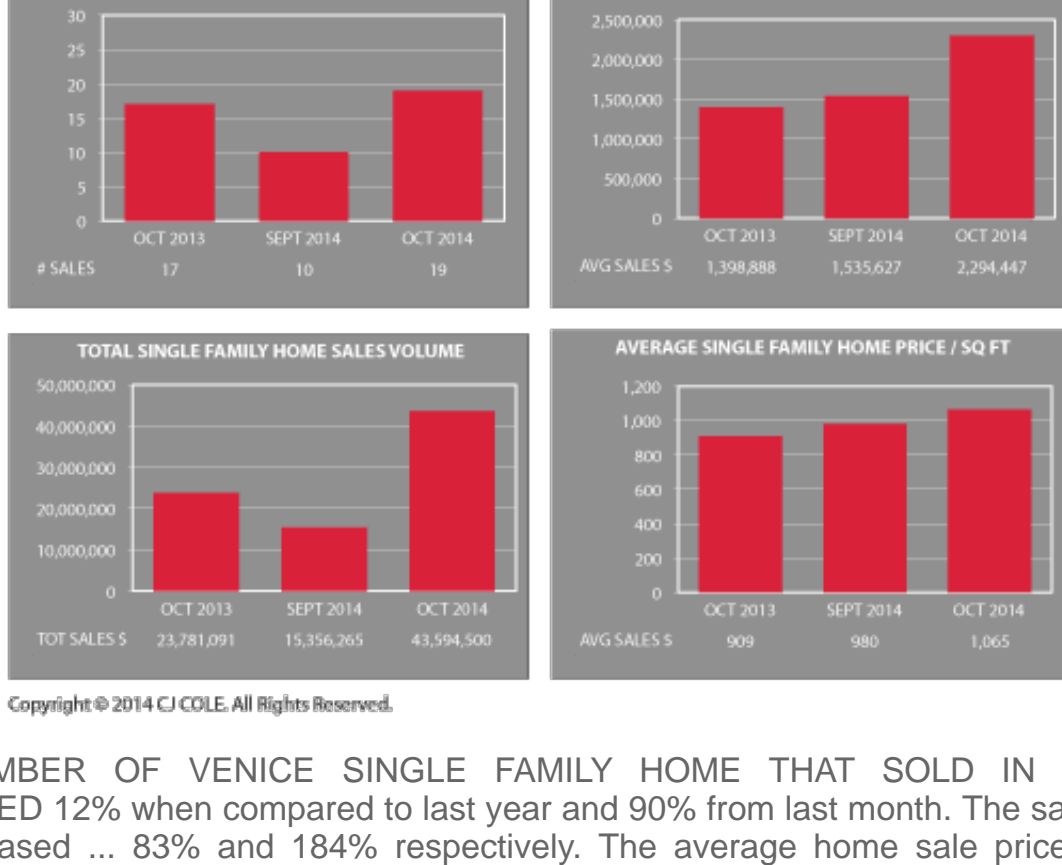
| COMMERCIAL SALES . OCTOBER . 2014 | | | | | | |
|-----------------------------------|-----|-----|-------|--------|--------|-------------|
| STREET | BDM | BTH | SQ FT | YR BLT | LOT SZ | SALE PRICE |
| ZENO PL | 2 | 1 | 576 | 1923 | 3112 | \$1,875,000 |

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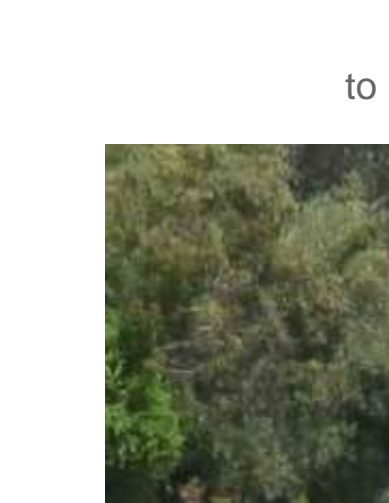
OCTOBER SINGLE FAMILY HOME SALES COMPARISON WITH PREVIOUS MONTH AND A YEAR AGO ...



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THE NUMBER OF VENICE SINGLE FAMILY HOME THAT SOLD IN OCTOBER INCREASED 12% when compared to last year and 90% from last month. The sales volume also increased ... 83% and 184% respectively. The average home sale price was 64% above a year ago and up 49% when compared to last month. Price per square foot rose 17% over a year ago and 9% from last month.

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

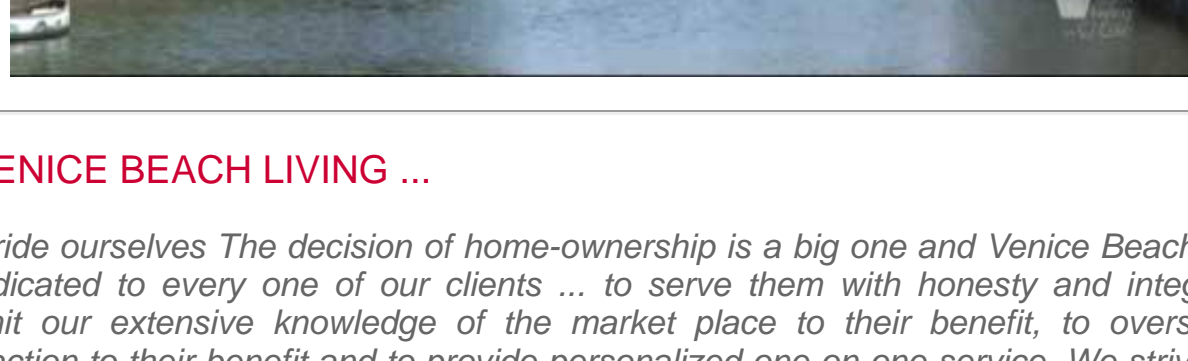


SEARCH FOR VENICE HOMES AND PROPERTIES FOR SALE ...

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](#)

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 - October 2014: \$450,620 (Source: CAR)

California highest median home price by region/county October 2014: San Mateo, \$1.07 million (Source: CAR)

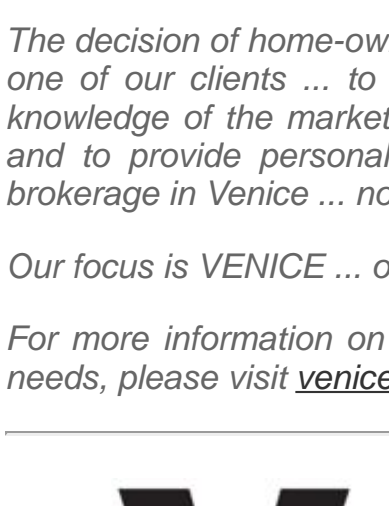
California lowest median home price by region/county October 2014: Tehama County, \$160,000 (Source: CAR)

California Pending Home Sales Index - October 2014: Increased 2 percent from 102.6 in September to 104.6 in October (Source: CAR)

California Traditional Housing Affordability Index - Second Quarter 2014: 30 percent (Source: CAR)

Conforming mortgage rate - week ending 12/11/2014 (Source: Freddie Mac)

- 30-yr. fixed: 3.93% fees/points: 0.5%
- 15-yr. fixed: 3.20% fees/points: 0.5%
- 1-yr. adjustable: 2.40% fees/points: 0.4%



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. What's happening in the community and with Venice real estate. What's happening in the community and with Venice real estate. Thanks ... CJ & Jay.

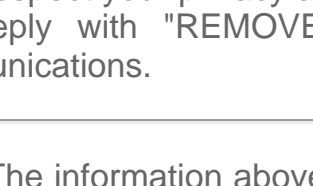
Our page is located at <http://facebook.com/VeniceBeachLiving>

CONTACT US !!!

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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.