



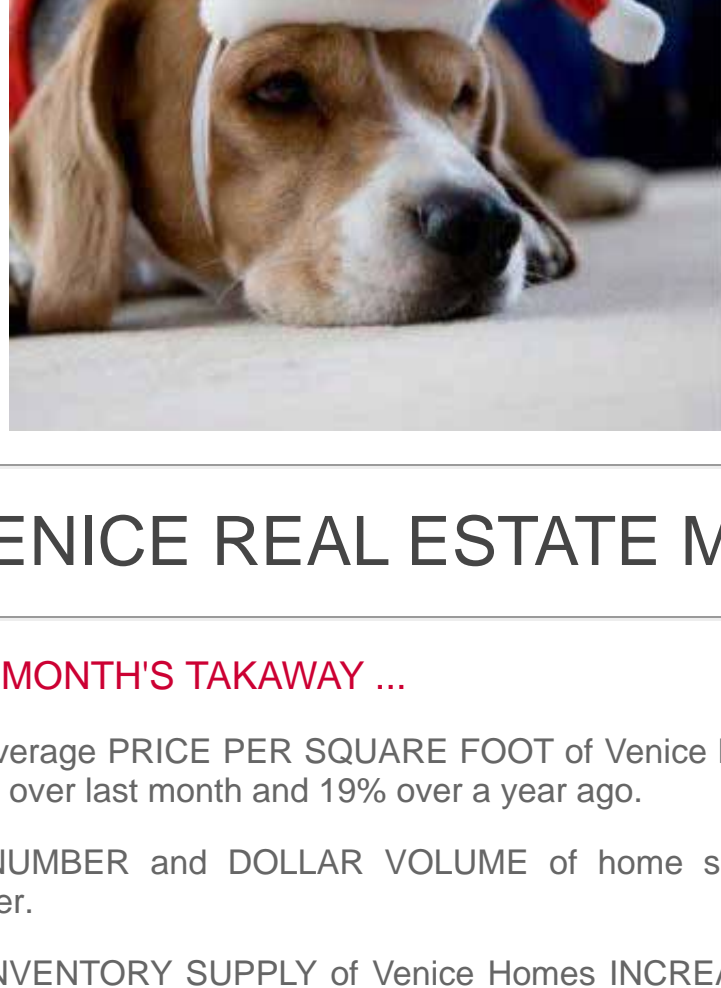
A boutique real estate brokerage selling the Venice lifestyle since 1987

310.823.3129 ... 310.773.6945 ... VeniceBeachLiving.com



"VENICE STYLE" DECEMBER . 2015

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



*Wishing you
a joyous
Holiday Season
and a smashing
New Year !!!*

*... CJ & Jay
and Snoopy Too*

VENICE REAL ESTATE MARKET UPDATE

THIS MONTH'S TAKAWAY ...

The average PRICE PER SQUARE FOOT of Venice homes that sold in November was up 14.5% over last month and 19% over a year ago.

The NUMBER and DOLLAR VOLUME of home sales in November DECLINED from October.

The INVENTORY SUPPLY of Venice Homes INCREASED from 2.9 months at the end of October to 5.1 months at the end of November.

NOVEMBER 2015 VENICE PROPERTY SALES ...

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

SINGLE FAMILY SALES . NOVEMBER . 2015						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
MARCO PL	3	2	1200	1947	4001	\$1,071,000
GLENCOE AVE	3	2	1427	1937	5860	\$1,400,000
APPLEBY ST	2	2	1082	1951	5017	\$1,500,000
AMOROSO PL	2	1	830	1922	3330	\$1,550,000
GARFIELD AVE	3	2	1315	1939	4207	\$1,585,000
DELL AVE	3	3	2140	1974	3003	\$1,650,000
AMOROSO PL	2	1	773	1953	3331	\$1,700,000
GLENCOE AVE	3	3	1520	1921	5588	\$1,770,000
MARCO PL	2	2	1634	1921	3601	\$1,958,000
CLEMENT AVE	3	3	2245	1950	3603	\$3,000,000
NOWITA PL	3	3	1864	2009	2974	\$3,000,000
CARROLL CANAL	5	4	3467	1976	3197	\$4,400,000
MARCO PL	4	4	2956	2008	6660	\$4,900,000
TOTAL SALES						\$29,484,000
AVERAGE SALE PRICE						\$2,268,000
AVERAGE \$ PER SQ FT						\$1,313

RESIDENTIAL INCOME SALES . NOVEMBER . 2015							
STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE		
VENICE WAY	2	2	1026	1949	2248	\$1,050,000	
VENICE WAY	2	2	1026	1949	2248	\$1,050,000	
CALIFORNIA AVE	3	5	2212	1916	4724	\$1,590,000	
CABRILLO AVE	2	3	2	1368	1922	2550	\$1,635,000
HAMPTON DR	2	N/A	4	2255	2006	2858	\$1,966,558
AMOROSO PL	2	N/A	N/A	1008	1921	3331	\$2,000,000
6TH AVE	3	8	3	2903	1924	5670	\$2,200,000
SAN JUAN AVE	3	5	5	2539	2008	5201	\$2,200,000
SAN JUAN AVE	2	3	2	1855	1910	5210	\$2,500,000
S VENICE BLVD	2	5	4	4220	1990	3961	\$2,850,000
GRAND CANAL	4	8	4	2932	1948	5455	\$2,900,000
PACIFIC AVE	17	0	18	6288	1912	2617	\$3,950,000
TOTAL SALES						\$25,891,558	
AVERAGE SALE PRICE						\$2,157,630	
AVERAGE \$ PER SQ FT						\$874	

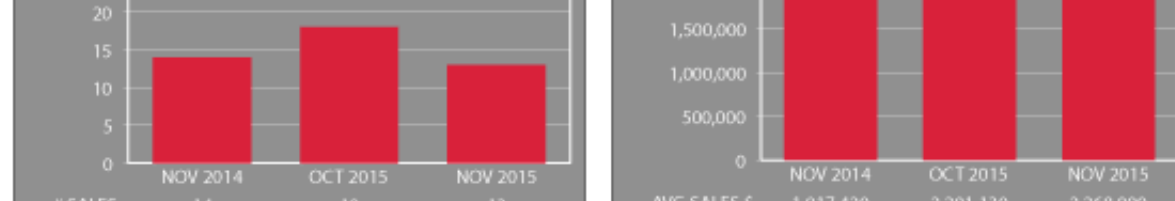
CONDOMINIUM SALES . NOVEMBER . 2015					
STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE
PENMAR AVE	3	3	2007	1996	\$1,200,000
5TH AVE	1	2	1739	1999	\$1,500,000
ABBOT KINNEY BLVD	2	3	1880	2006	\$1,700,000
TOTAL SALES					\$4,495,000
AVERAGE SALE PRICE					\$1,498,333
AVERAGE \$ PER SQ FT					\$799

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 15 YEARS

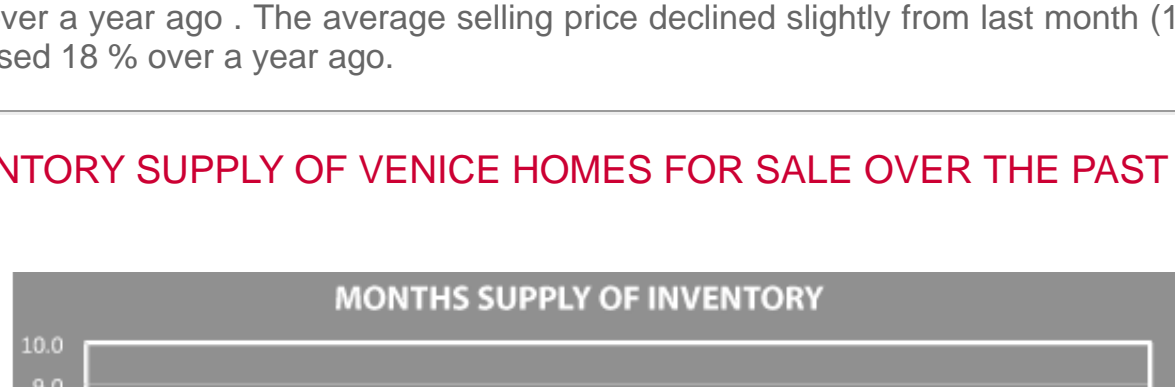
NOVEMBER SINGLE FAMILY HOME SALES COMPARISON WITH PREVIOUS MONTH AND A YEAR AGO ...



Copyright © 2015 CJ COLE. All Rights Reserved.

THE NUMBER & DOLLAR VOLUME OF HOME SALES IN NOVEMBER DECLINED FROM OCTOBER ... The number sold was down by 5 (28%) from last month and one (7%) from a year ago. The sales dollar volume decreased 28.5% below last month; but was up 9.8% above a year ago. The average price per square foot was up 14.5% over last month and 19% over a year ago. The average selling price declined slightly from last month (1%) and increased 18% over a year ago.

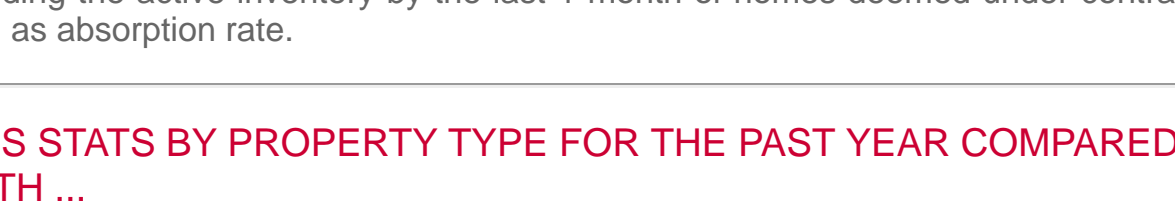
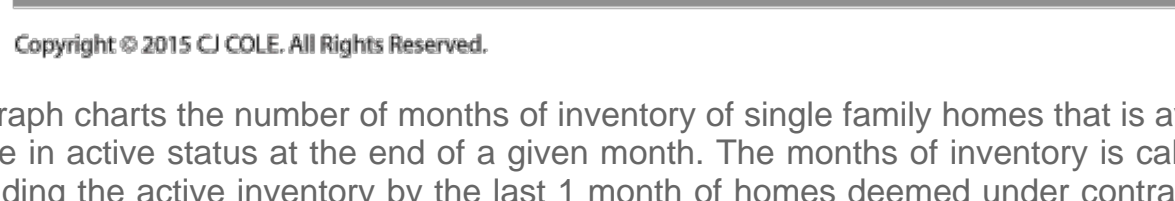
INVENTORY SUPPLY OF VENICE HOMES FOR SALE OVER THE PAST YEAR ...



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.

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](#)



FED RAISES KEY INTEREST RATE ...

The Federal Reserve announced Wednesday that it is raising interest rates from record lows. The Fed coupled its first rate hike in nine years with a signal that further increases will likely be made slowly as the economy strengthens further and inflation rises from undesirably low levels.

[Read more on the interest rate increase ...](#)



THE DOCK BRIEF EXTENDED TO JANUARY 24TH ...

In The Dock Brief, a comedy by John Mortimer, an unsuccessful barrister has been waiting for years to make a grandstand defense. He is overjoyed when he is assigned to defend an innocuous little man accused of murdering his wife.

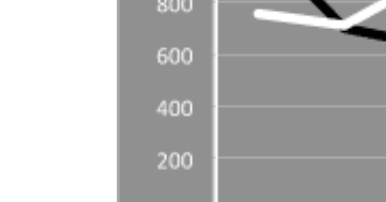
[Buy tickets ...](#)



BROADWALK APP HELPS NAVIGATE VENICE HOT SPOTS ...

The Boardwalk App is a high-tech way tourists, and even a few savvy locals, are able to get a sense of what is available around them, from attractions, to shopping, to some of the Westside's favorite local restaurants.

[Get the boardwalk app ...](#)



NEXT VENICE CHAMBER MIXER AT THE ELECTRIC LODGE ON JANUARY 28TH ...

There will not be a Venice Chamber monthly mixer in December. The next one will be at the Electric Lodge on January 28th. Admission is \$5.00 for members, \$20.00 for non-members; guests may attend their first mixer at the discount rate of \$10.00.

[You are invited ...](#)



STUDY LOOKS AT REMODELING VALUE ...

Two of the biggest reasons owners put money into remodeling are to increase the home's value and to improve their enjoyment of the home. But according to a new report, there's not a lot of overlap between those two goals ...

[Take a look at the study ...](#)



VENICE ANNUAL NEW YEAR'S DAY PENGUIN SWIM ...

The Venice Penguin Swim is the best way to start 2016 in Venice! Plunge into the brisk Pacific Ocean with family and friends on January 1st Join the Venice Penguin Swim Club at the breakwater, at the end of Windward, greet the New Year with a Big Splash !!!

[Join the Venice penguin swim ...](#)

FAST FACTS ...

California median home price - November 2015: \$475,000 (Source: CAR)

California highest median home price by region/county November 2015: San Francisco, \$1,323,830 million (Source: CAR)

California lowest median home price by region/county November 2015: Siskiyou, \$165,000 (Source: CAR)

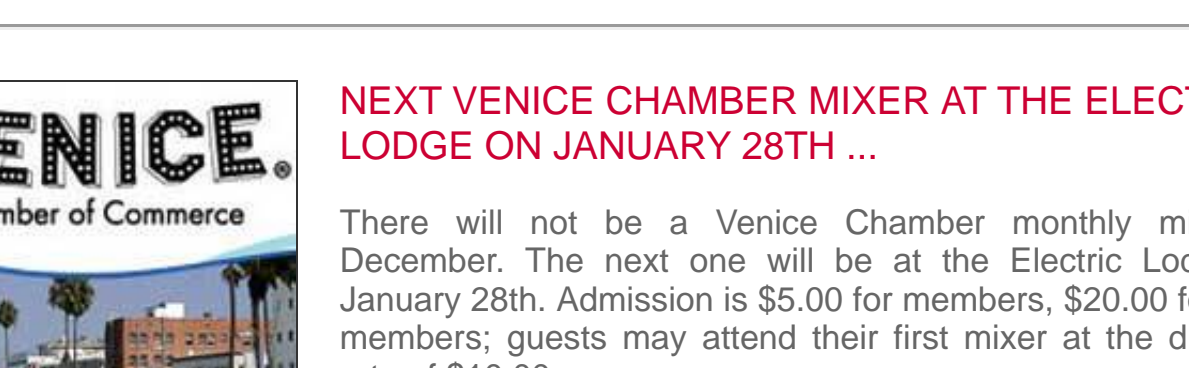
California Pending Home Sales Index - October 2015: Increased 2.5 percent to 113.4 (Source: CAR)

California Traditional Housing Affordability Index - Third Quarter 2015: 29 percent (Source: CAR)

Conforming mortgage rates - week ending 12/10/2015 (Source: Freddie Mac)

- 30-yr. fixed: 3.95% fees/points: 0.6%
- 15-yr. fixed: 3.19% fees/points: 0.5%
- 1-yr. adjustable: 2.64% fees/points: 0.2%

Please watch and share my video to learn all about enjoying life in Venice !!!

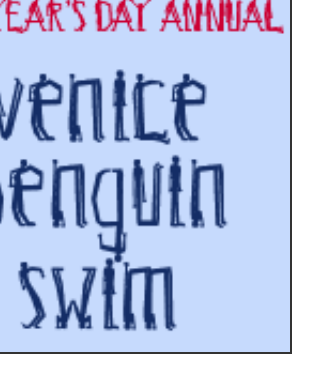


AT VENICE BEACH LIVING ...

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 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.