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"VENICE STYLE"

DECEMBER . 2016

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



VENICE REAL ESTATE MARKET UPDATE

November 2016 Venice Property Sales ...

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

SINGLE FAMILY SALES . NOVEMBER . 2016						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
1003 MAIN ST	1	1	488	1912	1167	\$600,000
112 BREEZE AVE	2	1	864	1933	2252	\$1,143,000
860 BROOKS AVE	1	1	572	1947	5879	\$1,292,000
579 GRAND BLVD	2	1	865	1951	2096	\$1,300,000
798 S MAIN ST	2	1	1216	1908	1622	\$1,450,000
2440 WALNUT AVE	3	2	1366	1947	5847	\$1,625,000
629 SUNSET AVE	1	1	752	1922	5798	\$1,650,000
555 INDIANA AVE	2	2	944	1912	3780	\$1,750,000
706 4TH AVE	3	2	1152	1904	5672	\$1,760,000
2454 GLYNDON AVE	3	3	1864	1939	5842	\$1,765,000
345 INDIANA AVE	3	1	1020	1906	6001	\$1,900,000
838 MARCO PL	2	2	1344	1920	3329	\$2,100,000
2421 LOUELLA AVE	4	4	2924	2016	5849	\$2,125,000
2233 GLYNDON AVE	4	4	3338	2009	5850	\$2,400,000
2519 GRAND CANAL	3	4	2704	2002	2701	\$2,800,000
230 CARROLL CANAL	3	3	2137	1967	2848	\$3,425,000
738 SUPERBA AVE	3	4	2400	1923	3373	\$3,480,000
555 SAN JUAN AVE	4	5	4500	2015	5233	\$4,100,000
905 NOWITA PL	5	5	3638	1921	3401	\$6,100,000
Total Sales						\$42,765,000
Average Sales Price						\$2,250,789
Average \$ / SF						\$1,255

RESIDENTIAL INCOME SALES . NOVEMBER . 2016							
STREET	UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
929 MILWOOD AVE	2	3	2	1764	1913	4750	\$1,375,000
716 SUNSET AVE	2	5	2	1910	1924	4802	\$1,378,000
555 GRAND BLVD	2	4	3	2000	1946	2701	\$1,590,000
22 27TH AVE	2	4	4	2084	1956	2643	\$1,808,000
314 N VENICE BLVD	9	9	9	4228	1923	9533	\$3,639,500
14 BROOKS AVE	13	13	14	5294	1963	6117	\$3,737,000
Total Sales							\$13,527,500
Average Sales Price							\$2,254,583
Average \$ / SF							\$783

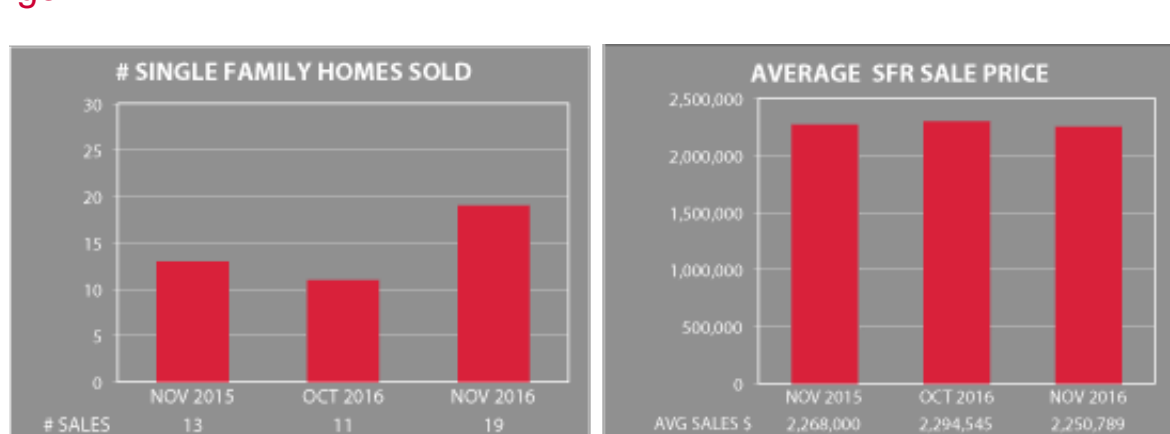
CONDOMINIUM SALES . NOVEMBER . 2016						
STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE	
235 MAIN ST #218	2	2	1188	1989	73379	\$975,000
615 HAMPTON DR A303	0	1	954	2004	19307	\$975,000
2600 ABBOT KINNEY BLVD #6	2	2	1033	1980	9459	\$975,000
615 HAMPTON DR #A101	1	2	1451	2004	19307	\$1,340,000
Total Sales						\$4,265,000
Average Sales Price						\$1,066,250
Average \$ / SF						\$922

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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

November 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 !!!

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Fast Facts

- California median home price - October 2016: \$513,520 (Source: CAR)
- California highest median home price by region/county October 2016: San Francisco, \$1,407,500 (Source: CAR)
- California lowest median home price by region/county October 2016: Tehama, \$163,000 (Source: CAR)
- California Pending Home Sales Index rose 1.5% from 117.3 in October 2015 to 119.1 in October 2016 - the seventh consecutive year-to-year increase (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: 4.08% fees/points: 0.5%
 - 15-yr. fixed: 3.34% 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.



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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.