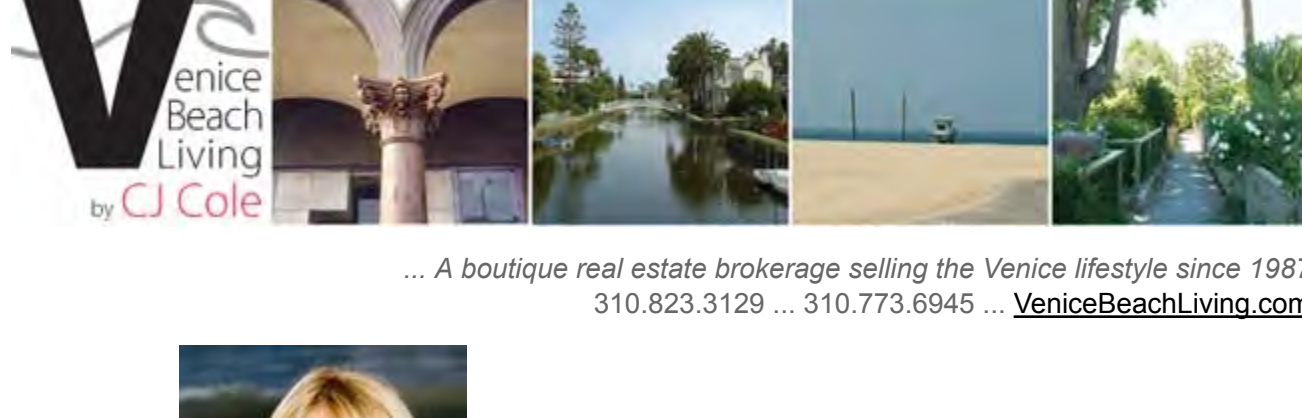
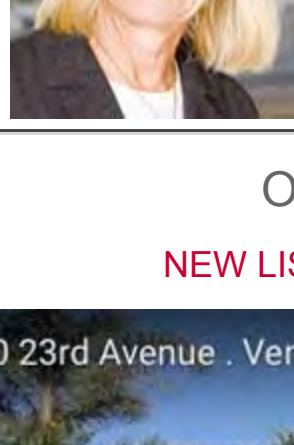


Subject: Venice Style ... September 2017 ... It's Pricelless (Free)
 From: CJ Cole ... Venice Beach Living <cj16@venicebeachliving.com>
 Date: 9/26/17, 10:25 AM
 To: CJ & Jay Cole <cj16@cjcole.com>



... A boutique real estate brokerage selling the Venice lifestyle since 1987
 310.823.3129 ... 310.773.6945 ... VeniceBeachLiving.com

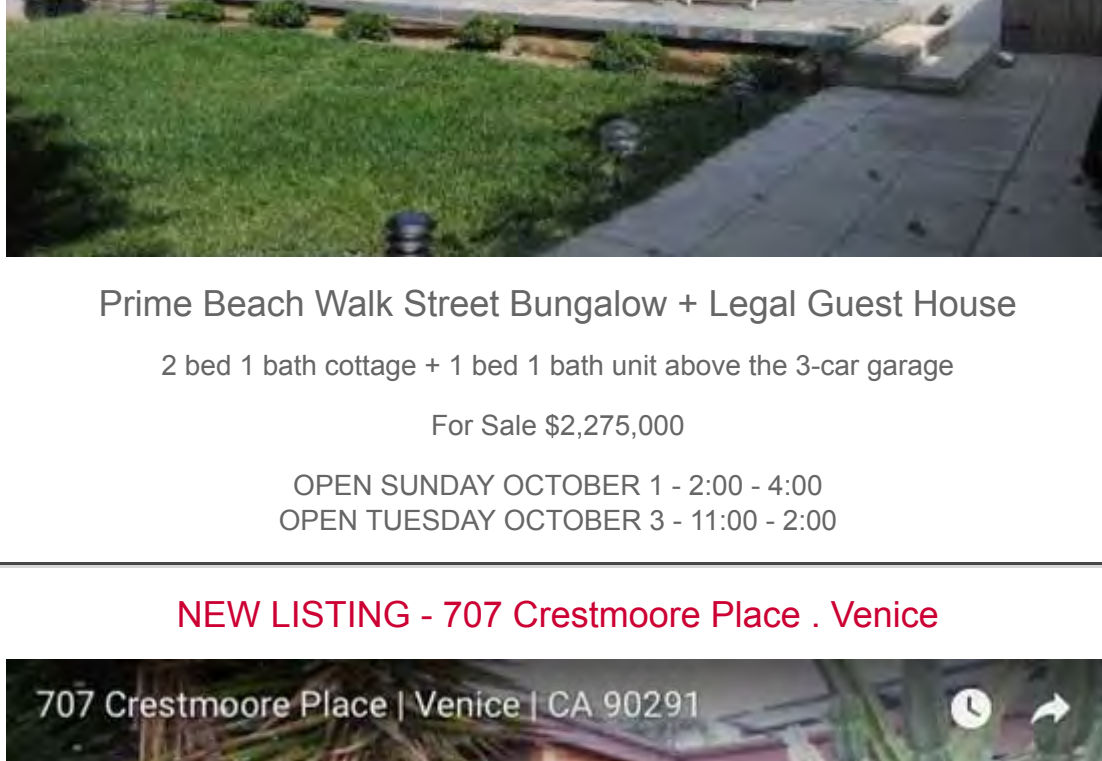


"VENICE STYLE" SEPTEMBER . 2017

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

Our Featured Listings

NEW LISTING - 40 23rd Avenue . Venice



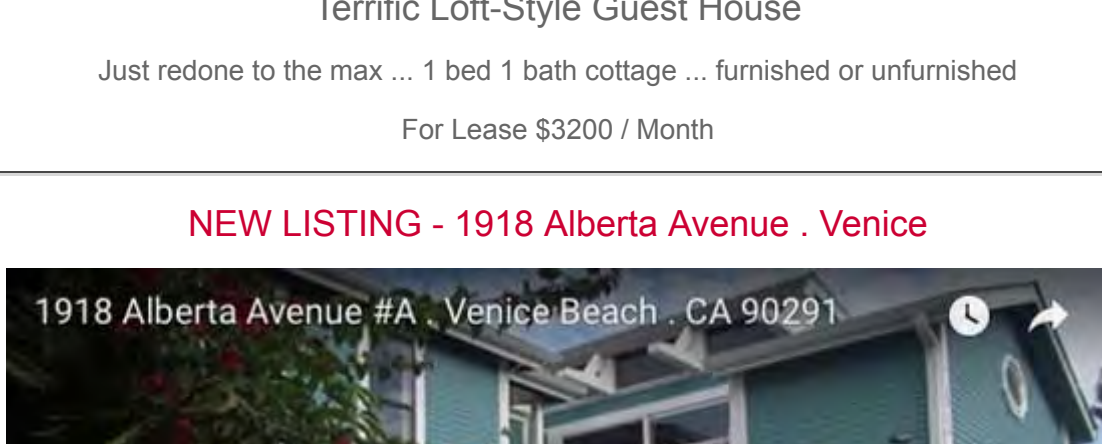
Prime Beach Walk Street Bungalow + Legal Guest House

2 bed 1 bath cottage + 1 bed 1 bath unit above the 3-car garage

For Sale \$2,275,000

OPEN SUNDAY OCTOBER 1 - 2:00 - 4:00
 OPEN TUESDAY OCTOBER 3 - 11:00 - 2:00

NEW LISTING - 707 Crestmoore Place . Venice

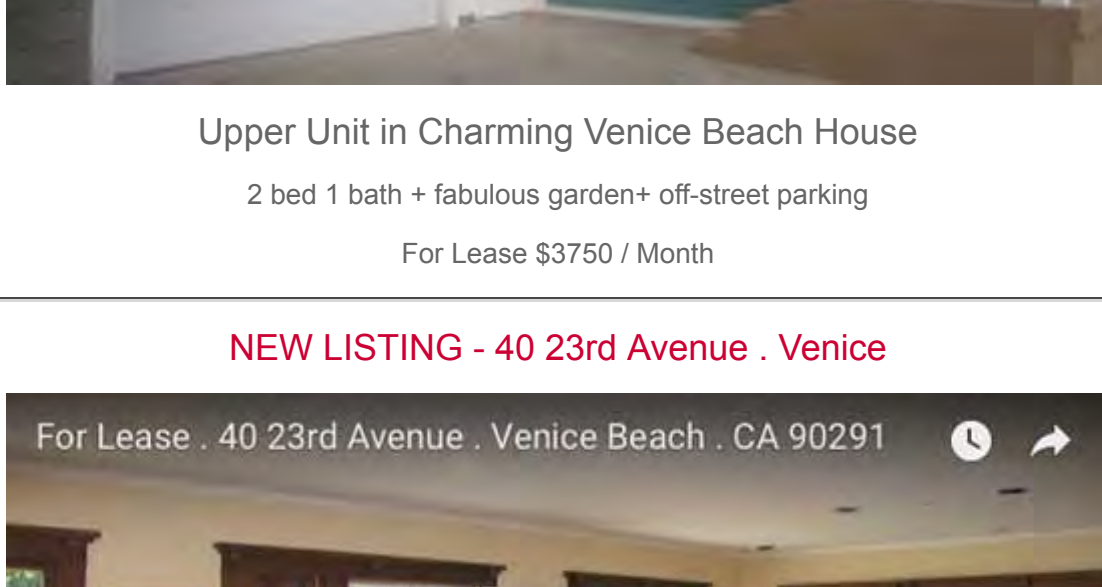


Terrific Loft-Style Guest House

Just redone to the max ... 1 bed 1 bath cottage ... furnished or unfurnished

For Lease \$3200 / Month

NEW LISTING - 1918 Alberta Avenue . Venice

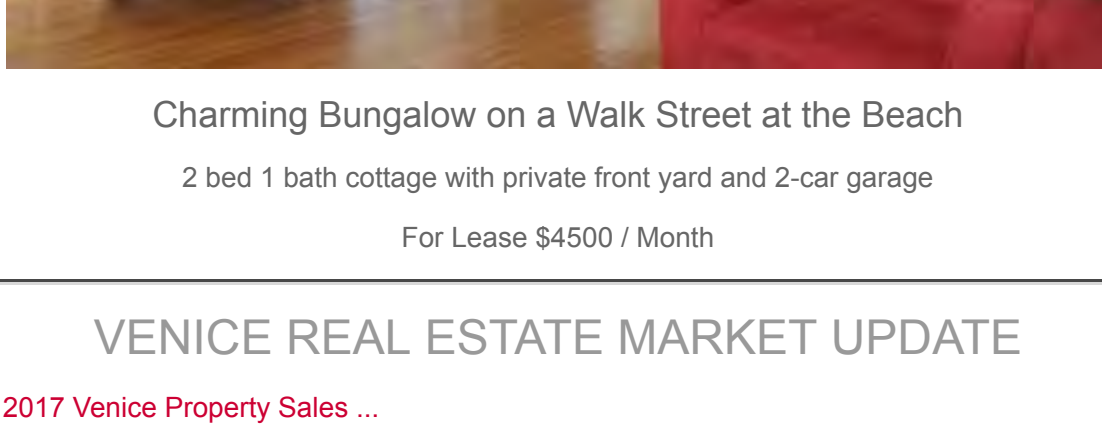


Upper Unit in Charming Venice Beach House

2 bed 1 bath + fabulous garden+ off-street parking

For Lease \$3750 / Month

NEW LISTING - 40 23rd Avenue . Venice



Charming Bungalow on a Walk Street at the Beach

2 bed 1 bath cottage with private front yard and 2-car garage

For Lease \$4500 / Month

VENICE REAL ESTATE MARKET UPDATE

August 2017 Venice Property Sales ...

See below for a list of all of the properties sold in Venice during August 2017 and the comparison chart.

SINGLE FAMILY SALES AUGUST 2017						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
918 INDIANA AVE	4	2	1584	1962	4809	\$1,350,000
1009 INDIANA CT	3	2	1258	1951	4765	\$1,360,000
831 COMMONWEALTH AVE	2	1	948	1946	4185	\$1,390,000
1129 VAN BUREN AVE	2	1	1119	1940	4200	\$1,400,000
1117 NOWITA PL	2	1	1206	1928	4782	\$1,425,000
758 SUNSET AVE	4	2	1156	1922	4802	\$1,475,000
2222 LOUELLA AVE	2	1	1326	1921	5847	\$1,500,000
1072 SUPERBA AVE	3	1	1408	1926	4802	\$1,550,000
1016 ROSE AVE	4	3	2006	1957	6152	\$1,710,000
923 MILWOOD AVE	2	1	880	1920	4250	\$1,750,000
1120 VICTORIA AVE	3	2	1692	1923	5578	\$1,815,000
1148 VAN BUREN AVE	2	3	1176	1926	4699	\$1,900,000
990 SUNSET AVE	3	3	1863	1956	6056	\$2,100,000
30 24TH AVE	3	2	983	1936	2639	\$2,130,000
719 ANGELUS PL	3	2	1556	1922	4200	\$2,130,000
1321 6TH AVE	2	2	1344	1913	5202	\$2,200,000
828 BROOKS AVE	4	3	2053	1948	2177	\$2,275,000
125 N VENICE BL	3	3	2558	1981	3195	\$2,550,000
2003 ALBERTA AVE	5	4	3347	2006	2993	\$2,600,000
2418 GRAND CANAL	2	2	990	1923	2698	\$2,775,000
2341 WILSON AVE	3	3	2970	2008	3602	\$3,062,900
TOTAL SALES						\$40,496,900
AVERAGE SALES PRICE						\$1,928,424
AVERAGE \$ / SF						\$1,212

RESIDENTIAL INCOME SALES AUGUST 2017							
STREET	UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
2515 ABBOT KINNEY BLVD	3	7	5	3320	1960	3981	\$1,400,000
718 VERNON AVE	3	4	4	2055	1922	4802	\$1,701,625
634 BROOKS AVE	2	4	2	1584	1945	5195	\$1,825,000
615 BROOKS AVE	2	4	3	1848	1907	5265	\$1,988,000
723-725 PALMS BLVD	2	3	1	2071	3871	10803	\$6,500,000
621 SAN JUAN AVE	4	12	12	8000	2008	9900	\$6,734,250
TOTAL SALES							\$20,148,875
AVERAGE SALES PRICE							\$3,358,146
AVERAGE \$ / SF							\$1,067

CONDOMINIUM SALES AUGUST 2017						
STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE	
235 MAIN ST #219	2	2	1188	1989	73407	\$999,000
TOTAL SALES						\$999,000
AVERAGE SALES PRICE						\$999,000
AVERAGE \$ / SF						\$841

Copyright © 2017 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/CALAW. Sources are deemed reliable; however, no representation of any kind is made as to its accuracy.

VIEW THE VENICE PROPERTY SALES FOR THE PAST 18 YEARS

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



Copyright © 2017 CJ COLE. All Rights Reserved.

The Venice Real Estate Market Trends by Month for the Last Year

SINGLE FAMILY SALES AUGUST 2017						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
918 INDIANA AVE	4	2	1584	1962	4809	\$1,350,000
1009 INDIANA CT	3	2	1258	1951	4765	\$1,360,000
831 COMMONWEALTH AVE	2	1	948	1946	4185	\$1,390,000
1129 VAN BUREN AVE	2	1	1119	1940	4200	\$1,400,000
1117 NOWITA PL	2	1	1206	1928	4782	\$1,425,000
758 SUNSET AVE	4	2	1156	1922	4802	\$1,475,000
2222 LOUELLA AVE	2	1	1326	1921	5847	\$1,500,000
1072 SUPERBA AVE	3	1	1408	1926	4802	\$1,550,000
1016 ROSE AVE	4	3	2006	1957	6152	\$1,710,000
923 MILWOOD AVE	2	1	880	1920	4250	\$1,750,000
1120 VICTORIA AVE	3	2	1692	1923	5578	\$1,815,000
1148 VAN BUREN AVE	2	3	1176	1926	4699	\$1,900,000
990 SUNSET AVE	3	3	1863	1956	6056	\$2,100,000
30 24TH AVE	3	2	983	1936	2639	\$2,130,000
719 ANGELUS PL	3	2	1556	1922	4200	\$2,130,000
1321 6TH AVE	2	2	1344	1913	5202	\$2,200,000
828 BROOKS AVE	4	3	2053	1948	2177	\$2,275,000
125 N VENICE BL	3	3	2558	1981	3195	\$2,550,000
2003 ALBERTA AVE	5	4	3347	2006	2993	\$2,600,000
2418 GRAND CANAL	2	2	990	1923	2698	\$2,775,000
2341 WILSON AVE	3	3	2970	2008	3602	\$3,062,900
TOTAL SALES						\$40,496,900
AVERAGE SALES PRICE						\$1,928,424
AVERAGE \$ / SF						\$1,212

RESIDENTIAL INCOME SALES AUGUST 2017							
STREET	UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
2515 ABBOT KINNEY BLVD	3	7	5	3320	1960	3981	\$1,400,000
718 VERNON AVE	3	4	4	2055	1922	4802	\$1,701,625
634 BROOKS AVE	2	4	2	1584	1945	5195	\$1,825,000
615 BROOKS AVE	2	4	3	1848	1907	5265	\$1,988,000
723-725 PALMS BLVD	2	3	1	2071	3871	10803	\$6,500,000
621 SAN JUAN AVE	4	12	12	8000	2008	9900	\$6,734,250
TOTAL SALES							\$20,148,875
AVERAGE SALES PRICE							\$3,358,146
AVERAGE \$ / SF							\$1,067

CONDOMINIUM SALES AUGUST 2017						
STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE	
235 MAIN ST #219	2	2	1188	1989	73407	\$999,000
TOTAL SALES						\$999,000
AVERAGE SALES PRICE						\$999,000
AVERAGE \$ / SF						\$841

Copyright © 2017 CJ COLE. All Rights Reserved.

DOWNLOAD MY COMPLETE VENICE MARKET REPORT FOR MY EXPERT ANALYSIS OF THE CURRENT MARKET TRENDS IN VENICE REAL ESTATE SALES !!!

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](#)

AVERAGE \$ / SQUARE FOOT
 + 1% Up from Last Month
 + 19% Up from Last Year

August Sales Statistics for Venice Homes ... A Mixed Bag ...

Twenty-one single family homes sold in August, the same number as July and 2 less (10.5%) than August 2016. However, the Venice single-family home total sales volume for August 2017 (\$40,496,000) decreased 31.8% vs. July (\$59,354,800) and was down slightly (1.6%) vs. last August (\$41,137,000).

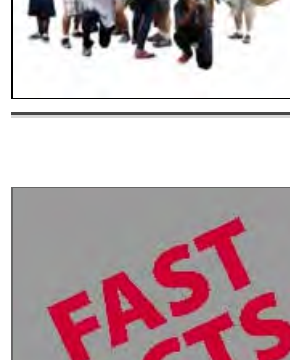
[Link to our latest market report](#) ... [Download the report](#)



Public Hearing for LA City's Proposed Permanent Supportive Housing Ordinance This Thursday ...

LA City Planning Department is proposing an ordinance establishing new regulations to facilitate the production of Permanent Supportive Housing for formerly or chronically homeless individuals and families. The ordinance is intended to remove regulatory barriers that impair the construction ...

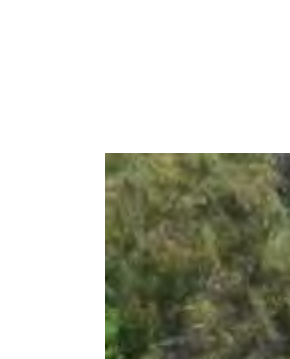
[Read more](#)



Venice Chamber Happy Hour at Venice Arts October 4th ...

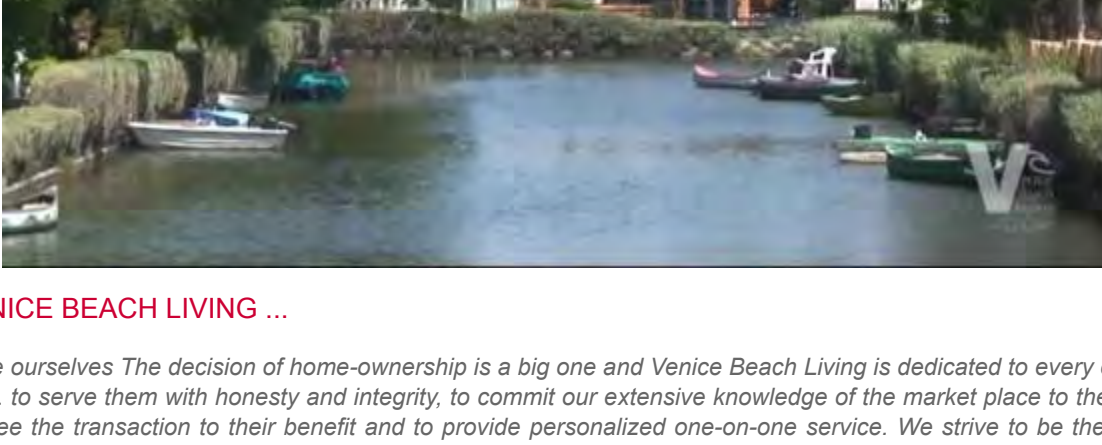
The Venice Chamber of Commerce will host their monthly Happy Hour at the new Venice Arts location! This event is a casual opportunity to make new connections and build relationships in and out of the Chamber at one of our member's business locations. Learn about Venice Arts, an organization that transforms the lives of low-income youth through photography and film education, while enjoying tasty treats and drinks.

[Get the info](#)



- Fast Facts**
- California median home price - August 2017: \$565,330 (Source: CAR)
 - California highest median home price by region/county August 2017: San Francisco, \$1,380,000 (Source: CAR)
 - California lowest median home price by region/county August 2017: Siskiyou, \$212,000 (Source: CAR)
 - California Pending Home Sales Index - July 2017: 119.4., Declined 2.6 percent year-over-year (Source: CAR)
 - Conforming mortgage rates - week ending 9/14/2017 (Source: Freddie Mac)
 - 30-yr. fixed: 3.78% fees/points: 0.5%
 - 15-yr. fixed: 3.13% fees/points: 0.4%

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

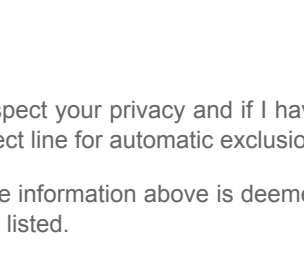


AT VENICE BEACH LIVING ...

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: <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.

PSS. The information above is deemed reliable but not guaranteed. This is not intended as a solicitation if your property is currently listed.