

Subject: Venice Style ... October 2017 ... It's Priceless (Free)
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 Date: 10/21/17, 9:56 PM
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... A boutique real estate brokerage selling the Venice lifestyle since 1987
 310.823.3129 ... 310.773.6945 ... VeniceBeachLiving.com



"VENICE STYLE" OCTOBER . 2017

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

VENICE REAL ESTATE MARKET UPDATE

September 2017 Venice Property Sales ...

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

SINGLE FAMILY SALES SEPTEMBER 2017						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
2377 BEACH AVE	1	1	580	1914	2821	\$1,100,000
915 INDIANA AVE	2	1	992	1947	4810	\$1,100,000
1142 GRANT AVE	2	1	1289	1929	4197	\$1,298,000
825 VENEZIA AVE	2	1	1298	1924	3678	\$1,680,000
1620 VICTORIA AVE	3	3	2390	2014	5549	\$1,740,000
1028 PALMS	4	3	2107	1928	6061	\$1,935,875
712 WOODLAWN AVE	3	2	1573	1911	4187	\$1,990,000
2332 GLENCOE AVE	4	2	1427	1937	5860	\$1,990,000
1041 NOWITA PL	4	5	2861	1926	4783	\$2,675,000
2429 CLEMENT AVE	4	3	2455	1950	3601	\$2,799,000
2425 CLEOMAY AVE	3	3	2966	2008	3600	\$2,800,000
664 BROADWAY ST	2	2	1808	1924	5201	\$2,800,000
249 RENNIE AVE	4	4	2400	2013	4099	\$3,195,000
26 28TH AVE	3	4	3942	2004	2640	\$4,340,000
TOTAL SALES						\$31,422,875
AVERAGE SALES PRICE						\$2,244,491
AVERAGE \$ / SF						\$1,119

RESIDENTIAL INCOME SALES SEPTEMBER 2017							
STREET	UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
1221 PALMS BLVD	2	3	2	2169	1924	10892	\$1,055,000
628 SAN JUAN AVE	2	4	2	1812	1946	5201	\$2,210,000
1240 APPLETON WAY	2	4	2	3502	1956	10893	\$3,307,000
1324 MORNINGSIDE WAY	2	5	5	4025	1956	10882	\$4,250,000
TOTAL SALES							\$10,822,000
AVERAGE SALES PRICE							\$2,705,500
AVERAGE \$ / SF							\$940

CONDOMINIUM SALES SEPTEMBER 2017					
STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE
100 S VENICE #4	2	2	966	1973	\$975,000
235 MAIN ST #224	2	3	1505	1989	\$1,180,000
623 BILDRED AVE	3	3	1980	1981	\$1,865,000
25 BROOKS AVE #3	3	3	2024	2002	\$2,239,000
700 MAIN ST #25	2	2	2471	2008	\$2,300,000
TOTAL SALES					\$8,559,000
AVERAGE SALES PRICE					\$1,711,800
AVERAGE \$ / SF					\$957

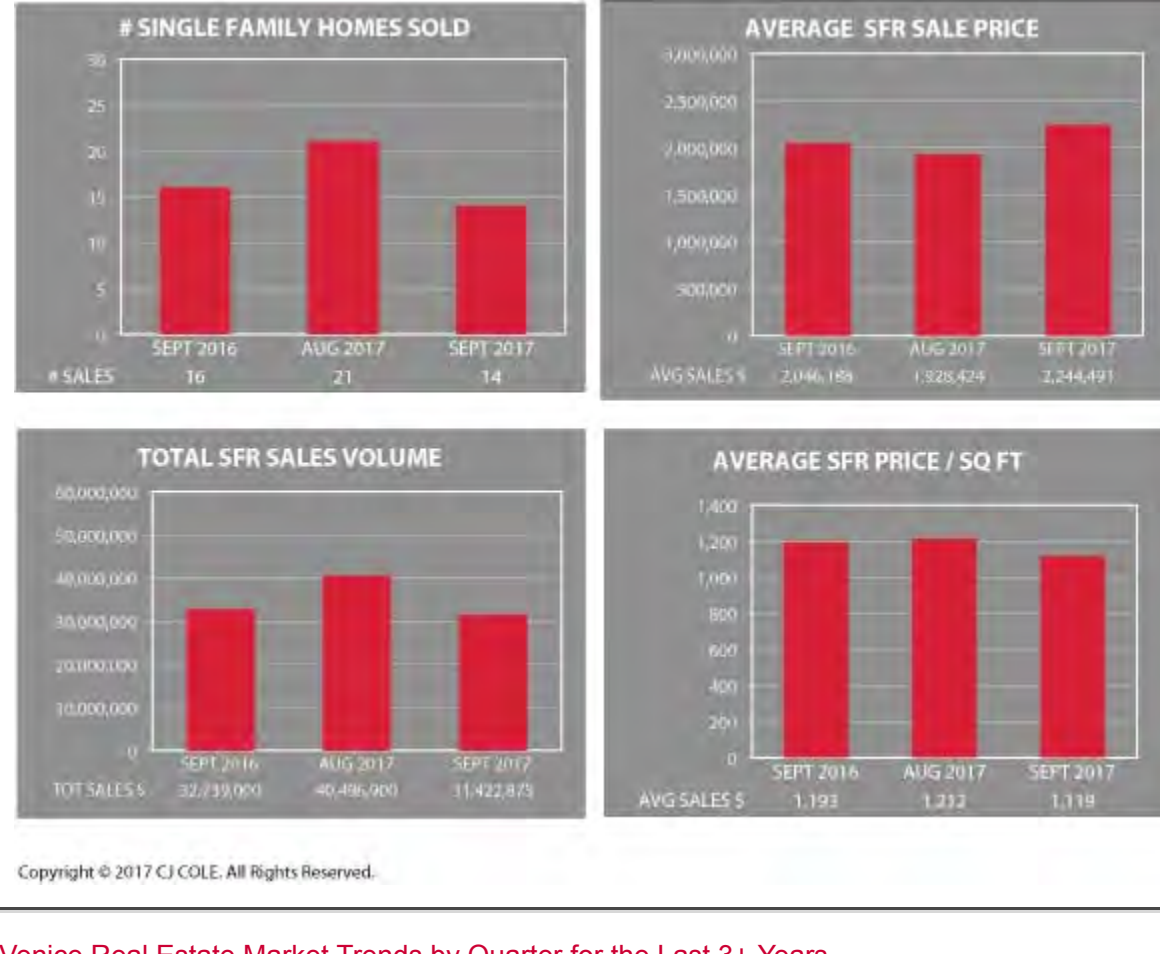
COMMERCIAL SALES SEPTEMBER 2017						
STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE	
1808-16 LINCOLN BLVD			1260	1960	13759	\$2,900,000

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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

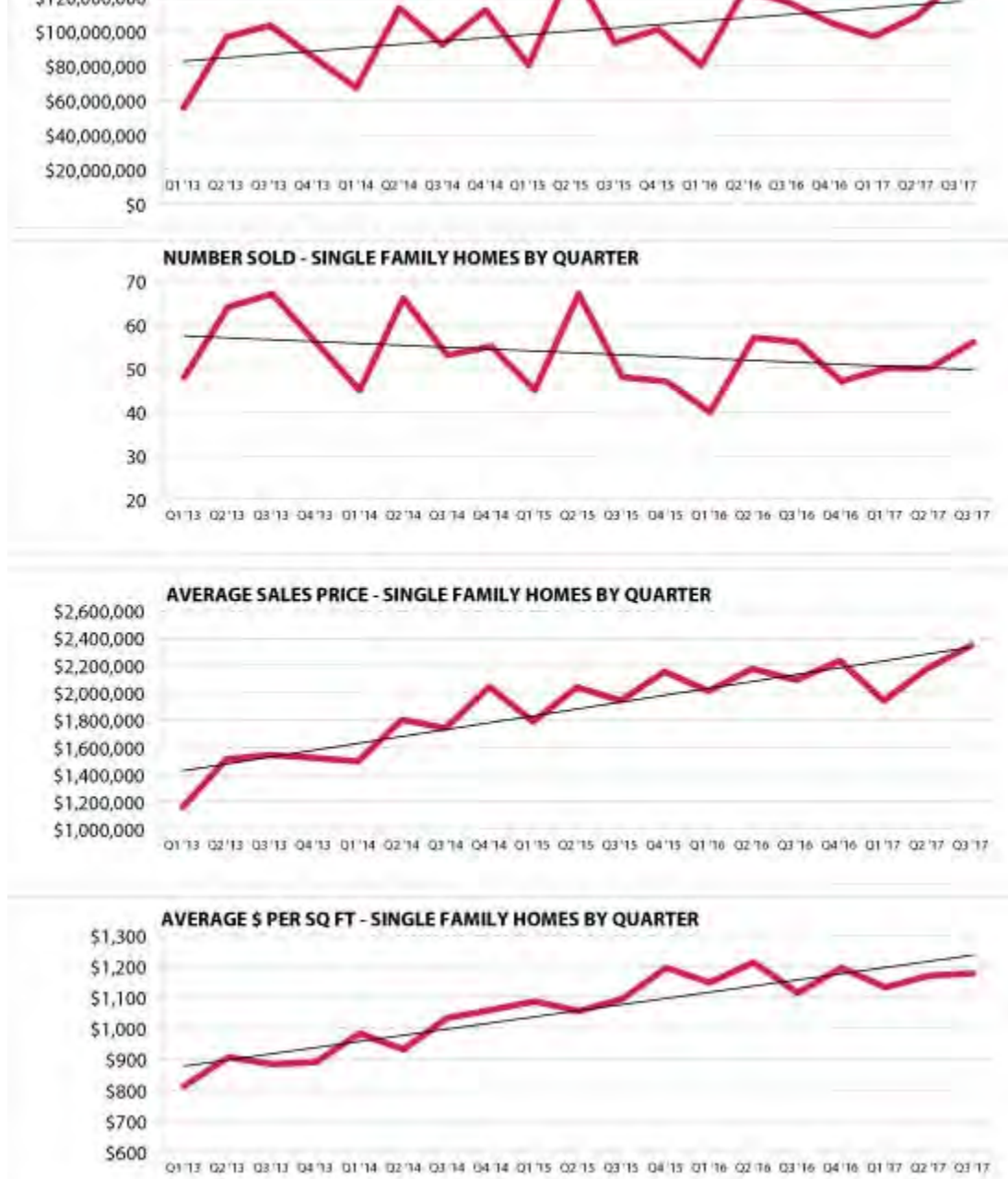
[VIEW THE VENICE PROPERTY SALES FOR THE PAST 18 YEARS](#)

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



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The Venice Real Estate Market Trends by Quarter for the Last 3+ Years



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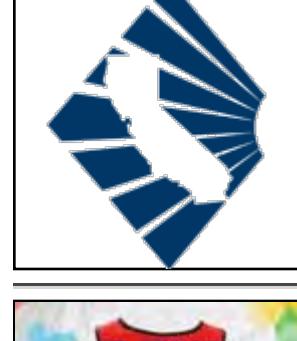


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Venice Average Home Sales Price Increased in September ...

While the average sale price for single-family homes (\$2,244,491) in September increased 16.4% over last month (\$1,928,424) and 14% over last September (\$2,046,188), the average price per square foot (\$1,119) decreased 7.7% from last month (\$1,212) and 6.2% from the September 2016 figure (\$1,193).

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



C.A.R. Releases its 2018 California Housing Market Forecast ...

With the economy expected to continue growing, housing demand should remain strong and incrementally boost California's housing market in 2018, though a shortage of available homes for sale and affordability constraints will be a challenge, according to the "2018 California Housing Market Forecast" ...

[Read more](#)



BECKY SHAW Now Playing at the Pacific Resident Theatre ...

Becky Shaw, written by Gina Gionfriddo, is a comedy of manners: a witty, cerebral form of dramatic comedy that depicts and often satirizes the manners and affectations of a contemporary society. Now playing !!!

[Show info](#)



"Mark Boal: Off the Record" Thursday, October 26th at Beyond Baroque ...

Join Stephen Galloway, the Executive Editor of the Hollywood Reporter, for a conversation with Academy Award-winning writer and producer Mark Boal. Boal has just written and produced the controversial and acclaimed film "Detroit," has won two Oscars for writing and producing ...

[Tickets](#)



Venice Halloween Happenings ...

Halloween in Venice has always been spectacular. And this year's festivities will be nothing short of legendary. There will be parties, concerts, cruises, contests, and more, all over Venice for the next several weeks. Venice Papparazzi has once again compiled a great list of Halloween Happenings around the 'hood ...

[See what's happening](#)



Fast Facts

California median home price - September 2017: \$555,410 (Source: CAR)

California highest median home price by region/county September 2017: San Mateo, \$1,400,500 (Source: CAR)

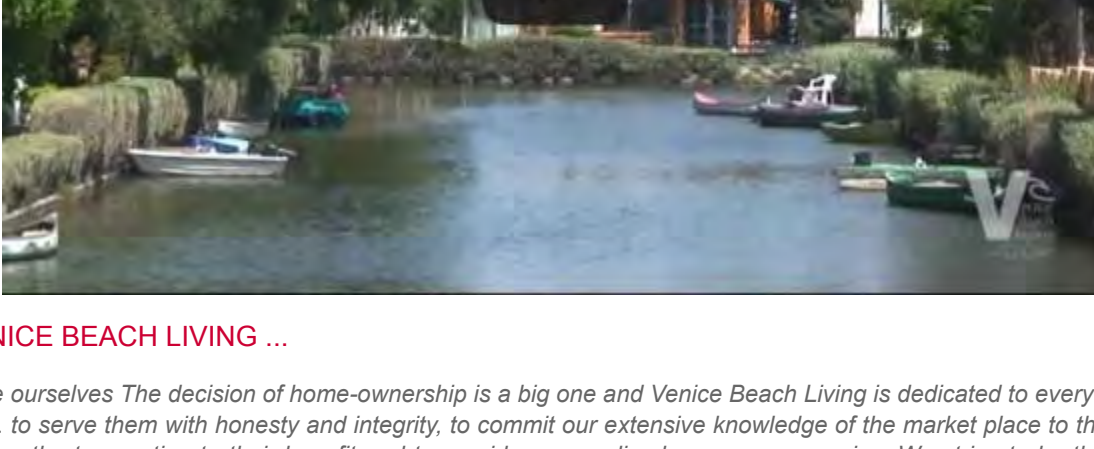
California lowest median home price by region/county September 2017: Lassen, \$145,500 (Source: CAR)

California Pending Home Sales Index - August 2017: 117.0, Declined 3.5 percent year-over-year (Source: CAR)

Conforming mortgage rates - week ending 10/12/2017 (Source: Freddie Mac)

• 30-yr. fixed: 3.91% fees/points: 0.5%
 • 15-yr. fixed: 3.21% 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 the 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.