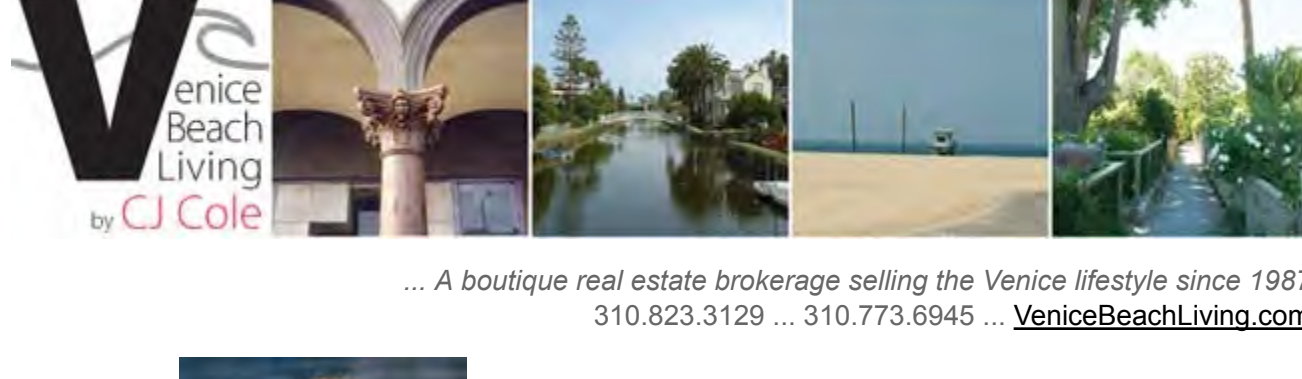


Subject: Venice Style ... November 2017 ... It's Priceless (Free)
 From: CJ Cole ... Venice Beach Living <cj16@venicebeachliving.com>
 Date: 11/23/17, 9:24 AM
 To: CJ Cole ... Venice Beach Living <cj16@venicebeachliving.com>



... A boutique real estate brokerage selling the Venice lifestyle since 1987
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"VENICE STYLE" NOVEMBER . 2017

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



VENICE REAL ESTATE MARKET UPDATE

October 2017 Venice Property Sales ...

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

SINGLE FAMILY SALES OCTOBER 2017						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
2902 OCEAN AVE	2	1	976	1942	3701	\$1,475,000
1022 GARFIELD AVE	3	1	1125	1947	4204	\$1,510,000
670 MARR ST	3	3	1338	1953	3116	\$1,600,000
331 WINDWARD AVE	3	2	1034	1912	2850	\$1,618,000
946 INDIANA AVE	3	2	1509	1925	4809	\$1,688,000
2429 CLOY AVE	3	2	1667	1975	3604	\$1,753,000
1121 CABRILLO AVE	2	2	1200	1920	2549	\$1,920,500
2818 CLUNE AVE	2	1	865	1939	5155	\$1,930,000
3005 GRAND CANAL	1	1	454	1943	4102	\$2,100,000
672 BROOKS AVE	3	3	2424	2017	5202	\$2,185,000
411 GRAND BLVD	3	3	2746	1986	2610	\$2,200,000
719 SUPERBA AVE	4	3	2020	1923	2975	\$2,700,000
1216 APPELTON WAY	3	2	1676	1947	10893	\$2,720,000
663 BROOKS AVE	4	4	3150	2017	5280	\$2,750,000
TOTAL SALES						\$28,149,500
AVERAGE SALES PRICE						\$2,016,679
AVERAGE \$ / SF						\$1,269

RESIDENTIAL INCOME SALES OCTOBER 2017							
STREET	UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
1134 VAN BUREN AVE	2	2	2	1008	1948	3777	\$1,132,770
523 MAIN ST	5	0	5	1536	1925	2638	\$1,575,000
537 RIALTO AVE	2	2	2	1248	1924	2402	\$1,600,000
326 4TH AVE	3	3	3	1660	1940	5270	\$1,700,000
22 DUDLEY AVE	2	3	2	1329	1907	3750	\$1,890,000
1009 PALMS BLVD	2	5	4	2177	1923	5698	\$1,895,000
714 PALMS BLVD	2	5	2	1968	1949	5299	\$2,000,000
902 PALMS BLVD	2	4	2	1696	1916	5300	\$2,100,000
1403 INNES PL	8	0	8	3900	1911	3199	\$2,700,000
2727 ABBOT KINNEY BLVD	10	10	10	11888	1958	13356	\$6,800,000
TOTAL SALES							\$23,392,770
AVERAGE SALES PRICE							\$2,339,277
AVERAGE \$ / SF							\$823

CONDOMINIUM SALES OCTOBER 2017					
STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE
2500 ABBOT KINNEY #25	2	3	878	1985	\$841,000
TOTAL SALES					\$841,000
AVERAGE SALES PRICE					\$841,000
AVERAGE \$ / SF					\$958

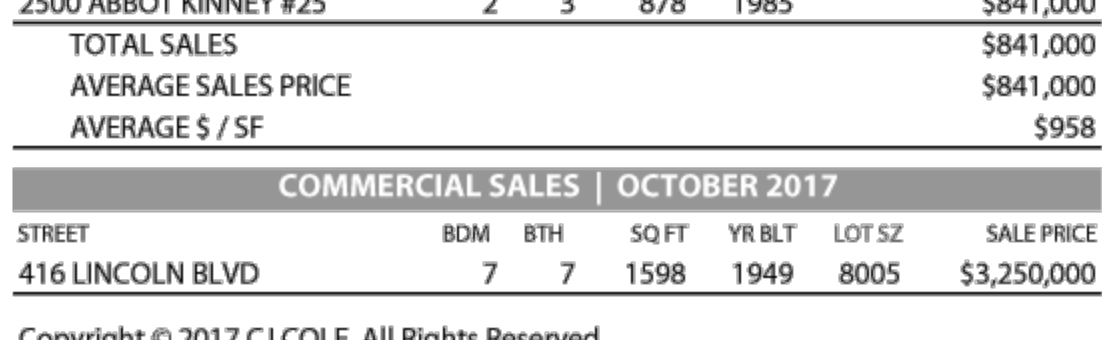
COMMERCIAL SALES OCTOBER 2017						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
416 LINCOLN BLVD	7	7	1598	1949	8005	\$3,250,000

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

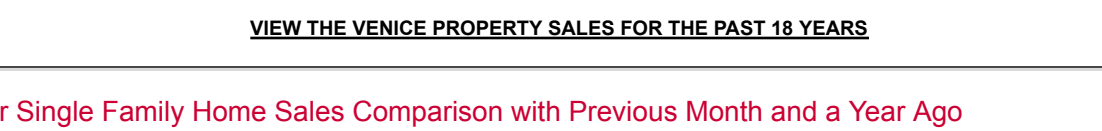
[VIEW THE VENICE PROPERTY SALES FOR THE PAST 18 YEARS](#)

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



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



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

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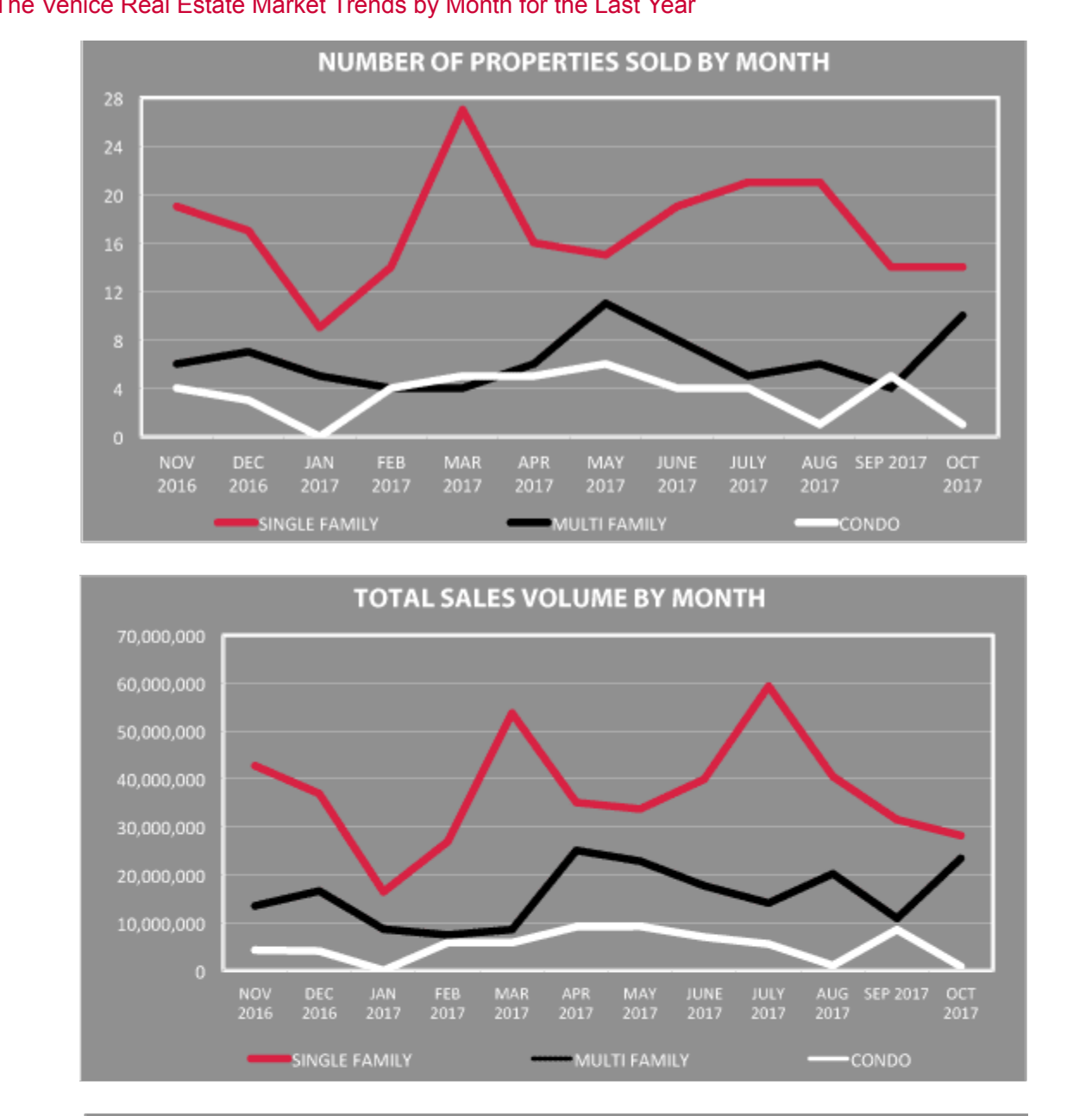
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Just Listed ... Remarkable Venice Home with an Edgy Vibe !!!

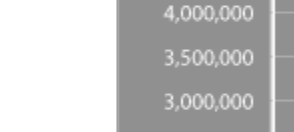
480 S VENICE BOULEVARD . VENICE BEACH . \$3,600,000

[CHECK OUT THE VIDEO ...](#)



[DOWNLOAD THE BROCHURE](#)
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Call me for more info on this amazing home perfected by DesignHAUS 24... 310.773.6945.

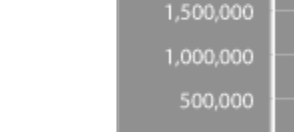


AVERAGE \$ / SQUARE FOOT
 + 13% Up from Last Month
 + 10% Up from Last Year

October Venice Home Average Price/Square Foot Increases ...

The average sale price for single-family homes in October declined when compared to the figures for last month and October a year ago. The average sale price (\$2,010,679) decreased 10.4% from last month (\$2,244,491) and 27.9% from October 2016 (\$2,294,545). The average price per square foot (\$1,269) increased 13.4% (\$1,119) over last month and 8.2% (\$1,152) over a year ago ...

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



Rare Venice Beach Walk Street Compound For Sale ...

PRICED TO SELL ... \$1,995,000 !!! Discover this hidden gem in the best Venice beach location ... south of Venice Blvd on a quiet walk street 1/2 block to the residential section of the beachfront. Hidden behind high fences, you'll find a hip, timeless 2BD/1BA 20's beach bungalow + 1BD/1BA flat + 3-car garage ...

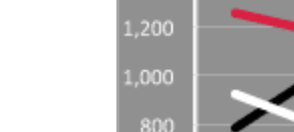
[Read more](#)



10 Home Design Trends to Watch Out for in 2018 ...

It's all about warm shades, rugged textures and simple fixtures ... Cool neutrals, white kitchen accessories and marble is out, and earth-toned shades, stonework and concrete accents are in, says Houzz for its 2018 home design predictions ...

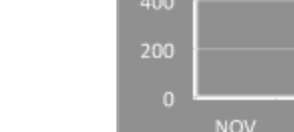
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The 2017 Venice December Events Holiday List ...

VisitVenice.com and their partners at Venice Paparazzi have just published their events calendar for December. Join them at many of the events where they will be the official photographers ...

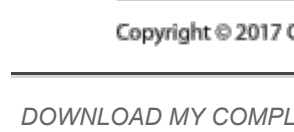
[Get the List](#)



8 Things Pets Secretly Hate About Your Home ...

We're crazy about our pets, but have you ever asked yourself what your house looks like from your dog or cat's perspective? If not, it's time to put yourself in your pet's paws ...

[Get the secrets](#)

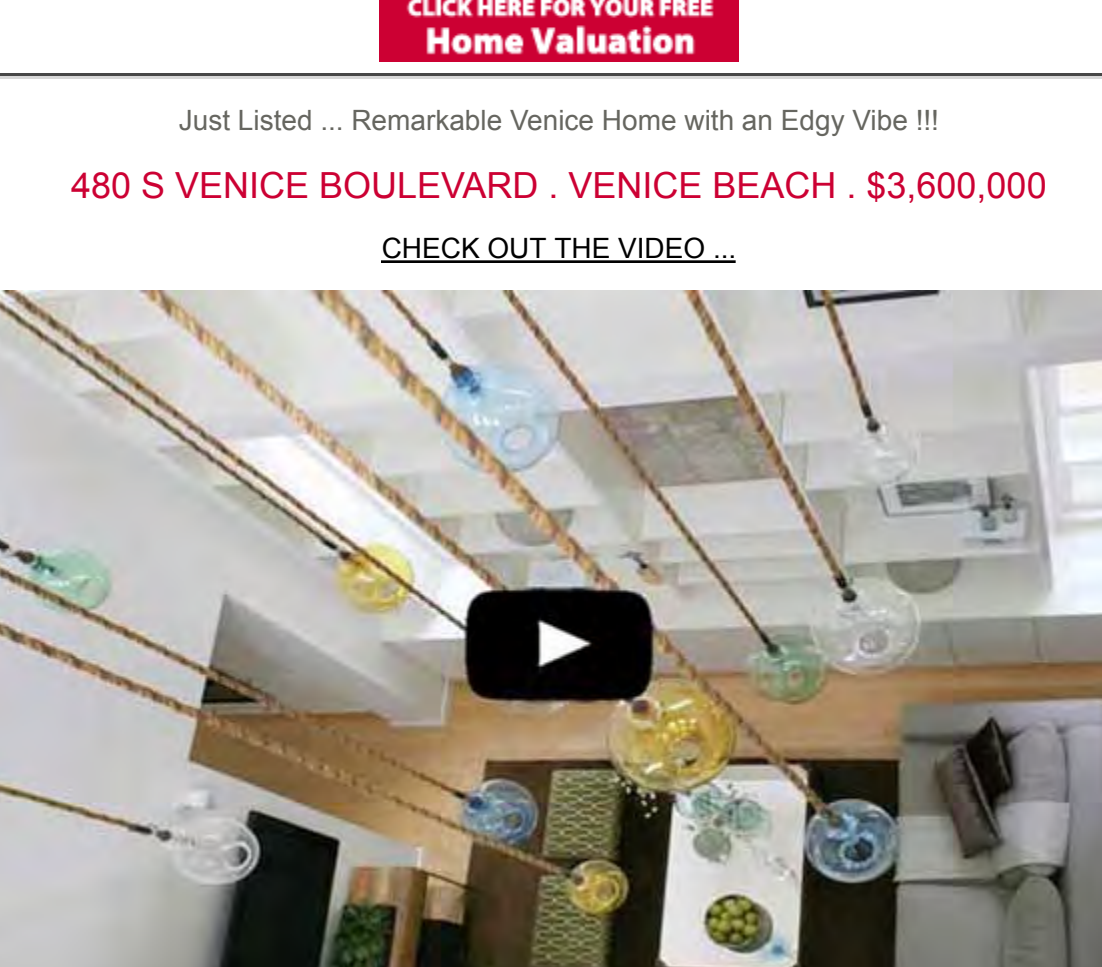


Fast Facts

California median home price - October 2017: \$546,430 (Source: CAR)
 California highest median home price by region/county October 2017: San Mateo, \$1,522,500 (Source: CAR)
 California lowest median home price by region/county October 2017: Lassen, \$160,000 (Source: CAR)
 California Pending Home Sales Index - October 2017: 116.0. Declined 2.6 percent year-over-year (Source: CAR)

Conforming mortgage rates - week ending 11/22/2017 (Source: Freddie Mac)
 • 30-yr. fixed: 3.92% fees/points: 0.5%
 • 15-yr. fixed: 3.32% fees/points: 0.4%

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

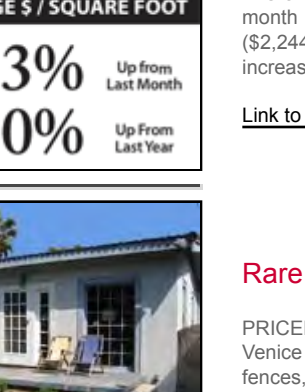


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We pride ourselves The decision of home-ownership is a big one and Venice Beach Living is dedicated to every one of our clients ... to serve them with honesty and integrity, to commit our extensive knowledge of the market place to their benefit, to 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

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 Blog: <http://venicedigs.com>
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 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.