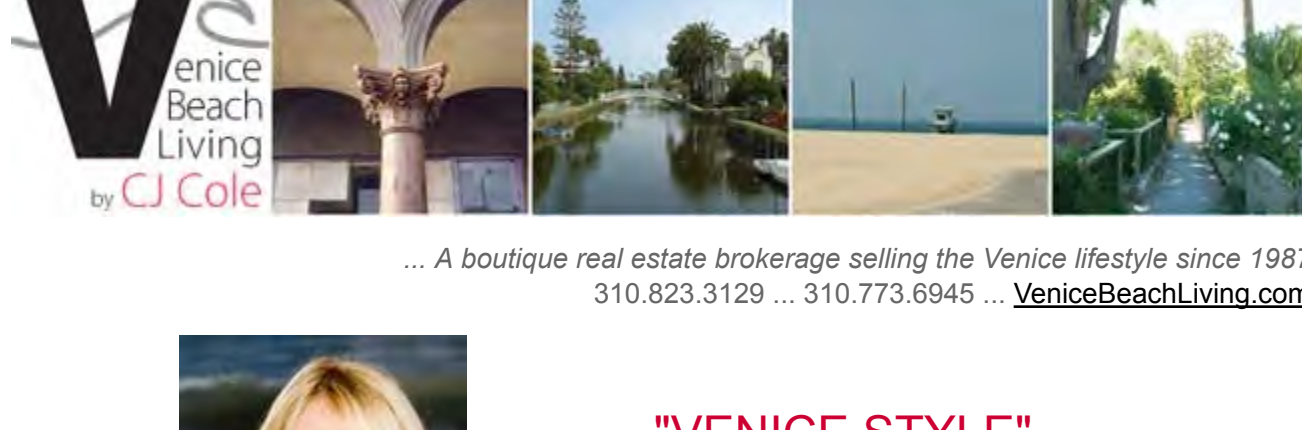
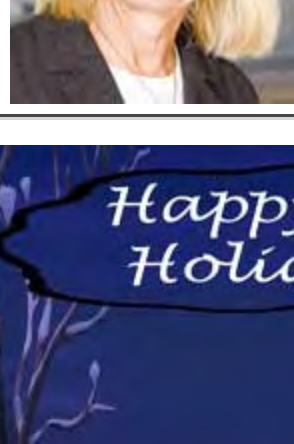


Subject: Venice Style ... December 2017 ... It's Priceless (Free)
 From: CJ Cole ... Venice Beach Living <cj16@venicebeachliving.com>
 Date: 12/14/17, 6:27 PM
 To: CJ Cole ... Venice Beach Living <cj16@venicebeachliving.com>



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

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



VENICE REAL ESTATE MARKET UPDATE

November 2017 Venice Property Sales ...

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

SINGLE FAMILY SALES NOVEMBER 2017						
STREET	BDM	BTH	SQFT	YR BLT	LOT SZ	SALE PRICE
660 MARR ST	2	1	629	1959	1856	\$1,050,000
230 SAN JUAN AVE	2	2	1056	1912	1344	\$1,050,000
879 COMMONWEALTH AVE	2	1	948	1946	4144	\$1,140,000
1085 NOWITA PL	3	2	1248	1949	4782	\$1,412,500
1061 NOWITA PL	2	1	866	1926	4782	\$1,435,000
817 INDIANA AVE	4	3	1795	1926	4799	\$1,660,000
758 SUNSET AVE	4	1	1156	1922	4802	\$1,675,000
2313 MCKINLEY AVE	3	2	1474	1920	3623	\$1,760,000
1050 AMOROSO PL	3	2	1240	1927	5868	\$1,760,000
919 VICTORIA AVE	3	3	2480	1923	4005	\$1,895,000
704 VALITA ST	3	2	1574	1956	5108	\$1,950,000
672 1/2 BROOKS AVE	3	3	2420	2017	2601	\$1,985,000
1025 NOWITA PL	5	3	2192	1940	4783	\$2,087,000
1215 CARRILLO AVE	2	2	1632	1921	2550	\$2,100,000
1518 WALNUT AVE	3	3	2315	1949	5947	\$2,260,000
1146 GRANT AVE	4	4	2490	1929	4197	\$2,600,000
1106 ROSE AVE	4	5	3139	2017	6005	\$2,775,000
2477 GLYNDON AVE	3	4	3623	2017	5848	\$2,825,000
1518 GLENADON AVE	4	5	3334	2017	5969	\$3,100,000
822 CALIFORNIA AVE	4	6	4100	2017	4726	\$3,450,000
734 PALMS BLVD	4	4	2880	2009	5299	\$4,315,000
2335 EASTERN CANAL	3	4	3296	1988	2700	\$4,318,525
200 S VENICE BLVD	2	3	3735	1987	3005	\$4,850,000
TOTAL SALES						\$53,453,025
AVERAGE SALES PRICE						\$2,324,045
AVERAGE \$ / SF						\$1,077

RESIDENTIAL INCOME SALES NOVEMBER 2017							
STREET	UNITS	BDM	BTH	SQFT	YR BLT	LOT SZ	SALE PRICE
220 RENNIE AVE	2	2	2	1700	1923	4131	\$1,685,000
608 WESTMINSTER AVE	3	7	4	3212	1946	5201	\$2,975,000
829 SUPERBA AVE	2	2	1	1617	1922	6618	\$3,000,000
TOTAL SALES							\$7,660,000
AVERAGE SALES PRICE							\$2,553,333
AVERAGE \$ / SF							\$1,173

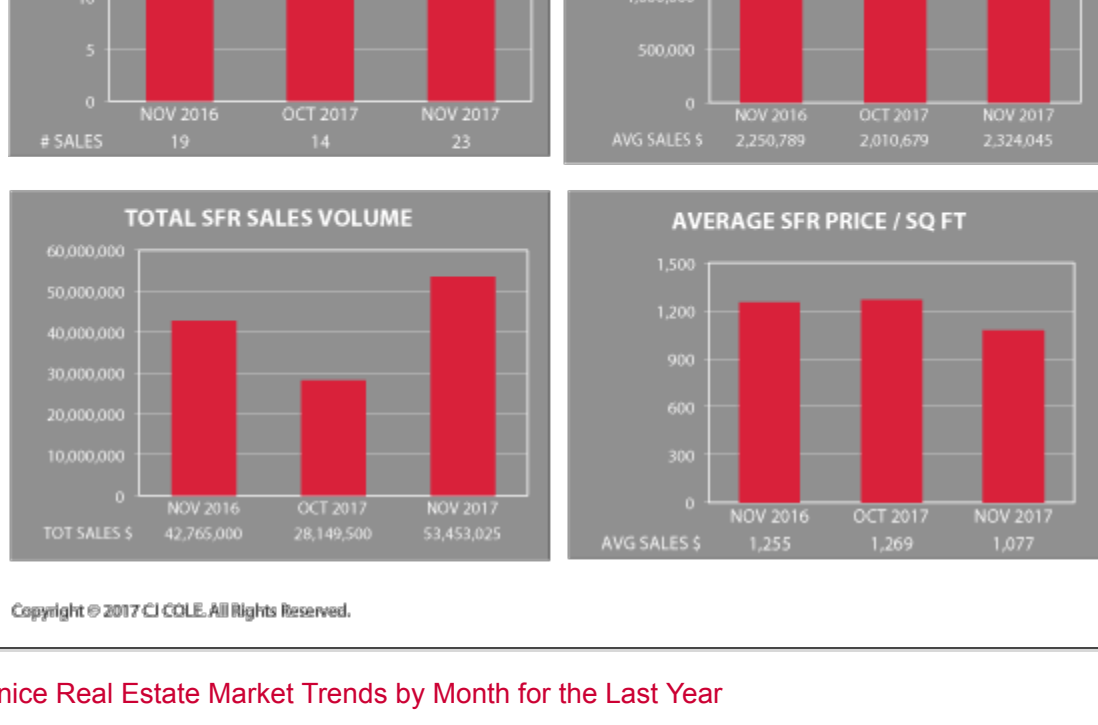
CONDOMINIUM SALES NOVEMBER 2017					
STREET	BDM	BTH	SQFT	YR BLT	SALE PRICE
41 SUNSET AVE #302	2	2	1243	1980	\$1,425,000
550 VERNON AVE #D	4	3	1970	2005	\$1,505,000
646 FLOWER AVE #3	3	4	1970	2000	\$1,800,000
TOTAL SALES					\$4,730,000
AVERAGE SALES PRICE					\$1,576,667
AVERAGE \$ / SF					\$913

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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 is made as to its accuracy.

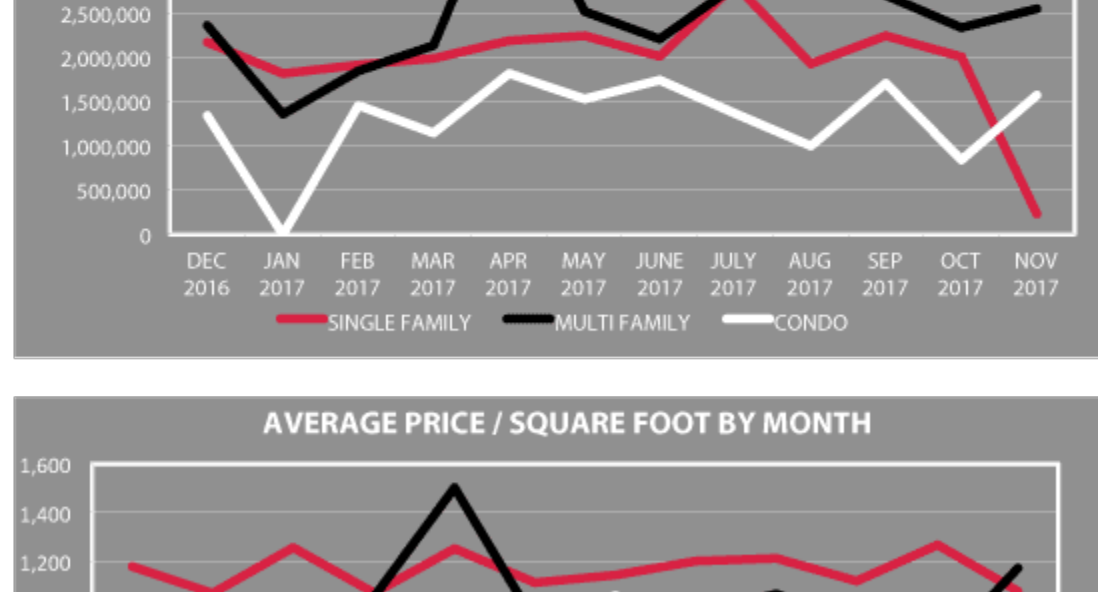
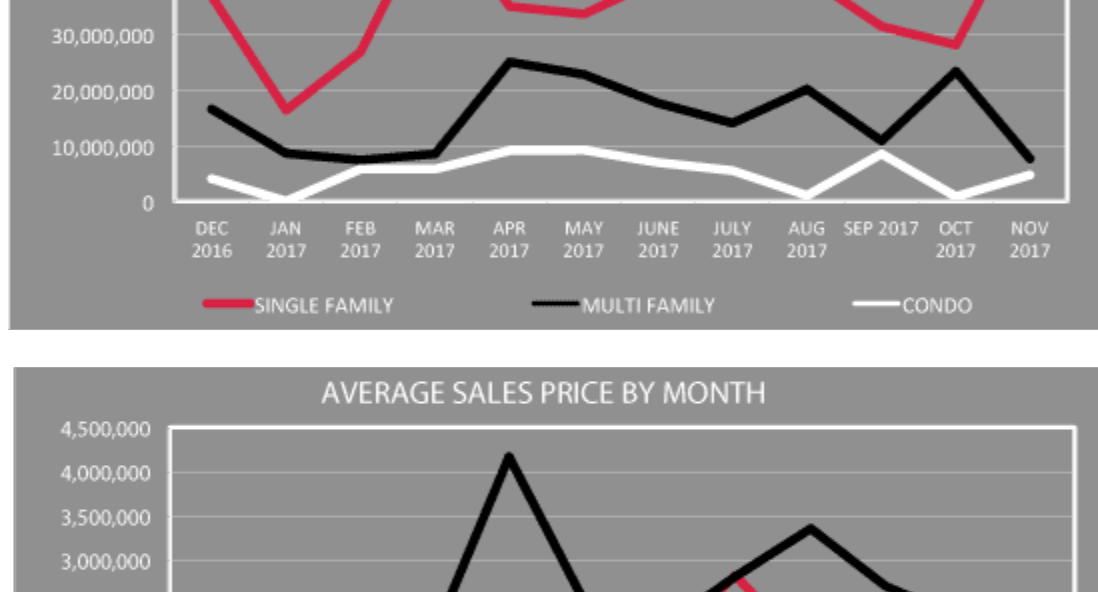
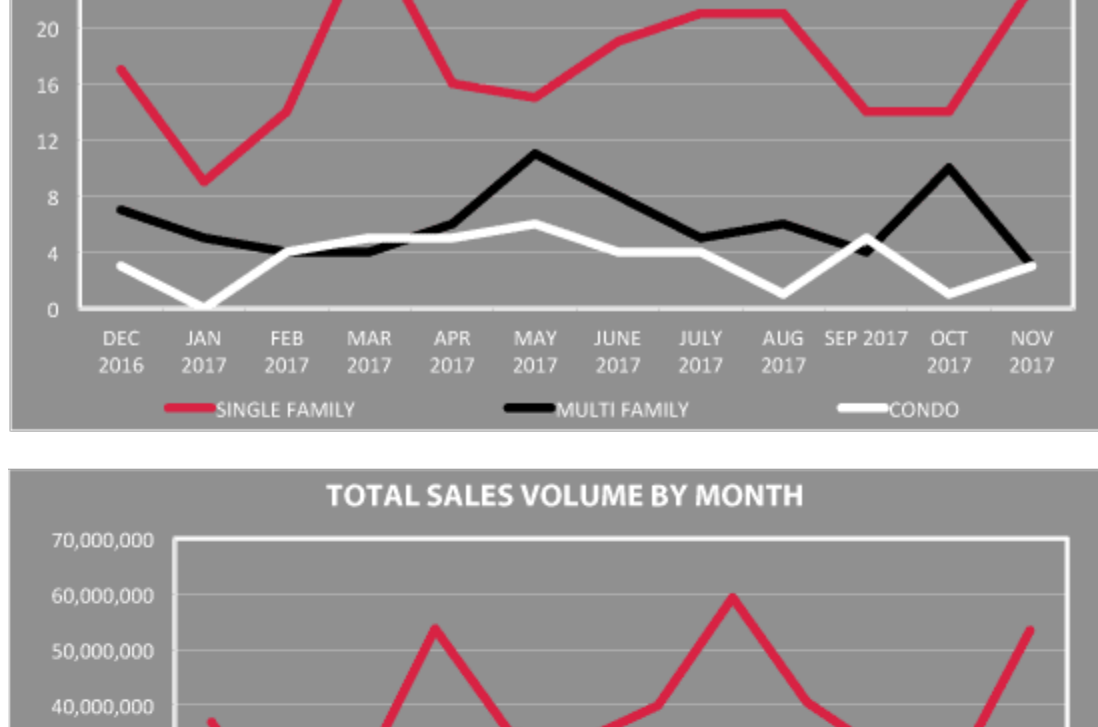
VIEW THE VENICE PROPERTY SALES FOR THE PAST 18 YEARS

November 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 !!!

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 SALE PRICE

+ 16% Up From Last Month

+ 3% Up From Last Year

Number of Venice Homes that Sold in November Surges Over Last Month ...
 Twenty-three Venice single-family homes sold during November ... 89.9% above last month (14) and 11.9% (19) over November 2016. The total sales volume soared in November (\$53,453,025) ... up 89.9% over October (\$28,149,500) and 11.9% over last November (\$47,765,000).
[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](#)



New Listing ... Remarkable Venice Home with an Edgy Vibe !!!
 Amazing home perfected by DesignHAUS 24. It's all about location ... access to anything and everything you are looking for ... all at your doorstep and walkable! Two blocks to fine dining and shopping on trendy Abbot Kinney, the Venice Canals outside your back door, and four blocks to the sand, bike path, funky shopping and entertainment along Venice Beach ...
[Check it out](#)



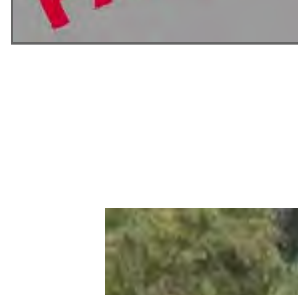
PRT Holiday Variety Show Saturday ...
 This off-kilter holiday tribute features Christmas and Hanukkah sketches, with plenty of rollicking music. Leave the kids at home for this miraculous evening! December 16 8pm and Dec 17 3pm at the Pacific Resident Theatre !!! ...
[Get the Scoop](#)



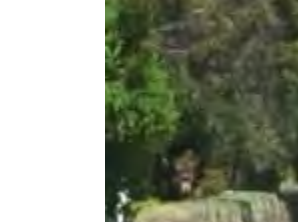
Venice Art Crawl Mixer at Canal Club Next Thursday ...
 Celebrate art, culture and entertainment at the Venice Art Crawl Mixer at Canal Club! Come and meet artists and merchants, and enjoy an evening of friendly networking and socializing ...
[Find out more](#)



"An Afternoon with Alley Mills and Orson Bean" Sneak Preview Sunday ...
 Be among the first to see this new show by the acclaimed duo before they take the show on the road in January 2018. At the Santa Monica Bay Women's Club, December 17th at 2:00 pm.
[Ticket info](#)

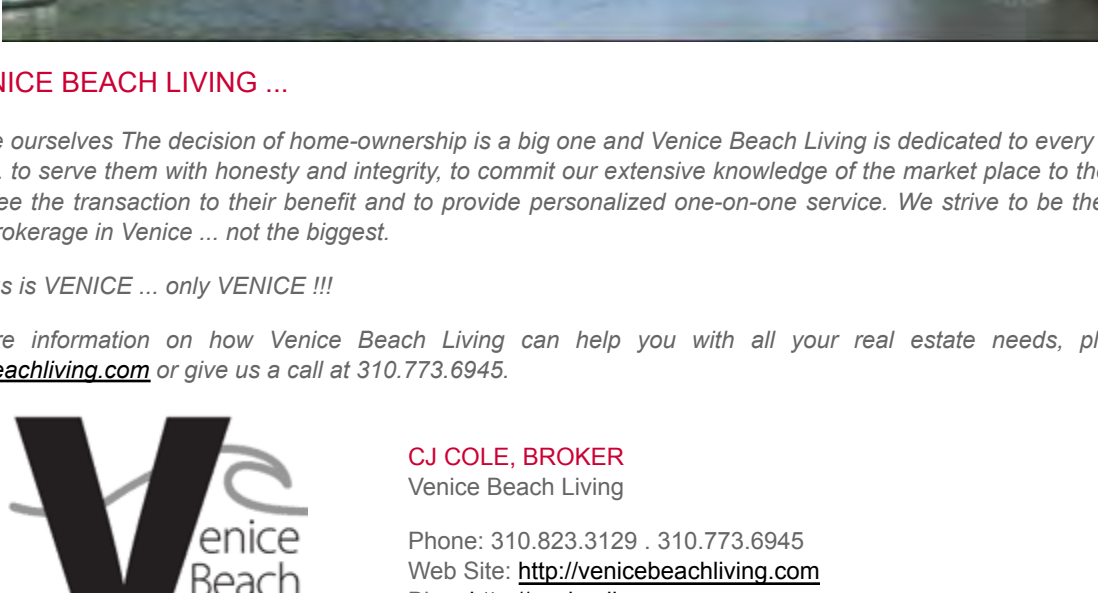


Get Cozy! And 6 More Ways to Make the Most of This Weekend ...
 It's a good weekend to double-check your gift list, try a holiday DIY, host a Hanukkah party and make your home feel festive with cut berry branches or evergreen garlands. But in all the bustle, don't forget to slow down and savor the warm comforts of home: the glow of twinkling lights, cozy socks and a warm drink in your hand.
[Read how](#)



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 12/7/2017 (Source: Freddie Mac)
 • 30-yr. fixed: 3.42% fees/points: 0.5%
 • 15-yr. fixed: 3.36% 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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 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.