

Subject: Venice Style ... January 2018 ... It's Priceless (Free)
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Hi CJ Cole ... Venice Beach Living ...



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



"VENICE STYLE" JANUARY 2018

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

VENICE REAL ESTATE MARKET UPDATE

December 2017 Venice Property Sales ...

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

SINGLE FAMILY SALES DECEMBER 2017						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
1149 PALMS BLVD	1	1	881	1924	5752	\$1,400,000
947 INDIANA AVE	2	1	910	1940	4809	\$1,452,000
553 SUNSET AVE	2	1	928	1953	5564	\$1,555,000
940 NOWITA PL	2	1	960	1923	3414	\$1,575,000
2003 LINDEN AVE	2	1	986	1951	3384	\$1,630,000
1060 NOWITA PL	2	1	920	1950	4777	\$1,630,000
636 SUNSET AVE	3	1	960	1910	4801	\$1,650,000
701 VERNON AVE	3	2	1380	1922	6306	\$1,870,000
221 BERNARD AVE	3	2	1410	1947	4230	\$1,900,000
714 HAMPTON DR #A	3	3	1922	2017	1500	\$1,975,000
663 VERNON AVE	3	3	2160	2017	2093	\$1,985,000
932 ROSE AVE	3	3	1955	1961	6250	\$1,995,000
32 29TH AVE	4	5	3638	1998	2860	\$2,175,000
714 HAMPTON DR #B	2	2	2069	2017	1500	\$2,175,000
1366 PALMS BLVD	3	3	2280	1976	10891	\$2,175,000
1239 PRESTON WAY	3	2	1932	1954	10893	\$2,640,000
541 GRAND	3	4	2812	1924	5402	\$3,900,000
TOTAL SALES						\$33,682,000
AVERAGE SALES PRICE						\$1,981,294
AVERAGE \$ / SF						\$1,199

RESIDENTIAL INCOME SALES DECEMBER 2017							
STREET	UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
233 RENNIE AVE	2	3	3	1864	1925	4138	\$1,700,000
803 WOODLAWN AVE	2	3	2	1392	1923	3996	\$2,050,000
31 18TH AVE	2	4	2	1512	1951	2617	\$2,050,000
627 INDIANA AVE	2	6	6	4010	1951	4803	\$3,230,000
705 SUNSET AVE	4	4	7	3643	1945	5793	\$3,725,000
1312 RIVIERA AVE	8	8	8	5268	1931	5701	\$3,850,000
TOTAL SALES							\$16,605,000
AVERAGE SALES PRICE							\$2,767,500
AVERAGE \$ / SF							\$939

CONDOMINIUM SALES DECEMBER 2017						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
217 4TH AVE #3	2	3	1478	1990		\$1,390,000
815 HAMPTON DR #7	2	2	1780	2008		\$1,500,000
41 SUNSET AVE 304	2	2	1273	1980		\$1,550,000
719 VENICE BLVD	3	3	2362	2017		\$2,370,000
TOTAL SALES						\$6,810,000
AVERAGE SALES PRICE						\$1,702,500
AVERAGE \$ / SF						\$988

VACANT LAND SALES DECEMBER 2017						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
2319 PENMAR AVE					5406	\$2,175,000

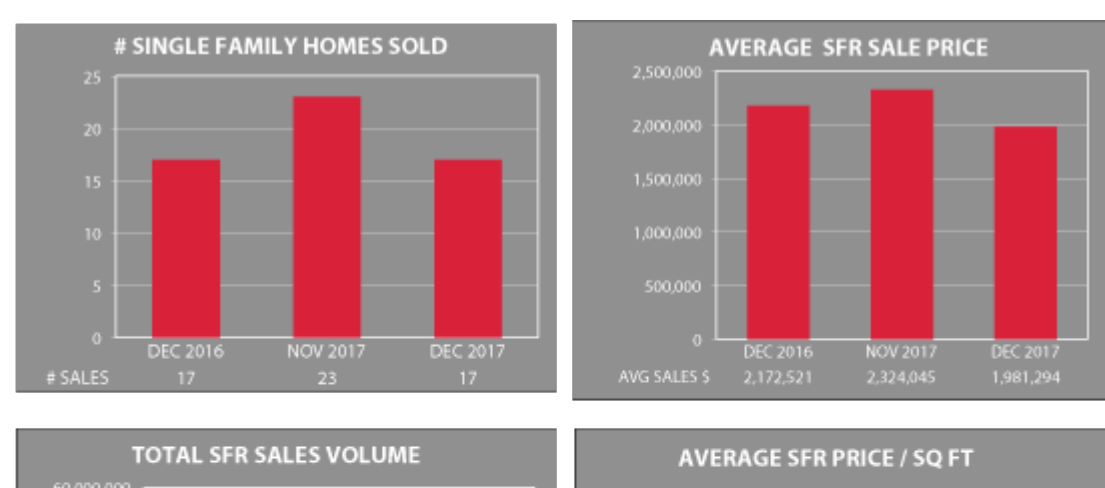
COMMERCIAL SALES DECEMBER 2017						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
202 MAIN ST			5180	1921	4767	\$4,500,000

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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.

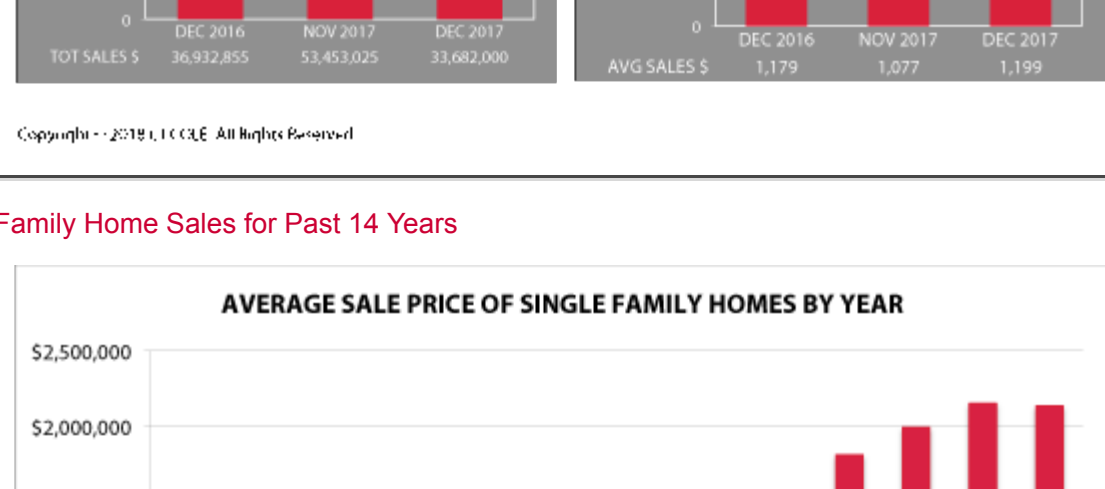
VIEW THE VENICE PROPERTY SALES FOR THE PAST 16 YEARS

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



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Single Family Home Sales for Past 14 Years



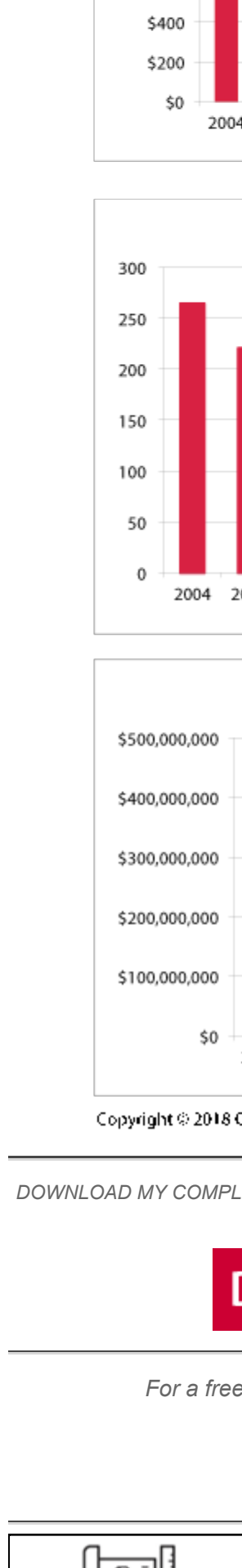
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DOWNLOAD MY COMPLETE VENICE MARKET REPORT FOR MY EXPERT ANALYSIS OF THE CURRENT MARKET TRENDS IN VENICE REAL ESTATE SALES !!!

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](#)



Price Per Square Foot of Venice Homes Sold in December Increases ...

On a positive note ... December 2017's average price per square foot (\$1,199) increased 11.3% above November's (\$1,077) and 1.7% over a year ago. However ... the average sale price for single-family homes in December showed a decrease when compared to the figures for last month and December a year ago.

[Link to the report ... Download the report](#)

Reduced 10% ... 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](#)

Three California Housing Issues to Watch in 2018 ...

Rising rents and home prices forced California's housing crisis to the front of Gov. Jerry Brown's and lawmakers' agenda in 2017. Legislators passed the most comprehensive package of housing bills in recent memory designed to increase spending on low-income development and encourage more construction in general. But the bills, according to independent analyses, won't do much to make housing cheaper in the state.

[Get the scoop](#)

Fabulous 4 Bedroom Canal-Front Home for Lease ...

This spacious Mediterranean home has 4 bedrooms + 3 1/2 baths + loft media room ... all in pristine condition. Designed with indoor-outdoor entertaining in mind, the open living/dining/gourmet kitchen features Silestone tile floors, river rock fireplace, 2-story ceiling and doors that open to a sunny south-facing patio on the Canals.

[Check it out](#)

"Alright Then" Now Playing at the Pacific Resident Theatre ...

Venice Icon Orson Bean is joined with his wife Alley Mills (The Wonder Years) in their new two-person show "Alright Then" ... the story of how two people, who by all odds should not have wound up together, have "made it". The play is told through humor, pathos and the occasional song ... and is an unforgettable night of theatre.

[Buy tickets](#)

Venice Chamber Happy Hour at Plant Food + Wine 2/7/18 ...

Join the Venice Chamber of Commerce at their monthly happy hour at Plant Food + Wine Wednesday, February 7th! This event is a casual opportunity to make new connections and build relationships at a beautiful restaurant that offers a unique experience around delicious, health-conscious food.

[Find out more](#)

Myth-Buster: The Right Way to Test Paint Colors ...

Love rich colors? Some hues need a special ingredient to come out right. Plus: See what 5 pros say about where and how to test your paint. #1 Paint Directly on the Wall ... This is true for interiors as well as exteriors.

[Read more](#)

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[Get the scoop](#)

Considering a Fixer-Upper? Here's What You Need to Know ...

Homebuyers often start their search looking to score a deal on a fixer-upper, hoping to transform it into their dream home. Though it sounds like fun, the reality is that the overhaul process—fraught with decision-making, unexpected headaches, and constant price considerations—can quickly overwhelm.

[Details](#)

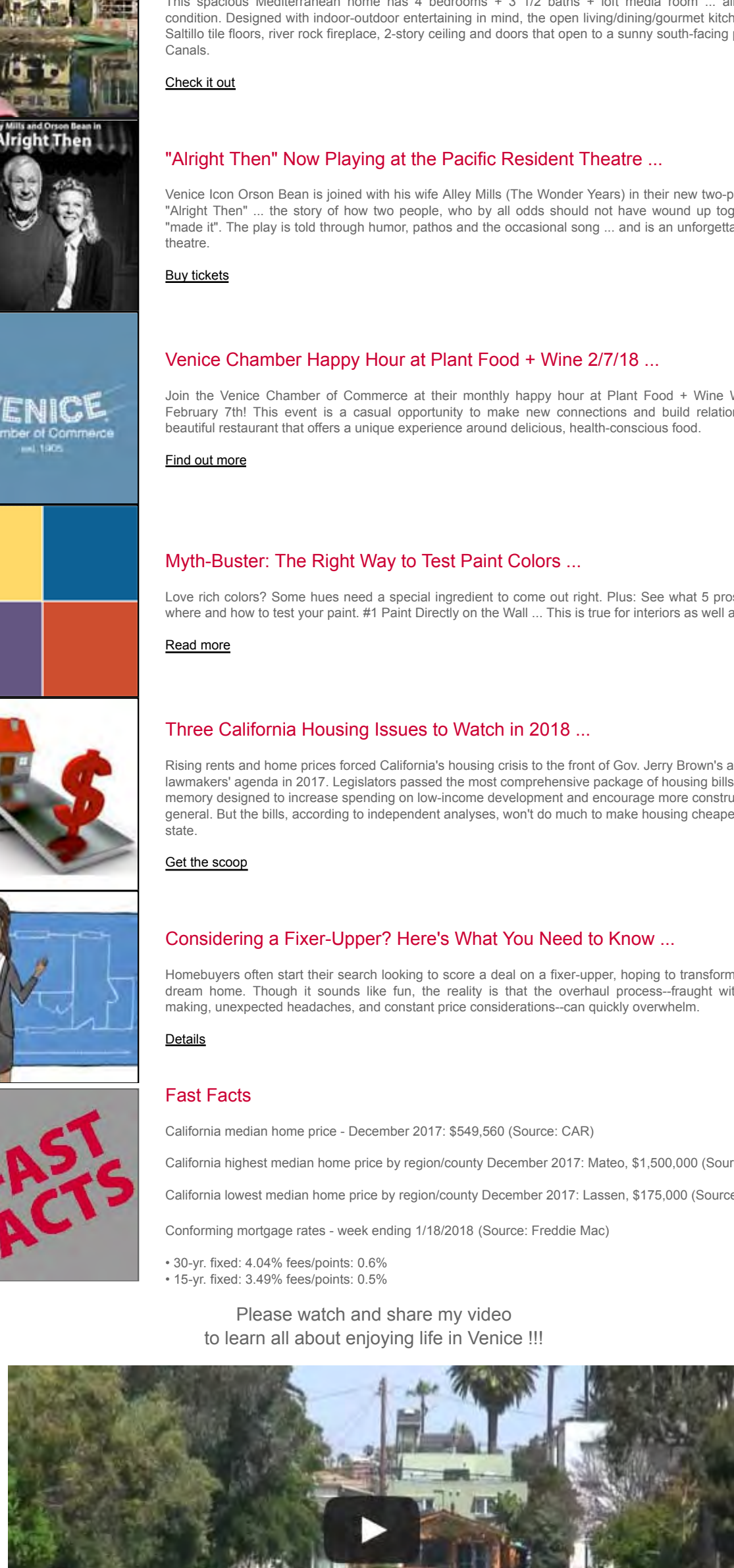
Fast Facts

California median home price - December 2017: \$549,560 (Source: CAR)
 California highest median home price by region/county December 2017: Mateo, \$1,500,000 (Source: CAR)
 California lowest median home price by region/county December 2017: Lassen, \$175,000 (Source: CAR)

Conforming mortgage rates - week ending 1/18/2018 (Source: Freddie Mac)

• 30-yr. fixed: 4.04% fees/points: 0.6%
 • 15-yr. fixed: 3.49% 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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