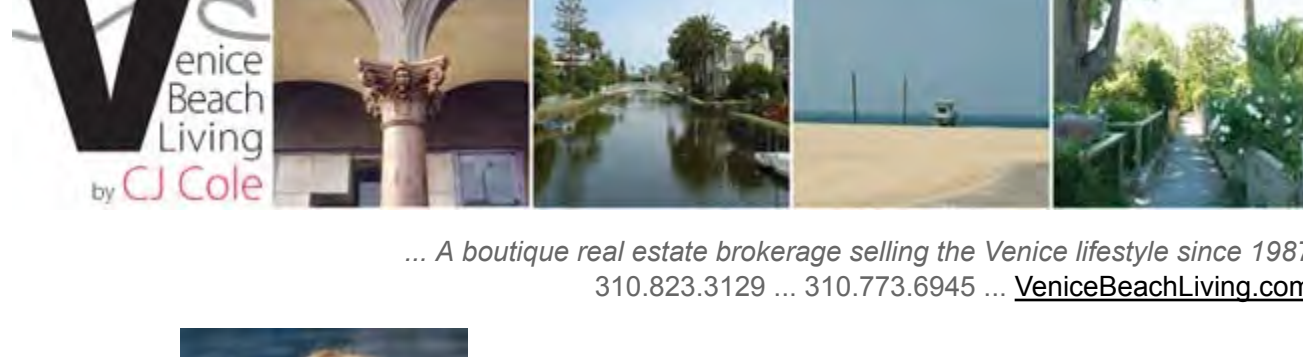


Subject: Venice Style ... February 2018 ... It's Priceless (Free)
 From: CJ Cole ... Venice Beach Living <cj16@venicebeachliving.com>
 Date: 3/1/18, 9:49 AM
 To: CJ & Jay Cole <cj16@cjcole.com>

Hi CJ ...



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



"VENICE STYLE" FEBRUARY 2018

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

VENICE REAL ESTATE MARKET UPDATE

January 2018 Venice Property Sales ...

See below for a list of all of the properties sold in Venice during January 2018 and the comparison chart.

SINGLE FAMILY SALES JANUARY 2018						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
905 LUCILLE AVE	1	1	951	1926	3995	\$1,265,000
827 APPELBY ST	2	2	1086	1951	5012	\$1,333,000
830 APPELBY ST	3	1	1212	1951	5000	\$1,355,000
1042 SUPERBA AVE	2	1	1234	1925	4801	\$1,578,000
860 MARCO PL	2	2	1109	3420	1926	\$1,750,000
944 ROSE AVE	3	3	1930	1961	6250	\$2,050,000
3954 GLENCOE AVE	4	5	2945	1943	6249	\$2,075,000
665 VERNON AVE	3	3	2093	2016	2400	\$2,185,000
610 SAN JUAN AVE	2	1	936	5201	1913	\$2,300,000
1121 NOWITA PL	4	5	2618	2017	4781	\$2,950,000
308 GRAND BLVD	4	4	3210	2016	2250	\$3,175,000
734 PALMS BLVD	3	3	2880	2009	5299	\$4,600,000
TOTAL SALES						\$26,616,000
AVERAGE SALES PRICE						\$2,218,000
AVERAGE \$ / SF						\$1,199

RESIDENTIAL INCOME SALES JANUARY 2018							
STREET	UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
652 VERNON AVE	4	10	8	4148	4802	1964	\$1,917,000
639 BROADWAY ST	4	10	6	4004	5195	1965	\$1,917,000
605 INDIANA AVE	3	8	6	2757	1921	5017	\$1,539,000
303 VENICE WAY	2	2	2	1473	4089	1947	\$3,203,000
TOTAL SALES							\$9,812,000
AVERAGE SALES PRICE							\$2,453,000
AVERAGE \$ / SF							\$792

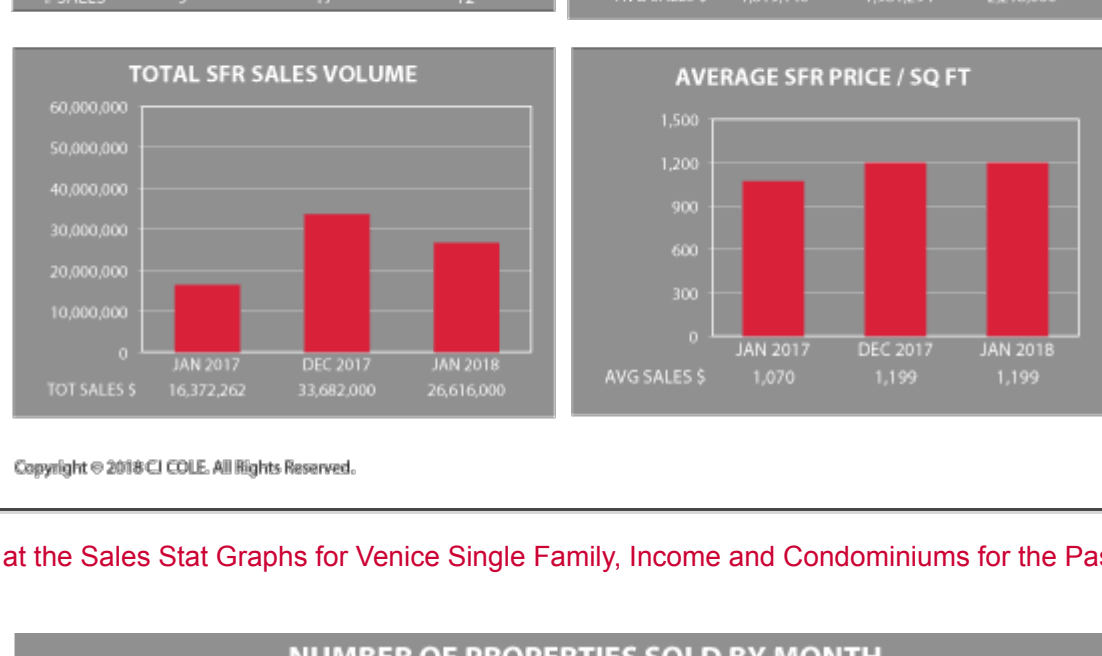
CONDOMINIUM SALES JANUARY 2018						
STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE	
217 4TH AVE #2	1	2	858	1990	\$900,000	
700 MAIN ST #23	1	1	1330	2008	\$1,240,000	
815 HAMPTON DR #6	2	2	1803	2008	\$1,539,000	
512 BROOKS AVE #6	3	3	2356	2008	\$2,235,000	
TOTAL SALES					\$5,914,000	
AVERAGE SALES PRICE					\$1,478,500	
AVERAGE \$ / SF					\$932	

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Sales are for all of Venice and do not necessarily represent sales of CJ 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.

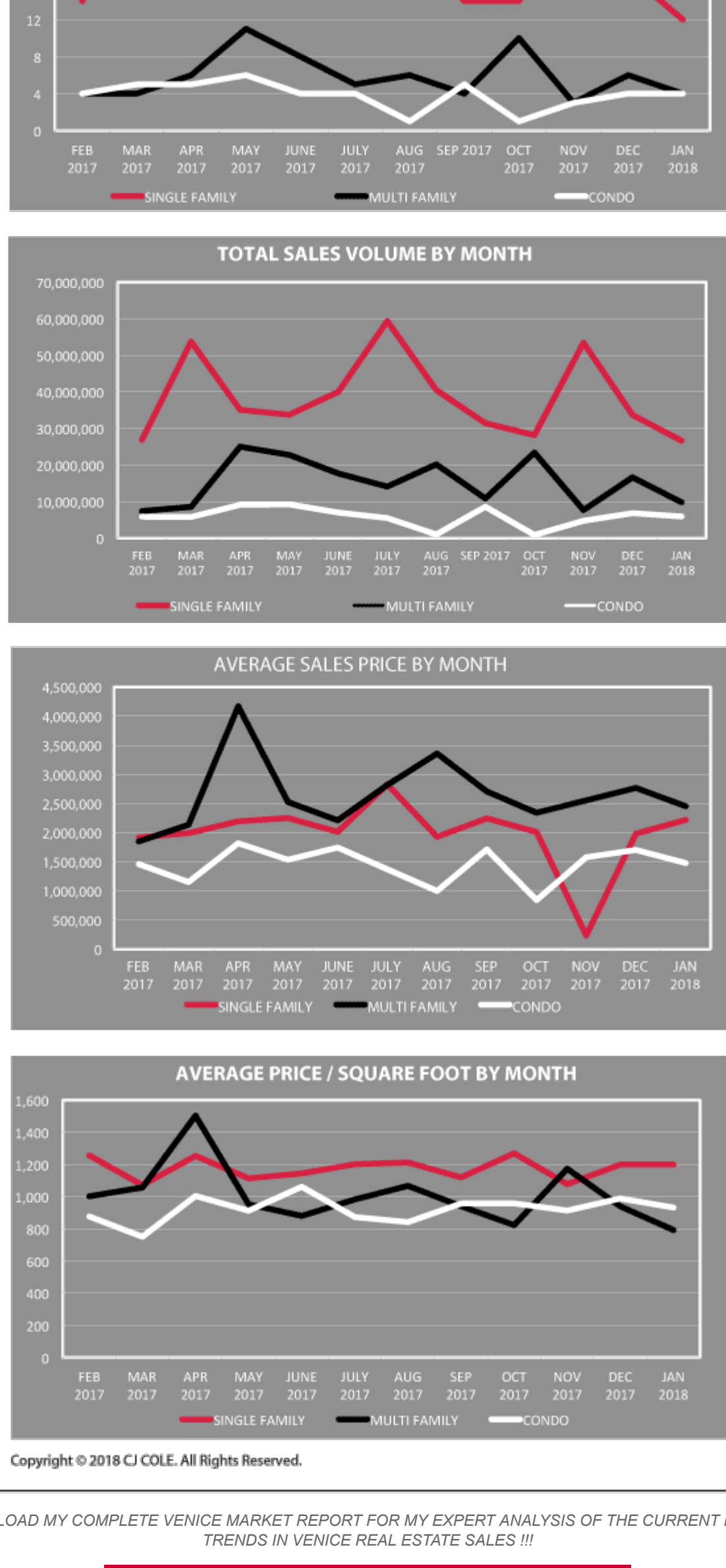
VIEW THE VENICE PROPERTY SALES FOR THE PAST 16 YEARS

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



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A Look at the Sales Stat Graphs for Venice Single Family, Income and Condominiums for the Past 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

31

AVERAGE DAYS ON MARKET

+193%

Up from Last Month

+ 83%

Up from Last Year

The Average Time It Took to Sell a Home Increased in January ...

It took an average of 88 days to sell the homes that closed in January (days on market). This number was significantly longer (193.3%) than last month and 83.3% longer than a year ago. This is possibly due to the small number of homes for sale at prices that the current buyers are willing to pay.

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



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 Sallillo tile floors, river rock fireplace, 2-story ceiling and doors that open to a sunny south-facing patio on the Canals.

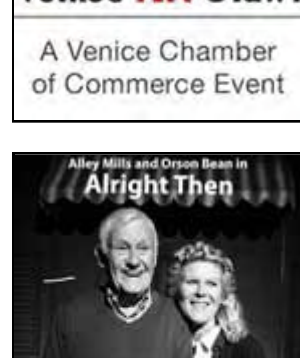
[Check it out](#)



Overlooking the Venetian Canals ...

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 ...

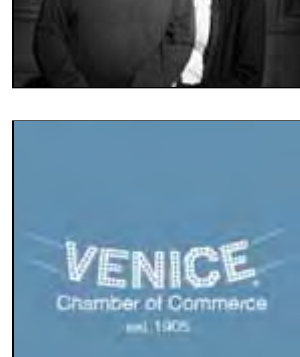
[Check it out](#)



Next Venice Art Crawl Set for March 15th ...

This year the VAC is going to be more pedestrian friendly by focusing on four specific areas: March on Windward Avenue, May on Venice Boulevard, July on Washington Boulevard and the Boardwalk for the Afterburn in September. Painters, poets, performers and musicians from the community, and all over the world, display their art in this historic beachside haven for artists.

[Get the scoop](#)



"Alright Then" Now Playing at the Pacific Wonder 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 Hal's Playa Vista 3/7/18 ...

Join the Venice Chamber of Commerce at their monthly happy hour at Hal's Playa Vista Wednesday, March 7th! This event is a casual opportunity to make new connections and build relationships while enjoying beautifully prepared dishes and drinks at this welcoming and relaxed contemporary space from 6:00 to 8:00 at the Runway, Playa Vista.

[Find out more](#)



How to Organize Your Kitchen Storage ...

Neatly organized cookware and tools make the task of cooking easier and more efficient -- but with so many organizing products to choose from, it can be hard to know which are worth buying and which will end up gathering dust (or worse: making your kitchen more cluttered).

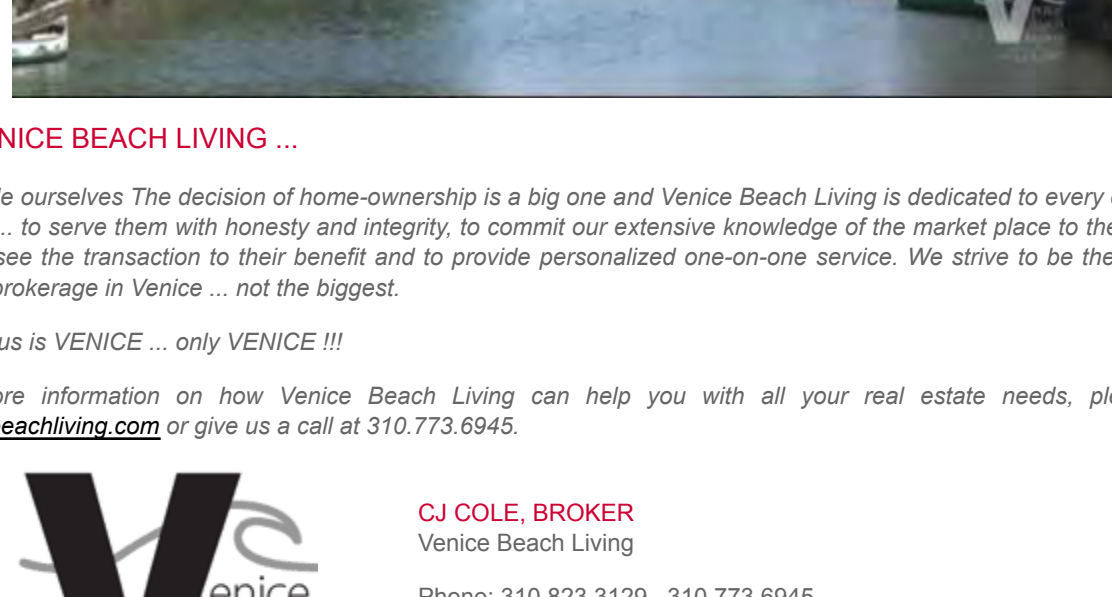
[Read more](#)

FAST FACTS

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: 0.6%

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

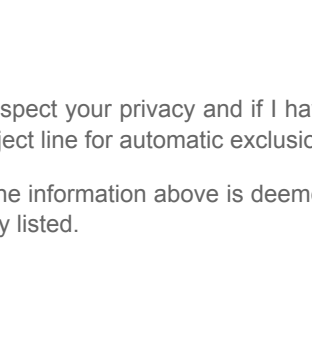


AT VENICE BEACH LIVING ...

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>
 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 subject your privacy and if I have sent this to you in error, please accept my apologies and reply with "REMOVE" in the respective 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.