

Subject: Venice Style ... March 2018 ... It's Priceless (Free)
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 Date: 3/30/18, 2:12 AM
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Hi CJ ...



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



"VENICE STYLE" MARCH 2018

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

VENICE REAL ESTATE MARKET UPDATE

February 2018 Venice Property Sales ...

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

SINGLE FAMILY SALES FEBRUARY 2018							
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE	
2318 LOUELLA AVE	2	1	1431	1925	6108	\$1,300,000	
1800 PENMAR AVE	2	1	936	1922	6051	\$1,320,000	
1129 NOWITA PL	3	2	1530	1952	4782	\$1,449,739	
871 COMMONWEALTH AVE	3	2	1564	1962	4151	\$1,460,000	
2335 LOUELLA AVE	4	2	1830	1955	6108	\$1,470,000	
350 6TH AVE	1	1	644	1922	2993	\$1,495,000	
615 COEUR D ALENE AVE	2	3	2	1568	1928	4200	\$1,750,000
2001 LOUELLA AVE	2	1	994	1926	7153	\$1,750,000	
2901 CLUNE AVE	2	1	1072	1949	5212	\$1,850,000	
1075 MARCO PL	3	2	1288	1955	4000	\$1,852,000	
112 BREEZE AVE	2	2	864	1933	2252	\$1,895,000	
1073 AMOROSO PL	2	3	1585	1947	4332	\$2,000,000	
1308 VIENNA WAY	3	3	2066	1962	4708	\$2,000,000	
625 ANGELUS PL	2	2	1248	1922	4200	\$2,215,000	
437 LINNIE CANAL	2	3	2052	1924	2854	\$2,825,000	
218 CARROLL CANAL	4	4	3151	2003	2851	\$4,312,500	
TOTAL SALES						\$30,944,239	
AVERAGE SALES PRICE						\$1,934,015	
AVERAGE \$ / SF						\$1,299	

RESIDENTIAL INCOME SALES FEBRUARY 2018							
STREET	UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
725 INDIANA AVE	2	2	2	1204	1924	4800	\$1,666,500
835 PALMS BLVD	2	6	5	3237	1960	5382	\$2,180,000
953 AMOROSO PL	2	4	3	1685	1916	6751	\$2,394,000
710 PALMS BLVD	2	3	3	1430	1969	5299	\$2,550,000
TOTAL SALES							\$8,790,500
AVERAGE SALES PRICE							\$2,197,625
AVERAGE \$ / SF							\$1,163

CONDOMINIUM SALES FEBRUARY 2018						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
615 HAMPTON DR #B201	2	2	1635	2004		\$1,435,000
650 HARBOR ST #3	3	3	2029	1986		\$1,495,000
633 FLOWER AVE #3	3	3	1637	1991		\$1,525,000
338 RENNIE AVE #B	4	3	2474	2014		\$2,325,000
TOTAL SALES						\$6,780,000
AVERAGE SALES PRICE						\$1,695,000
AVERAGE \$ / SF						\$872

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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/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](#)

February 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 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 \$ / SQUARE FOOT

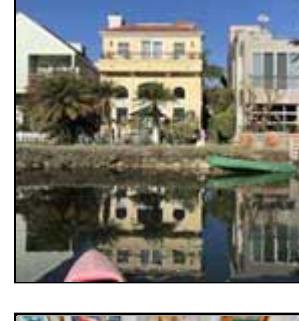
+ 8% Up from Last Month

+ 3% Up from Last Year

February Single Family Home Sales Stats Rebound Somewhat ...

Sixteen single family homes sold in February 2018, four more than January (33.3%) and 2 more (14.3%) than February 2017. The Venice single-family home total sales volume for February 2018 (\$30,994,239) increased 16.4% vs. January (\$26,616,000) and 15.4% vs. last February (\$26,862,500) ...

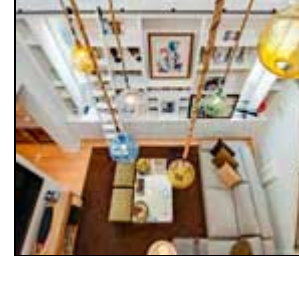
[Link to the report ...](#) [Download the report](#)



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

[Check it out](#)



New Price ... Overlooking the Venice 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, and trendy shopping and entertainment along Venice Beach ...

[Check it out](#)

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



AT VENICE BEACH LIVING ...

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
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Please keep me in mind when you have family, friends or associates who are thinking of buying or selling a home ... I'd love to help them achieve their dream !!!

Thanks ... CJ

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.