



Selling the Venice lifestyle since 1987
 Exclusively Venice Real Estate Service ... Beyond Ordinary
 310.773.6945 ... VeniceDigs.com ... VeniceBeachLiving.com



"VENICE STYLE" DECEMBER 2018

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



Hope you scatter joy and pleasure where you go all 365 days of 2019 and find precisely the exact same in return ... Happy New Year !!!

VENICE REAL ESTATE MARKET UPDATE

November 2018 Venice Property Sales ...

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

SINGLE FAMILY SALES NOVEMBER 2018						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
1001 INDIANA CT	3	2	1410	1951	6227	\$1,200,000
1374 ROSE AVE	4	2	1936	1965	5316	\$1,250,000
2512 OCEAN AVE	2	1	765	1922	2702	\$1,255,000
839 SUNSET AVE	4	3	2091	1946	6477	\$1,275,000
839 SUNSET AVE	3	3	1262	1946	6477	\$1,275,000
865 ROSE AVE	3	1	1029	1946	5006	\$1,350,000
112 BROOKS AVE	3	2	1239	1907	3000	\$1,353,000
941 VENEZIA AVE	2	1	807	1926	4601	\$1,450,000
2424 FREY AVE	2	2	1039	1949	3598	\$1,715,000
2428 MCKINLEY AVE	3	2	1246	1948	3601	\$1,900,000
1131 LAKE ST	4	3	2896	1954	8126	\$2,300,000
906 NOWITA PL	3	3	1803	2002	3400	\$2,412,000
2424 MCKINLEY AVE	3	1	1448	1953	3600	\$2,500,000
2445 LOUELLA AVE	5	5	3215	1958	5848	\$2,524,750
1360 PALMS BLVD	3	3	2312	1976	10889	\$2,537,500
10 30TH AVE	5	4	3396	1910	2650	\$2,650,000
716 MARCO PL	4	5	2800	2006	3192	\$2,825,000
1129 NOWITA PL	4	5	2901	2018	4782	\$2,825,000
2328 GLENCOE AVE	3	2	1904	1952	5859	\$2,950,000
205 BERNARD AVE	3	3	2630	2007	4230	\$2,985,000
829 FLOWER AVE	4	6	3192	2018	5835	\$3,220,000
2001 LOUELLA AVE	4	5	3724	1926	7153	\$3,915,000
TOTAL SALES						\$47,667,250
AVERAGE SALES PRICE						\$2,166,693
AVERAGE \$ / SF						\$1,058

RESIDENTIAL INCOME SALES NOVEMBER 2018							
STREET	UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
47 CLUBHOUSE AVE	3	4	1	2457	1907	3085	\$1,700,000
2415 OCEAN AVE	3	5	4	2844	1972	2700	\$1,790,000
40 23RD AVE	2	3	2	1588	1921	2640	\$1,870,000
1511 VENICE BLVD	7	7	7	4032	1941	5959	\$2,100,000
2320 PENMAR AVE	4	8	12	4773	1985	5770	\$2,990,000
945 MARCO PL	3	3	3	1728	1923	6120	\$2,770,000
TOTAL SALES							\$12,929,000
AVERAGE SALES PRICE							\$2,154,833
AVERAGE \$ / SF							\$742

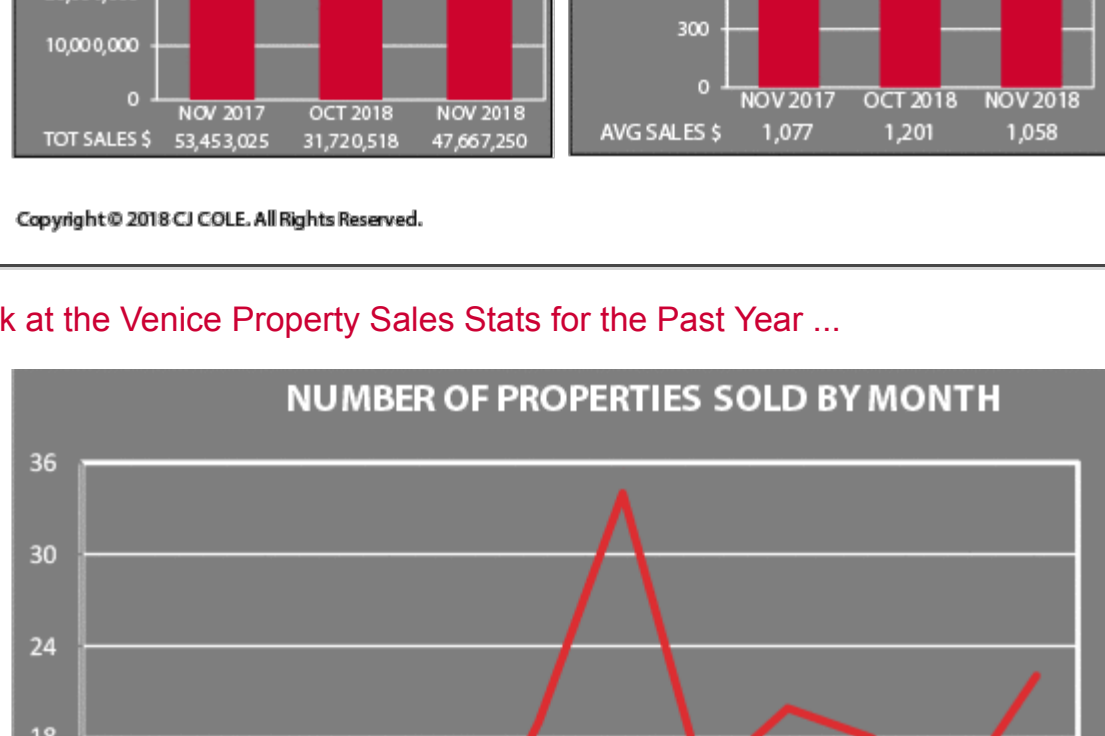
CONDOMINIUM SALES NOVEMBER 2018							
STREET	UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
235 MAIN ST #120	2	2	1188	1989	73407		\$983,000
2600 ABBOT KINNEY #2	2	3	1241	1980	9459		\$999,999
22 NAVY ST #304	1	2	794	1973	20252		\$1,080,000
245 MAIN ST #314	2	2	1399	1989	73407		\$1,295,000
1626 ELECTRIC AVE	2	3	1776	2005	3588		\$1,975,000
TOTAL SALES							\$6,332,999
AVERAGE SALES PRICE							\$1,266,600
AVERAGE \$ / SF							\$990

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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

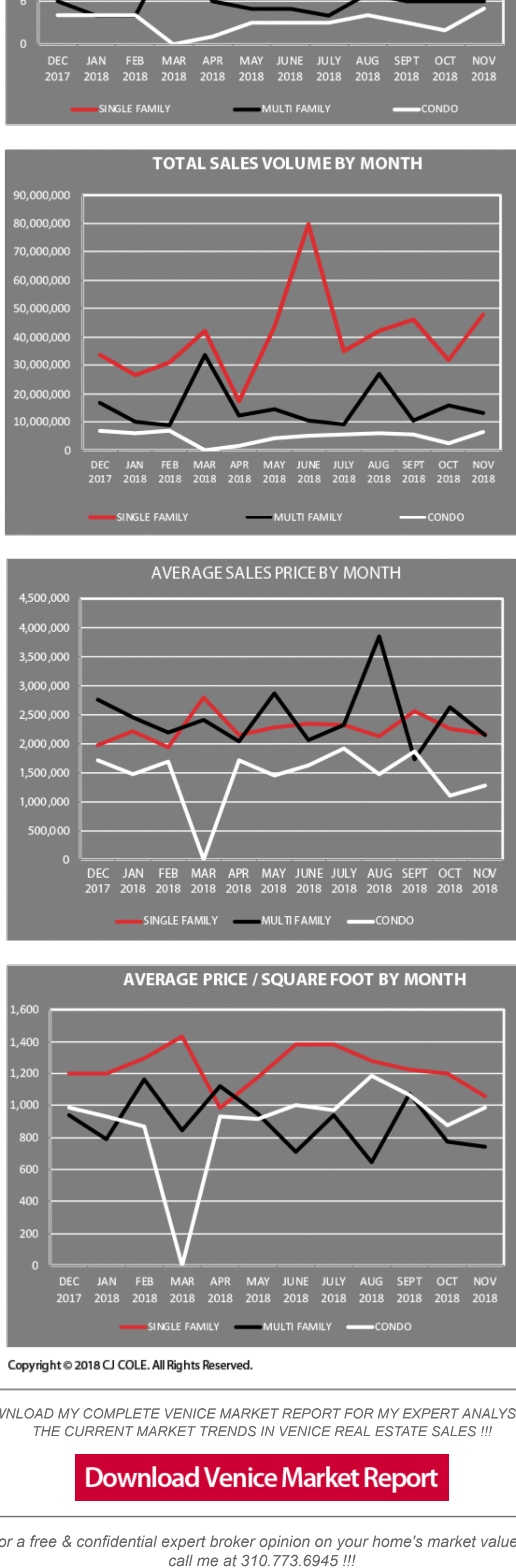
VIEW THE VENICE PROPERTY SALES FOR THE PAST 20 YEARS

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



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A Look at the Venice Property Sales Stats 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](#)



November Venice Home Sales Show Lowering Average Sale Price and Average Dollar per Square Foot along with Longer Days on Market ...



November's average sale price (\$2,166,693) decreased ... dropping 4.4% (\$2,265,751) from last month and 6.8% (\$2,324,045) from last November. The average price per square foot (\$1,058) also decreased 11.9% when compared to last month (\$1,201) and 1.8% when compared to November a year ago (\$1,077) ...

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



For Sale ... An Entertainer's Delight ... 480 S Venice Boulevard ...

READY TO ENJOY A GLASS OF WINE BY THE POOL? Just 4 blocks from Venice Beach and overlooking the Venice Canals this fabulous entertaining home awaits you. The sophisticated open layout features a state-of-the-art cook's kitchen, built-in booth dining for large gatherings + a romantic lounging area highlighted by a dramatic 3-story tall light installation. Home: 2428 sf, lot size: 3724 sf, year built: 1999. For sale... \$2,850,000.



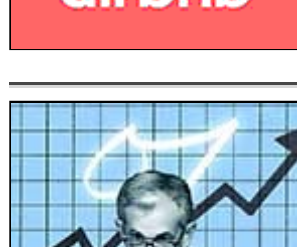
421 Carroll Canal ... Sold !!!

RARE VACANT LOT ON THE VENICE CANALS !!! One of the few remaining vacant lots on the historic Venice Canals. South facing Canal-front property with wonderful water and neighborhood views. Ready to go !!! No historic designation or demolition/Mello Act requirements. Property is currently fenced and landscaped by the neighbor to the west who owns the personal property. Lot size: 2400 sf. Offered for sale at ... \$2,250,000 ... SOLD \$2,270,000.



40 23rd Avenue ... Sold !!!

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. The delightful front room, spanning the full width of the cottage, ygarra with a sunny 1BD/1BA flat above, perfect for a home office or rental. Home: 1008 sf, unit: 580 sf, year built: 1921, lot size: 2640 sf. Offered for sale at ... \$1,995,000 ... SOLD \$1,850,000.



Looking for a Property Not Listed on the MLS ???

GOOD NEWS !!! I have a few pocket listings in the market which I can share with a serious buyer ... plus, access to quite a few other off-the-market properties. Give me a call at 310.773.6945 to discuss what you are looking for and if any of these properties might fit the bill for you.



Los Angeles Clamps Down on Airbnb with New Short-Term Rental Rules ...

The Los Angeles City Council unanimously voted last week to impose new rules on renting out rooms and homes for short stays, regulating a phenomenon popularized by the rise of online platforms such as Airbnb. The law, which goes into effect in July, allows Angelenos to host such rentals only in their "primary residence," not a second home or investment property.

[Check out the new rules](#)



Fed Raises Rates for Fourth Time in 2018 Amid Signs of Market Slowdown ...

Citing a strengthening labor market and strong economic activity, the Federal Reserve raised the benchmark federal funds rate to between 2.25 percent and 2.5 percent last week.

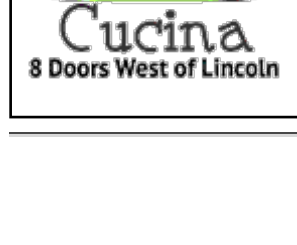
[More info](#)



Venice Median Homeless Housing Project Progressing Under New (Disguised) Name ... "Reese-Davidson Community" ... Public Meeting Set for January 14th ...

DON'T MISS THIS IMPORTANT MEETING - January 14th from 5 pm to 7 pm at the Oakwood Rec Center to comment on the proposed scope of the EIR, as well as questions and answers.

[More info](#)



Chamber Happy Hour at Greenleaf Venice Wednesday, January 9th ...

Join the Venice Chamber of Commerce at 6:00 on January 9th for their monthly happy hour at Greenleaf Gourmet Chopshop! Enjoy the highest quality, fresh, delicious food that follows Greenleaf's motto of "Eat Well. Live Well." Make new connections and build relationships at this fun, comfortable, and relaxed setting in the heart of Venice.

[Read more](#)

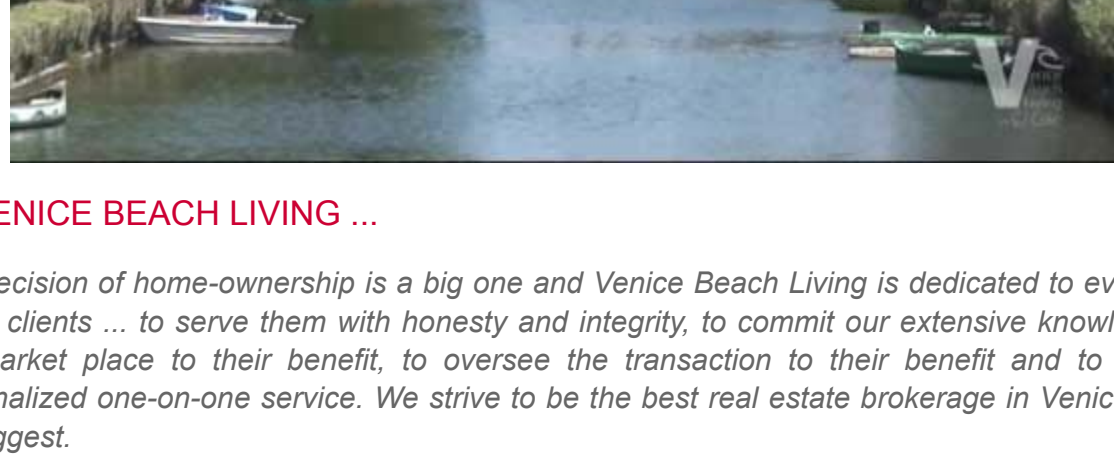


Venice Art Crawl Mixer at C&O Cucina January 17th

Celebrate art, culture and entertainment at the Venice Art Crawl Mixer at C&O Cucina, 3016 Washington Blvd, Marina del Rey starting at 6:00 on January 17th! Come and meet artists and merchants, and enjoy an evening of friendly networking and socializing. Admission: \$5.00.

[Get the info](#)

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

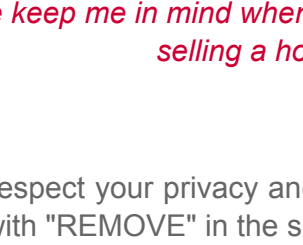


AT VENICE BEACH LIVING ...

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 . Associate Broker . Bulldog Realtors

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 Facebook: <http://facebook.com/venicebeachliving>
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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.