



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



"VENICE STYLE" NOVEMBER 2018

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



May your Thanksgiving be filled with love and cheer, but also with full tummies. Happy Thanksgiving !!!

VENICE REAL ESTATE MARKET UPDATE

October 2018 Venice Property Sales ...

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

SINGLE FAMILY SALES OCTOBER 2018						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
1176 NELROSE AVE	2	1	868	1947	4399	\$1,299,900
3008 OCEAN AVE	2	2	990	1947	3622	\$1,372,680
2478 GLYNDON AVE	3	2	1956	1924	5843	\$1,500,000
1429 CABRILLO AVE	1	1	548	1922	2550	\$1,525,000
927 FLOWER AVE	4	2	1932	1961	5831	\$1,542,938
614 BROOKS AVE	1	1	720	1947	5195	\$1,645,000
924 VENIZIA AVE	2	1	862	1949	4000	\$1,675,000
525 RIALTO AVE	3	2	1196	1912	2403	\$1,775,000
1310 GLENAVON AVE	4	2	1790	1963	9596	\$1,950,000
1209 APPLETON WAY	3	2	1680	1947	10891	\$2,575,000
947 INDIANA AVE	3	4	2992	1940	4809	\$2,800,000
911 MILWOOD AVE	3	4	3374	2018	4375	\$3,655,000
917 VICTORIA AVE	3	5	3268	2018	4006	\$3,655,000
1127 VICTORIA AVE	5	7	4245	2018	9550	\$4,750,000
TOTAL SALES						\$31,720,518
AVERAGE SALES PRICE						\$2,265,751
AVERAGE \$ / SF						\$1,201

RESIDENTIAL INCOME SALES OCTOBER 2018							
STREET	UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
908 VICTORIA AVE	2	2	2	1230	1923	4000	\$1,500,000
1806 WASHINGTON WAY	5	4	5	2854	1924	4205	\$1,825,000
631 INDIANA AVE	3	10	5	2602	1905	4802	\$1,860,000
34 PARK AVE	2	4	3	2112	1907	3612	\$2,400,000
1383 VIENNA WAY	2	5	3	2411	1951	10897	\$2,425,000
407 OCEAN FRONT WALK	12	12	12	9300	1909	4719	\$5,800,000
TOTAL SALES							\$15,810,000
AVERAGE SALES PRICE							\$2,635,000
AVERAGE \$ / SF							\$771

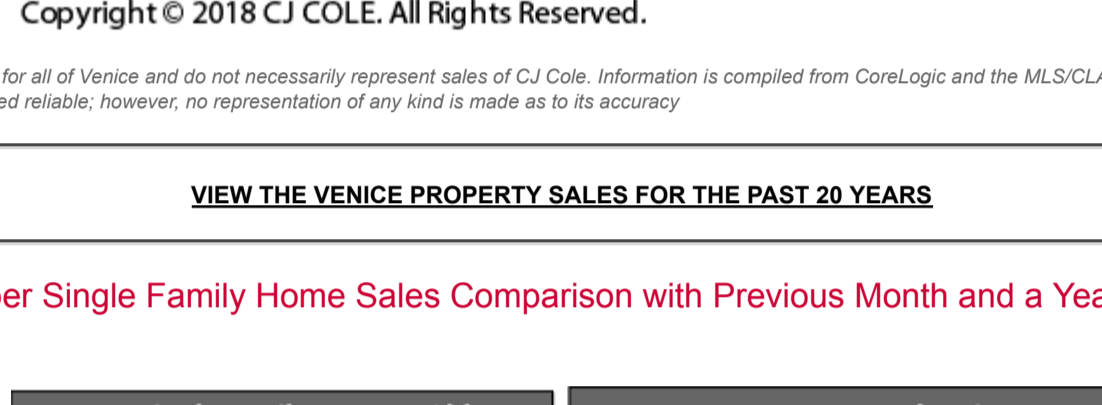
CONDOMINIUM SALES OCTOBER 2018							
STREET	UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
275 MAIN ST #213	2	2	2	1188	1989		\$1,015,000
700 MAIN ST #22	2	2	2	1350	2008		\$1,200,000
TOTAL SALES							\$2,215,000
AVERAGE SALES PRICE							\$1,107,500
AVERAGE \$ / SF							\$873

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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

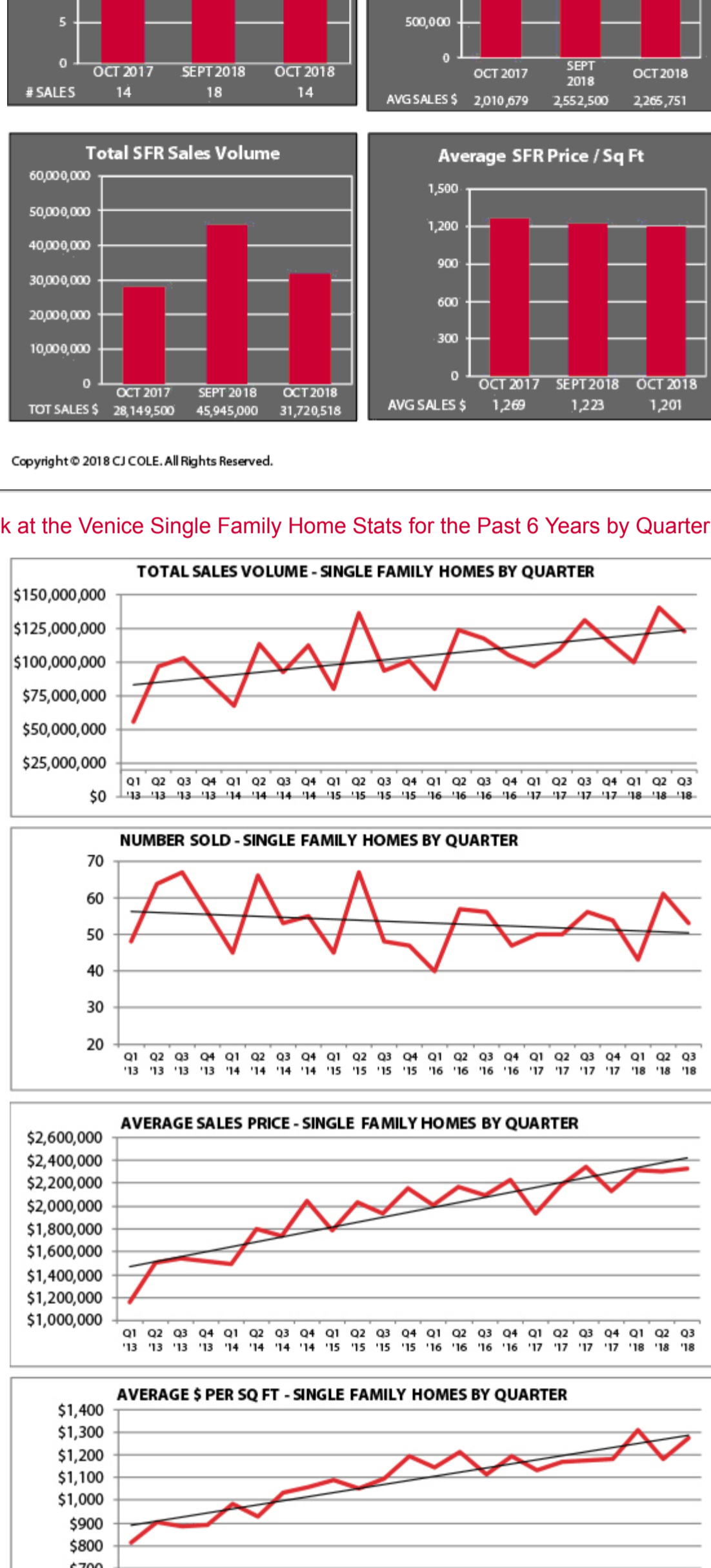
[VIEW THE VENICE PROPERTY SALES FOR THE PAST 20 YEARS](#)

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



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A Look at the Venice Single Family Home Stats for the Past 6 Years by Quarter ...



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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](#)

The Number of Venice Homes For Sale Continues to Increase

The number of homes for sale reported when compared to last month and a year ago. At the end of October the MLS reported 84 homes listed for sale ... 2 greater (2.4%) than a month ago and 22 more (35.5%) than a year ago ...

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



421 CARROLL CANAL ... NEW LISTING ... IN ESCROW IN 3 DAYS!

RARE VACANT LOT ON THE HISTORIC 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.



New Listing ... 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 sq ft, year built: 1999. For sale... \$2,850,000.



Pocket Listing Closing This Month

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, garage with a sunny 1BD/1BA flat above, perfect for a home office or rental. Home: 1008 s/f, unit: 580 s/f, year built: 1921, lot size: 2640 s/f. Offered for sale at ... \$1,995,000



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

GOOD NEWS !!! I have a few pocket listings in Venice 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.



Talking Turkey: Presenting the Best Movies to Stream Over the Thanksgiving Holiday

We racked our bird brains and stretched our wings to scratch up 20 ESSENTIAL MOVIES that fit the bill. Some are full-on Thanksgiving classics, others contain just an important scene or two set at the holiday. Others are simply about food and/or dysfunctional families. No matter how chaotic or peaceful your holiday winds up, you'll find something on this list to make the day a little lighter.

[Check them out](#)



West Coast Premiere of "Finks" Begins November 24th

On the verge of TV stardom, a comic meets an activist/activist, their romance blossoms - as does their risk of being blacklisted for their political activities. The House Un-American Activities Committee, tasked with exposing communist subversion, conducted hearings which lead to more than 300 directors, actors, radio personalities, and screenwriters to be boycotted by studios. Friends were turned against friends, and family. Most who were named never recovered their careers. Those who willingly testify--naming others to the committee--will be branded as "finks."

[More info](#)



Kick Off the Holidays at the 7th Annual Venice Holiday Sign Lighting on December 1st

Join the Venice Chamber of Commerce and local merchants at the Seventh Annual VENICE ANNUAL HOLIDAY SIGN LIGHTING on Saturday, December 1st, below the Venice Sign on Windward Avenue and Pacific Avenue. Festivities will begin at 6:15 p.m. and the sign lighting will be at 8:00 p.m. A special celebrity guest will pull the switch and change the Venice Sign colors from white to red and green.

[More info](#)



Holiday Stroll & Snow Day on Abbot Kinney Boulevard December 9th

SNOW DAY ... The Merchants of Abbot Kinney kick off the Holiday season with an annual tradition ... their gift to the community! All day wintry fun for the whole family at Abbot Kinney and Santa Clara with sledding on real snow and holiday crafts. Santa will make a special appearance in LAPD Pacific Division's sleigh (11:00-12:30) and you can catch him next to the snow hill from 1:00-3:00.

[Read more](#)



Venice Canals Holiday Boat Parade December 9th

ENJOY THE CELEBRATION OF THE HOLIDAY SEASON ... The Venice Canals Association proudly presents their 37th annual Holiday Boat Parade on Sunday, December 9th. The parade will begin at 4:00 at the corner of Eastern Canal and Carroll Canal. You can also admire the holiday decorations on many of the homes along the Canals.

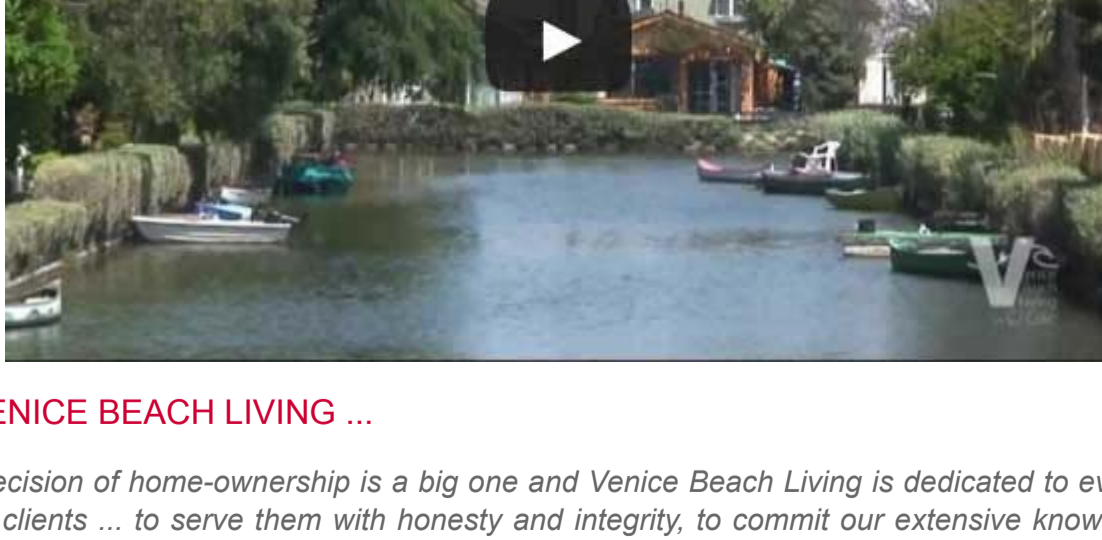


Santa Monica-Venice Christmas Run December 15th

Join the 41st anniversary of the Santa Monica-Venice Christmas Run on Saturday, December 15th, for two great races, the popular costume contests and the Wonderful Halos Kids Fun Run. The race start is adjacent to Santa Monica Beach on Barnard Way near the intersection of Ocean Park Blvd. The Christmas Run 5K and 10K will run south from Santa Monica, down the world famous Venice Boardwalk, meander onto the scenic streets of Venice and finish at the iconic Venice Pavilion.

[More 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.



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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.