

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



"VENICE STYLE" OCTOBER 2018

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

VENICE REAL ESTATE MARKET UPDATE

September 2018 Venice Property Sales ...

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

SINGLE FAMILY SALES | SEPTEMBER 2018

STREET	BDRM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
928 ROSE AVE	4	2	1930	1961	6250	\$1,237,000
822 ANGELUS PL	2	2	816	1924	4212	\$1,500,000
430 RIALTO AVE	3	2	1048	1952	2550	\$1,650,000
807 APPEBY ST	2	2	1082	1951	5017	\$1,800,000
19 29TH AVE	1	1	756	1922	2641	\$1,805,000
718 APPEBY ST	3	1	1082	1951	4885	\$1,835,000
1136 ROSE AVE	4	2	2400	1954	6007	\$2,120,000
516 ALTAIR PL	3	3	1532	1923	2707	\$2,218,000
125 VISTA PL	3	3	1808	2008	2100	\$2,395,000
14 26TH AVE	3	2	2232	1983	2642	\$2,705,000
401 CARROLL CANAL	3	3	2176	1982	2401	\$2,795,000
1390 WINDWARD AVE	4	5	3152	2016	6157	\$2,850,000
1008 INDIANA CT	3	4	2535	2018	5128	\$2,860,000
717 CALIFORNIA AVE	2	1	773	1954	8207	\$2,900,000
1327 PRESTON WAY	4	4	2824	1951	10894	\$2,995,000
1531 LOUELLA AVE	3	4	3260	2018	5905	\$3,580,000
720 INDIANA AVE	4	4	3414	2015	5281	\$3,700,000
550 RIALTO AVE	3	4	4740	2003	5102	\$5,000,000
TOTAL SALES						\$45,945,000
AVERAGE SALES PRICE						\$2,552,500
AVERAGE \$ / SF						\$1,223

RESIDENTIAL INCOME SALES | SEPTEMBER 2018

STREET	UNITS	BDRM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
315 WINDWARD AVE	2	2	2	1246	1922	2850	\$1,450,000
206 5TH AVE	2	4	2	1422	1951	4132	\$1,525,000
709 BROOKS AVE	2	2	2	980	1924	5225	\$1,600,000
315 6TH AVE	4	4	4	1884	1923	6358	\$1,750,000
29 26TH AVE	2	4	2	2150	1911	2640	\$1,895,000
2318 BEACH AVE	3	3	3	1990	1936	4428	\$2,145,000
TOTAL SALES							\$10,365,000
AVERAGE SALES PRICE							\$1,727,500
AVERAGE \$ / SF							\$1,072

CONDOMINIUM SALES | SEPTEMBER 2018

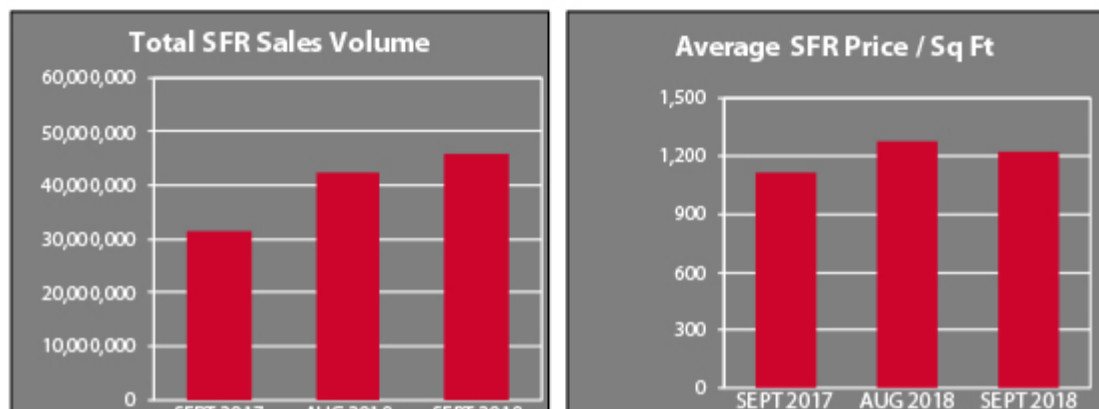
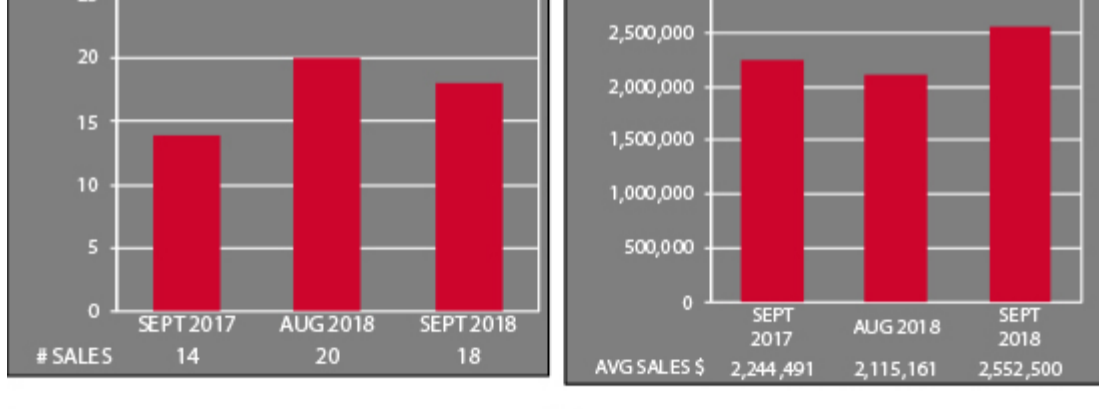
STREET	UNITS	BDRM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
245 MAIN ST #312	2	2	2	1366	1989		\$1,431,000
661 MILDRED AVE	4	3	2	2196	1981		\$1,950,000
204 S VENICE #1	2	3	2	1690	2005		\$2,215,000
TOTAL SALES							\$5,596,000
AVERAGE SALES PRICE							\$1,865,333
AVERAGE \$ / SF							\$1,065

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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.

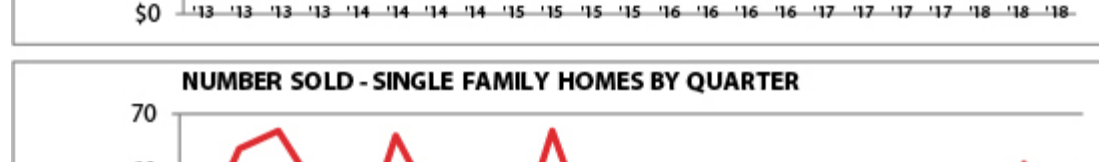
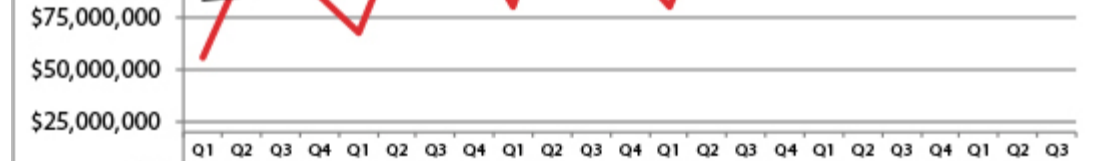
VIEW THE VENICE PROPERTY SALES FOR THE PAST 20 YEARS

September 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](#)

September Venice Home Sales Continue to Climb While Inventory Increases

Twenty Venice single-family homes sold during August ... 33.3% more than last month (15) and 4.8% (21) fewer than August 2016. The total sales climbed in August (\$42,303,215) ... up 21% over July (\$34,960,950) and 4.5% over last August (\$40,496,900) ...

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

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.

30 of the Best Halloween Movies You Need to Rewatch This October

Calling all scary movie fans ... these Halloween flicks featuring wicked witches, menacing werewolves and evil vampires are just what you need for a frightening night in.

[Check them out](#)

How to Figure Out the Best Time to Buy a Home

Buying your first home is one of the biggest investments you will make in your lifetime. With housing prices on the rise in many markets, it can be difficult to find a home that fits your family's needs without mortgage payments that will break your budget.

[Continue](#)

Sellers Brace for Stiffer Competition as Buyers Retreat

A shift is occurring in many housing markets. Affordability may be prompting more potential buyers to pause due to rising mortgage rates over the last few weeks, and home sellers are now facing more competition. Homeowners may no longer be able to expect the quick sale they've seen their neighbors get in the past.

[Read more](#)

How High Should You Mount Your TV?

A home without a television is like a castle in the clouds -- it exists only in fairy tales. And that's only a slight overstatement. The Nielsen Co. reports that 96.7 percent of U.S. homes have television sets. The are many issues to consider when contemplating your television viewing experience, including the TV size and quality, and the distance from the television to the primary viewing location.

[Read more](#)

LA Artists & Performers to Salute Beyond Baroque's 50th at November 10th Gala

If you prefer the charm of "old Venice" then you'll love this terrific beach pad that is just steps to the beach, Windward Circle, Venice Canals and Abbot Kinney !!! The light-filled upstairs unit boasts 2 bedrooms + 1 bath, an eat-in kitchen with great storage and a sunny balcony, plus a dining alcove/office. Leased at \$3850 a month ...

[More info](#)

Venice Chamber Happy Hour at Makani Wednesday November 7th

Join the Venice Chamber of Commerce at their monthly happy hour at Makani! Make new connections and build relationships while enjoying bold, vibrant and spice-driven dishes as well as rum-centric cocktails at one of the newest additions to Rose Avenue. 5:30 - 7:30 pm ... members \$5.00; prospective members \$10.00.

[See more](#)

Artists & Treats ... Saturday, October 27th

Discover something sweet this Halloween weekend at our Venice location. Grab your candy bags and visit our marketplace on Saturday for family fun, fabulous market finds and trick-or-treating joy! Artists & Fleas merchants will hand out candy to all kids in costume while parents shop our regularly scheduled shopping delight.

[More details](#)

Sip and Sketch at SPARC Friday, November 2nd

Sip & Sketch, a night of wine, music, and drawing live models at SPARC! Each event will bring practicing and aspiring artists together to sketch two amazing models. We will also have a selection of wine available for you to taste! Each ticket includes two pours. This event is also BYOB friendly! All ages and levels of experience are welcome.

[Event info](#)

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

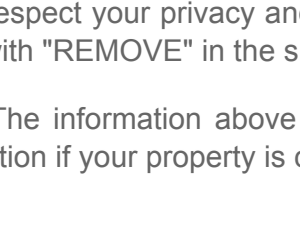


AT VENICE BEACH LIVING ...

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.