



*Selling the Venice lifestyle since 1987*  
*Exclusively Venice Real Estate Service ... Beyond Ordinary*  
 310.773.6945 ... [VeniceDigs.com](http://VeniceDigs.com) ... [VeniceBeachLiving.com](http://VeniceBeachLiving.com)



## "VENICE STYLE" JANUARY 2019

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

# VENICE REAL ESTATE MARKET UPDATE

## December 2018 Venice Property Sales ...

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

SINGLE FAMILY SALES   DECEMBER 2018							
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE	
708 MARRST	2	1	886	1953	3243	\$1,220,000	
826 WOODLAWN AVE	3	3	1271	1947	4188	\$1,500,000	
612 BOCCACCO AVE	3	1	1800	1914	6291	\$1,550,000	
133 BROOKS AVE	2	3	1122	1907	2240	\$1,575,000	
702 CRESTMOORE PL	2	1	1152	1915	4205	\$1,652,500	
1157 GRANT AVE	3	2	1228	1940	4004	\$1,670,000	
1064 PALMS BLVD	3	4	2016	1926	6062	\$1,710,000	
234 DIMMICK AVE	2	1	828	1947	4211	\$1,800,000	
920 MARCO PL	3	2	1302	1920	3600	\$1,800,000	
1318 PRESTON WAY	3	3	1889	1952	6967	\$1,900,000	
1097 PALMS BLVD	3	3	1982	1924	5750	\$2,193,300	
913 MILWOOD AVE	4	3	2190	1950	4375	\$2,200,000	
720 ANGELUS PL	3	4	1519	1947	6211	\$2,290,000	
944 ROSE AVE	3	3	1930	1961	6250	\$2,300,000	
2450 GLENCOE AVE	5	5	3395	2018	5848	\$2,650,000	
325 BROOKS AVE	3	3	1896	1907	5279	\$3,255,000	
<b>TOTAL SALES</b>							<b>\$31,265,800</b>
<b>AVERAGE SALES PRICE</b>							<b>\$1,954,113</b>
<b>AVERAGE \$ / SF</b>							<b>\$1,184</b>

RESIDENTIAL INCOME SALES   DECEMBER 2018							
STREET	UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
659 SAN JUAN AVE	2	4	2	1600	1913	5214	\$1,925,000
1712 WASHINGTON WAY	3	3	3	1610	1947	6204	\$1,970,000
331 BROOKS AVE	4	8	4	3484	1963	5000	\$1,975,000
705 BROOKS AVE	3	8	6	2958	1927	5004	\$2,549,000
<b>TOTAL SALES</b>							<b>\$8,419,000</b>
<b>AVERAGE SALES PRICE</b>							<b>\$2,104,750</b>
<b>AVERAGE \$ / SF</b>							<b>\$872</b>

CONDOMINIUM SALES   DECEMBER 2018							
STREET	UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
245 MAIN ST #311	2	2	1391	1991			\$1,400,000
120 PACIFIC AVE	4	4	2228	1989			\$1,975,000
25 BROOKS AVE #4	2	3	1844	2002			\$2,075,000
<b>TOTAL SALES</b>							<b>\$5,450,000</b>
<b>AVERAGE SALES PRICE</b>							<b>\$1,816,667</b>
<b>AVERAGE \$ / SF</b>							<b>\$998</b>

VACANT LAND SALES   DECEMBER 2018							
STREET	UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
421 CARROLL CANAL						2400	\$2,270,000

COMMERCIAL SALES   DECEMBER 2018							
STREET	UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
63 NAVY ST				1746	1968	4229	\$1,950,000
64 MARKET ST				5040	1913	2603	\$4,855,000
69 MARKET ST				4950	1921	5100	\$7,100,000

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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

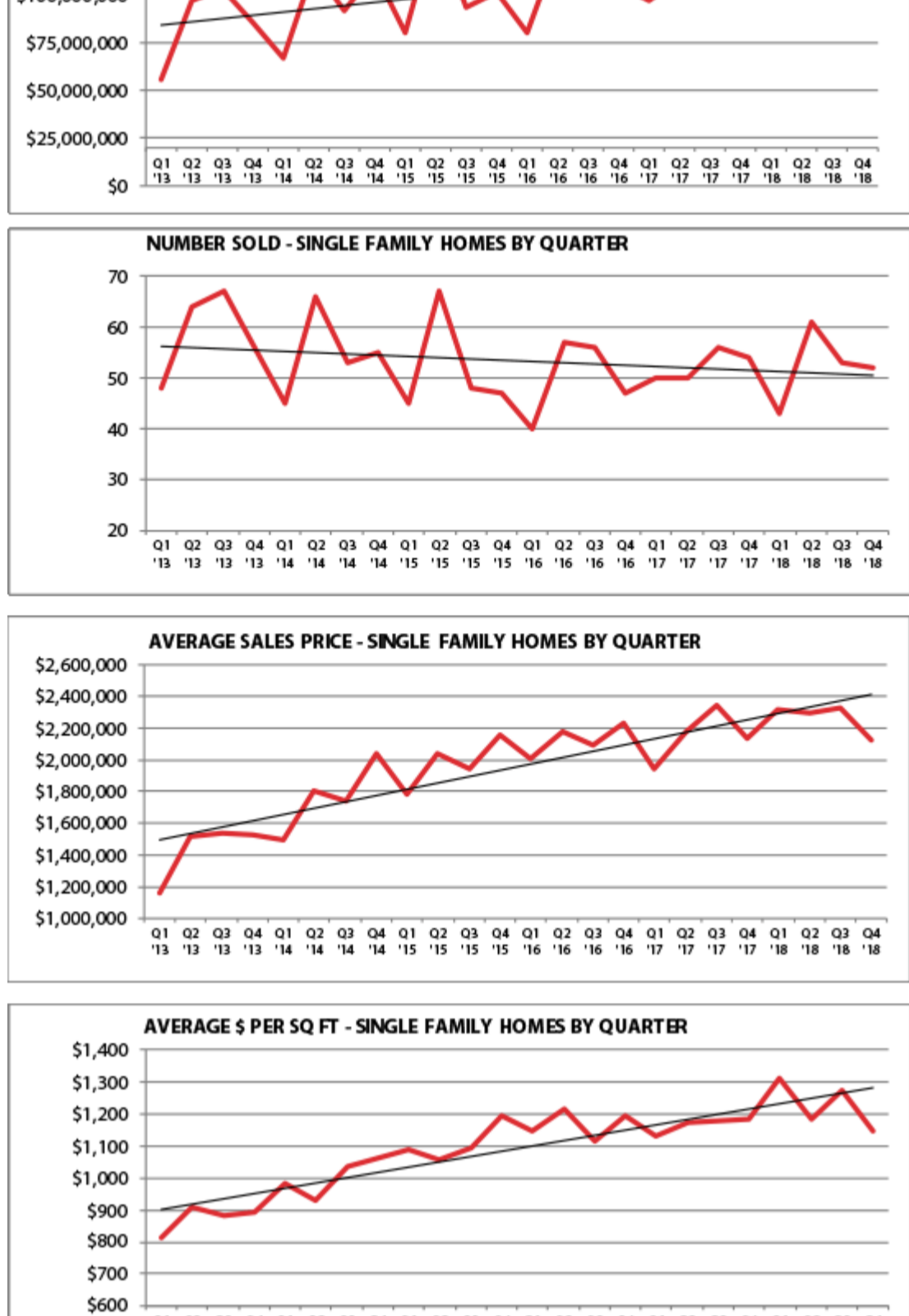
## VIEW THE VENICE PROPERTY SALES FOR THE PAST 20 YEARS

### December 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 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](#)

**AVERAGE \$ / SQUARE FOOT**  
 + 12% Up from Last Month  
 - 1% Down from Last Year

### December Venice Home Sales Stats Show the Average \$/Square Foot of Venice Homes Continues to Increase While Other Indices Decline ...

Most of December 2018's single family home sales indices showed a decline when compared to last month and December 2017. However there is some good news ... December 2018's average price per square foot (\$1,184) increased 11.9% above November (\$1,077); however, this was a decline of 1.3% vs a year ago (\$1,199) ...

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



### 480 S Venice Boulevard: OPEN TUESDAY January 29th 11:00 -2:00

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.

[Get some ideas](#)



### 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.



### Homeowners Who Move the Most May Make the Most ...

Moving may help homeowners see higher profits from the sale of their property, suggests a new study that links homeowners' tenure in their homes to price appreciation. Cities where residents live in their homes for the shortest amount of time tend to see more than double the appreciation experienced by homeowners who stay put the longest, a new study from LendingTree finds ...

[More info](#)



### Housing Outlook for 2019: Is It Too Late to Buy a Home?

Forecasters say the market is correcting to a 'normal' level we haven't seen in a really long time. Rising mortgage rates in the New Year will likely keep sales in Southern California sluggish. Analysts expect inventory will continue to rise in the year ahead. And prices? They'll continue to gain, but in smaller increments ...

[More info](#)



### Professional Organizing Tips ...

The start of a new year often brings the urge to declutter and organize, but as January turns to February, that urge may begin to wane. Fortunately, there are other ways to motivate yourself to tackle the decluttering and organizing challenge. One is to consider life transitions -- the changes in your life that naturally offer an opportunity to take a fresh look at your possessions and how you store them ...

[Read more](#)



### "Smart Love" Now Playing at the Pacific Resident Theatre

Smart Love is a new comedy with a scientific twist, about just how far human beings will go in order to survive love. The Wachoski household is thrown upside down when their son makes a surprise visit home from MIT with an unexpected guest. Thursday, Friday and Saturday at 8pm; Sunday at 3pm ...

[Get the info](#)



### Venice Chamber Happy Hour at Cryohealthcare Wednesday February 6th

Mix and mingle at this month's Venice Chamber Happy Hour at Cryohealthcare where you can experience their Cryochambers, walk-in chambers that use an indirect method of cooling normal room air to cryogenic temperatures of -220 F, in between enjoying delicious drinks and bites with colleagues and friends ...

[Get the info](#)



### David Hockney's exhibit "Something New in Painting and Photography... Continued" Opening Thursday, February 7th at LA Louver ...

Join in the opening reception [and even Printing]... David Hockney's exhibit "Something New in Painting (and Photography) [and even Printing]... Continued" from 6:00 to 8:00pm at LA Louver. The exhibit is on view until March 23rd.

[Get the info](#)



### Venice Arts Exhibit at stARTup LA at The Kinney ... Opening Night Friday, February 15th

Venice Arts is excited to be presenting an exhibition of work by our talented young artists, as part of stARTup LA. Bypassing the traditional gallery system, stARTup connects hungry art buyers to highly curated up-and-coming artists, and takes place at hip and stylish Kinney Venice Beach hotel. ...

[Get the info](#)



### Hatha Yoga at the Venice Library

Free class ... every Wednesday 12:30 to 1:30pm ... Yoga instructor Joyce takes us through a series of easy stretches and yoga poses to relax and strengthen the body. ALL levels (beginners to advanced) are welcome. You may want to call the library to make sure it's not cancelled. 310-821-1769. The class is supported by donations from participants and by the members of the Friends of Venice Library ...

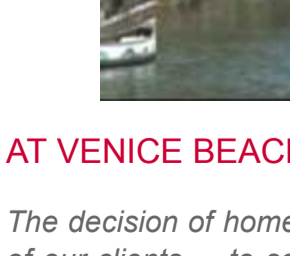
[Get the info](#)



### New App To Give Venice-Mar Vista Early Warning For Big Quakes

A new app which was unveiled last week will provide Angelenos with early warning for quakes of magnitude 5.0 or greater in Los Angeles County. It is the nation's first public early warning system, and it could be a major lifesaver. The app is part of a pilot program with the U.S. Geological Survey, AT&T and The Annenberg Foundation ...

[Get the info](#)

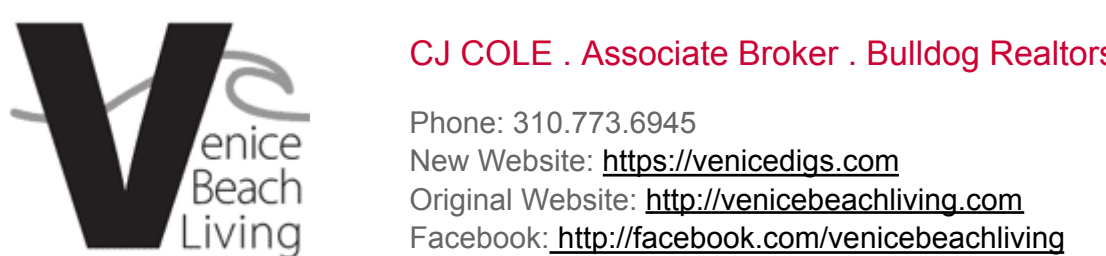


### Best of CES: The Coolest Smart Home and Home Entertainment Gear

The coolest smart home and home entertainment gear we saw CES 2019 has been ground zero for a dizzying array of connected devices--and if we're being honest, we only saw a fraction of what the show has to offer. It's just that big. But we did track down most of the new product releases in TechHive's wheelhouse, and now we're ready to share our picks for the Best of CES ...

[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](http://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