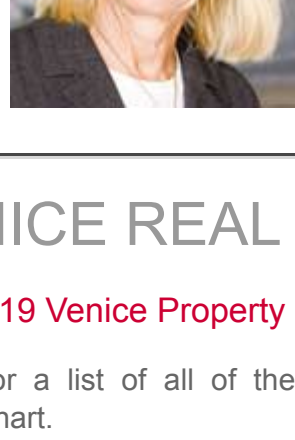




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"VENICE STYLE" MARCH 2019

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

VENICE REAL ESTATE MARKET UPDATE

February 2019 Venice Property Sales ...

See below for a list of all of the properties sold in Venice during February 2019 and the comparison chart.

SINGLE FAMILY SALES FEBRUARY 2019						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
674 OLIVE ST	4	2	1460	1953	5179	\$1,400,000
2435 GLENCOE AVE	3	3	2150	1923	5847	\$1,649,000
1112 ELECTRIC AVE	2	1	690	1914	2855	\$1,750,000
2504 OCEAN AVE	4	3	2200	1948	2504	\$1,900,000
1102 GRANT AVE	3	2	1829	1926	4095	\$1,980,000
807 SUPERBA AVE	5	3	2800	1908	6288	\$2,980,000
815 NOWITA PL	3	3	2615	1925	3145	\$3,185,000
TOTAL SALES						\$14,844,000
AVERAGE SALES PRICE						\$2,120,571
AVERAGE \$ / SF						\$1,080

RESIDENTIAL INCOME SALES FEBRUARY 2019							
STREET	UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
579 VENICE BLVD	2	2	2	1128	1953	4404	\$1,230,000
728 VERNON AVE	4	5	4	2766	1952	4802	\$1,500,000
544 GRAND BLVD	2	4	2	1473	1947	4500	\$1,792,307
617 6TH AVE	4	8	4	3652	1949	5670	\$2,400,000
233 RENNIE AVE	2	3	3	1864	1925	4138	\$2,450,000
255 HORIZON AVE	2	5	4	3666	1918	6121	\$2,795,000
845 VENICE BLVD	7	11	7	725	1934	2022	\$7,325,000
TOTAL SALES							\$19,492,307
AVERAGE SALES PRICE							\$2,784,615
AVERAGE \$ / SF							\$1,276

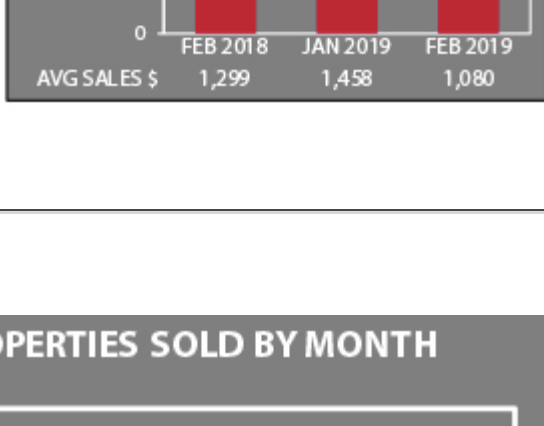
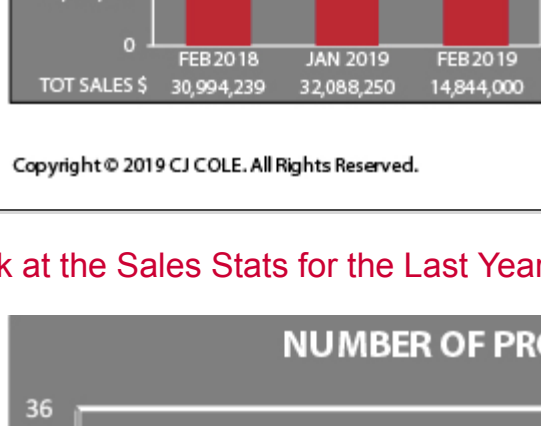
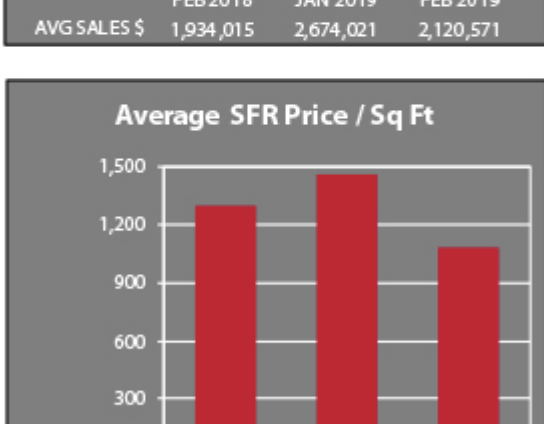
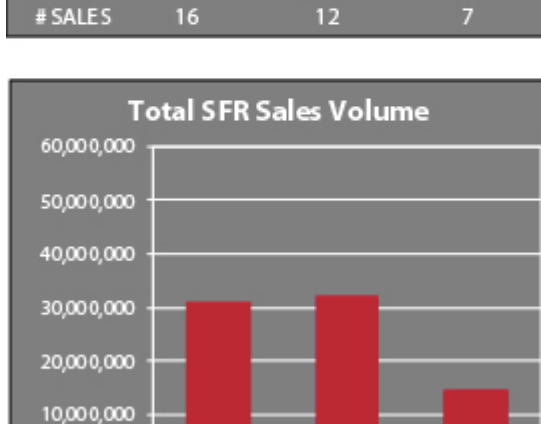
CONDOMINIUM SALES FEBRUARY 2019							
STREET	UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
650 HARBOR ST #2	2	3	2	2316	1986		\$1,540,000
TOTAL SALES							\$1,540,000
AVERAGE SALES PRICE							\$1,540,000
AVERAGE \$ / SF							\$665

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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

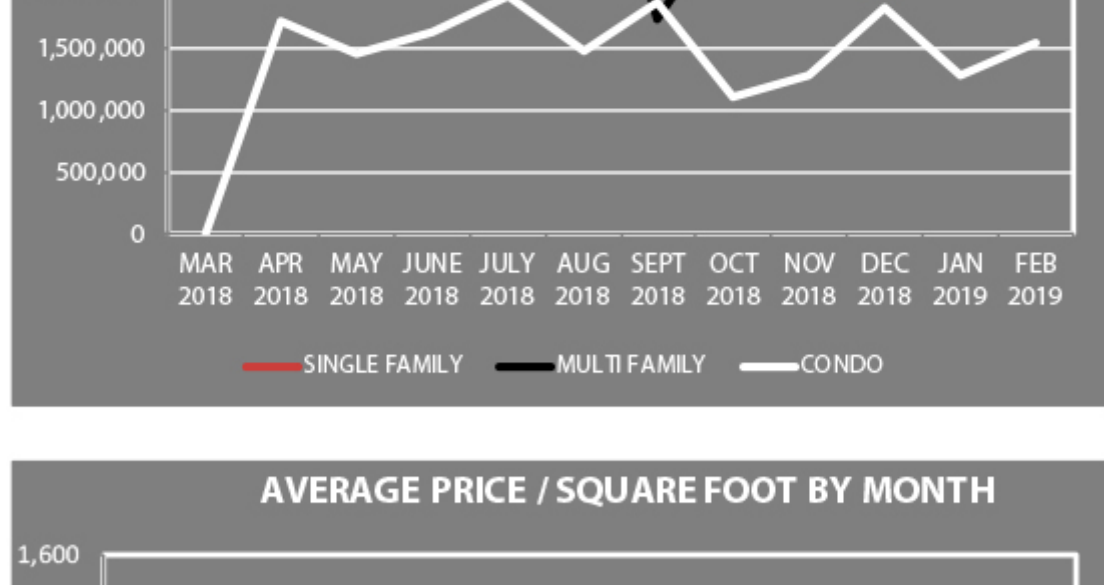
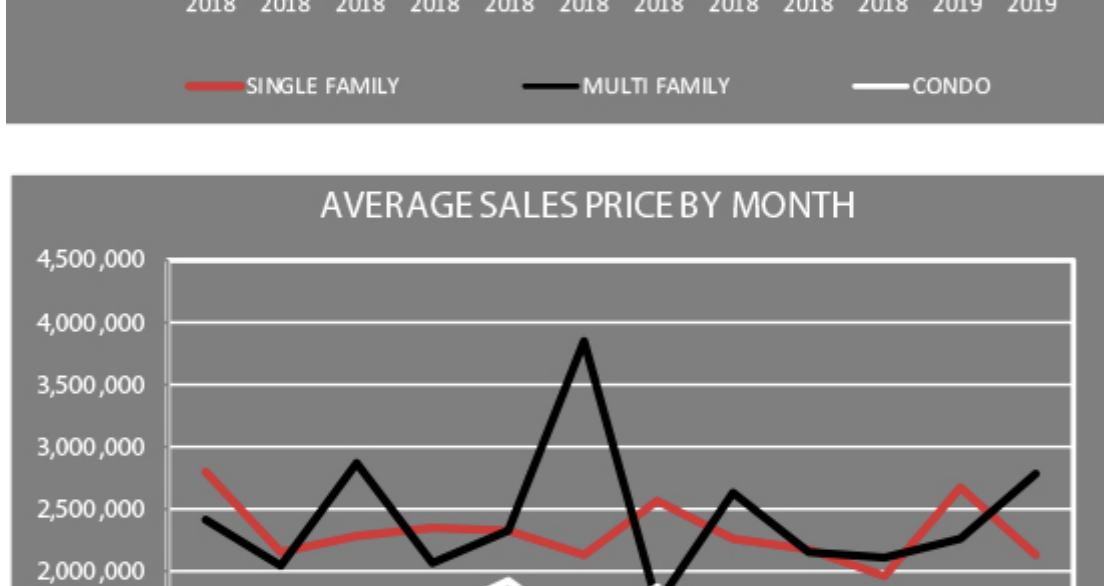
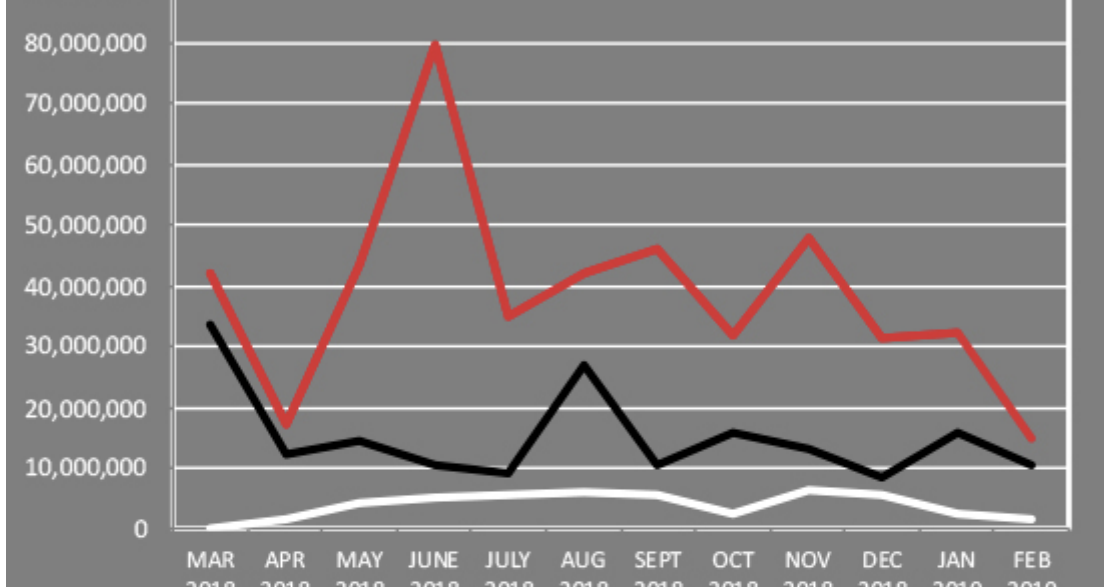
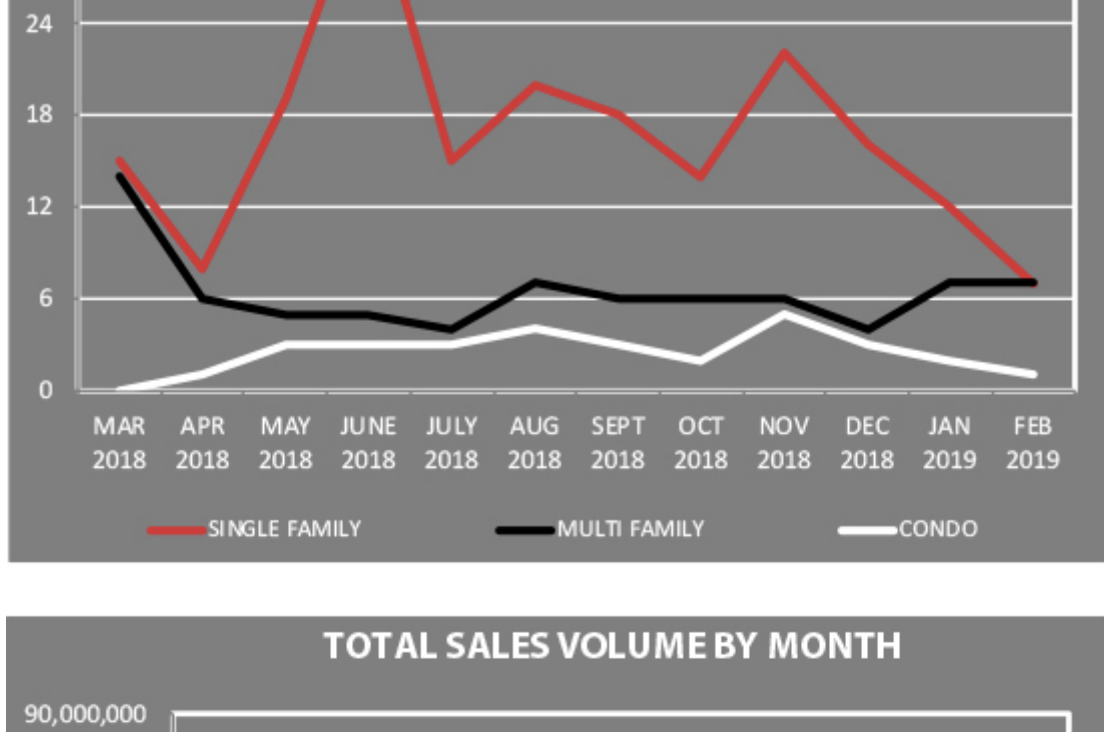
VIEW THE VENICE PROPERTY SALES FOR THE PAST 20 YEARS

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



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A Look at the Sales Stats for the Last Year



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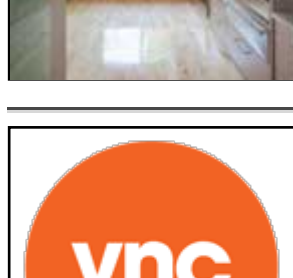
[CLICK HERE FOR YOUR FREE Home Valuation](#)



Venice Single Family Home Sales Slow in February ...

While the average sale price for single-family homes (\$2,120,571) in February increased 9.6% over last February (\$1,934,015), it declined 20.7% from last month's average (\$2,674,021). The average price per square foot (\$1,080) decreased 25.9% from last month and 16.9% from the February 2016 figure ...

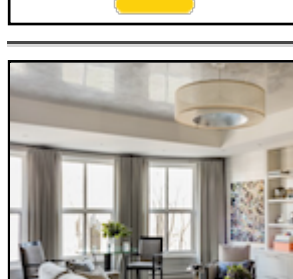
[Link to the report ...](#) [Download the report](#)



Huge Price Reduction ...

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 lounge area highlighted by a dramatic 3-story tall light installation. Home: 2428 sf, lot size: 3724 sf, year built: 1999. Reduced over 9% to \$2,590,000 !!!

[Check it out](#)



Filing Deadline Tuesday, March 19th to Run for the Venice Neighborhood Council ...

Tuesday, March 19th is the final day to submit your candidacy to run for a position on the Venice Neighborhood Council. The Mission of the VNC is to improve the quality of life in Venice by building community and to secure support from the City of Los Angeles for the resources needed to achieve our goals.

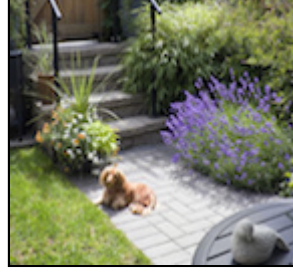
[Click here to apply](#)



How to Get Your Furniture Arrangement Right ...

10 basic layout rules for a polished, pulled-together look in any room! Like a blank page or canvas, an empty room can be either an opportunity or a challenge. With so many ways to fill it, how do you know where to start? Here are some of the basic rules of furniture arrangement and distilled them into 10 simple tips ...

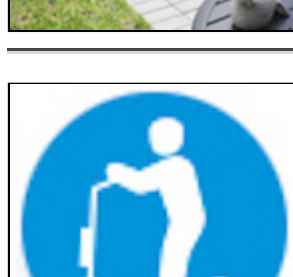
[More info](#)



Here's a List of Local St. Patrick's Day Events from Venice Paparazzi ...

Get your green game on! St Patrick's Day is just around the corner. Check out this list of local events in the Venice and Marina del Rey ...

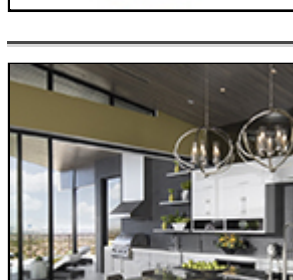
[Get the info](#)



The Art of the Small Garden ...

Bigger isn't always better when it comes to outdoor spaces. Small gardens can be jewel boxes that delight the senses without requiring as much maintenance or expense as their larger counterparts. Between smaller urban backyards and terraces and new homes being built with smaller outdoor footprints, gardens are scaling down proportionately.

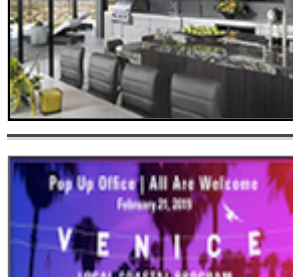
[Read more](#)



Dockless Mobility Community Meeting Wednesday, March 20th ...

LADOT is currently participating in a series of community meetings on the subject of dockless mobility (electric scooters + bike rentals). Community members are encouraged to attend and learn about how the City is working with dockless mobility providers at the event March 20 (7:00PM - 8:00PM) - Disability Community Resource Center, 12901 Venice Blvd. Los Angeles, CA 90066

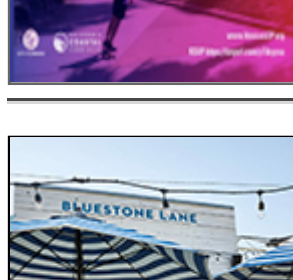
[More](#)



5 Hints at the Future of Home Design

Bolder color schemes and more usage of brass were among some of the latest home design trends featured on the expo floor at last week's 2019 International Builders' Show in Las Vegas. Builders and architects offered forecasts for the new-home construction, remodeling, and home design industries ...

[Read about it](#)



Venice Local Coastal Program Pop Up Office Hours Thursday April 18th ...

The Venice Local Coastal Program (LCP) planning team will be hosting the first "Pop Up" Office Hours of the year in Venice! You are welcome to drop by the Oakwood Recreation Center (Annex Room) any time between 4:00PM-8:00PM on Thursday, February 21, 2019 to get the latest developments ...

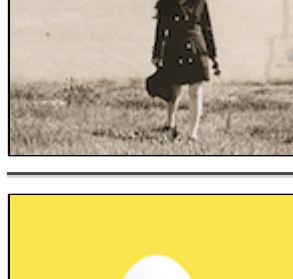
[Read more](#)



Venice Chamber Happy Hour April 3rd Hosted by Bluestone Lane ...

Join the Venice Chamber of Commerce at their monthly happy hour hosted by Bluestone Lane, 523 Rose Ave, Venice. Make new connections and build relationships while enjoying an Australian inspired menu featuring a range of fresh dishes made from globally sourced ingredients, right here in Venice Beach. Admission members: \$5.00, prospective members: \$10.00 ...

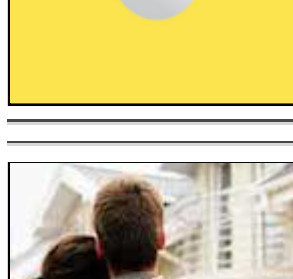
[More info](#)



"A Death in Venice" ... Opening March 30th at Pacific Residents Theatre ...

A place apart ... An unexpected death ... Eight women forever transformed "The landscape [the Venice Canals] has a dream like quality. Even today with gentrification, one steps onto a bridge there, or walks on the paths by the canals, you feel other, strange in the - all things wonderful are possible - way ...

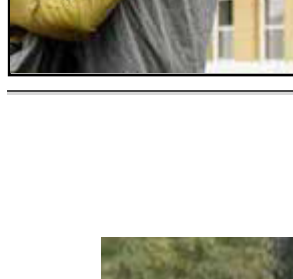
[Buy tickets](#)



Craving Breakfast ???

EggsLut at 1611 Pacific Ave is a fast food restaurant favorite for many people living here in Venice. They are known for their signature dish "The Slut" which is a crochide egg on pureed potatoes. Price \$9.00. The bacon,egg and cheese sandwich on a brioche bun is a favorite. Open 8-4 daily. There is always a line so prepare to wait. Price \$9.00. The bacon,egg and cheese sandwich on a brioche bun is a favorite ...

[More info](#)

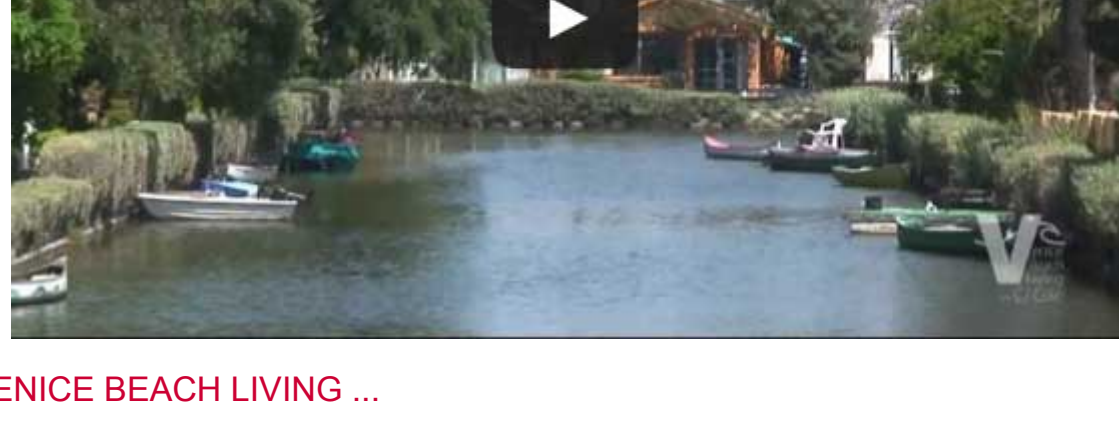


Why 2019 Promises to Be Better for Buyers ...

After a year of affordability challenges in 2018, prospective home buyers may have better chances of scoring a property this year. Affordability will remain an issue in some high-priced markets, says realtor.com® Chief Economist Danielle Hale, but overall, the national market is looking brighter for buyers who have stayed on the sidelines. Here's why ...

[Read more](#)

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



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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.

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CJ COLE . Associate Broker . Bulldog Realtors

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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.