

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



"VENICE STYLE" APRIL 2019

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

VENICE REAL ESTATE MARKET UPDATE

March 2019 Venice Property Sales ...

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

SINGLE FAMILY SALES MARCH 2019						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
1122 MARCO PL	2	2	1080	1951	4270	\$1,404,000
2200 LOUELLA AVE	4	2	2772	1924	5525	\$1,850,000
946 INDIANA AVE	3	2	1428	1925	4809	\$1,865,000
2425 BOONE AVE	3	2	2179	1953	3605	\$1,900,000
550 GRAND BL	3	4	2152	2006	2250	\$1,999,000
860 MARCO PL	2	2	1109	1926	3420	\$2,110,000
890 COMMONWEALTH AVE	4	3	2094	1926	6601	\$2,250,000
33 19TH AVE	4	4	2429	1937	3961	\$2,481,000
1117 NOWITA PL	4	5	2820	2018	4782	\$2,650,000
819 NOWITA PL	3	2	1389	1906	3145	\$2,800,000
453 CARROLL CANAL	3	3	2596	1990	2400	\$2,800,000
250 BERNARD AVE	4	5	3711	2016	3935	\$3,310,000
415 VENICE WAY	3	5	3300	2018	2249	\$3,360,000
1052 PALMS BLVD	4	6	3363	2018	6061	\$3,540,000
1366 PALMS BLVD	5	7	5890	2018	10891	\$5,125,000
2308 GRAND CANAL	4	5	3265	2010	2696	\$5,550,000
TOTAL SALES						\$45,304,000
AVERAGE SALES PRICE						\$2,831,500
AVERAGE \$ / SF						\$1,090

RESIDENTIAL INCOME SALES MARCH 2019							
STREET	UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
708 BOCCACCIO AVE	2	3	2	1724	1924	4124	\$1,500,000
101 WAVECREST AVE	2	4	4	2930	1991	2812	\$2,575,000
21 S VENICE BLVD	6	5	6	3567	1964	3960	\$2,750,000
1600-04 VENICE BLVD	7	10	7	4200	1947	5943	\$4,800,000
1305 OCEAN FRONT WALK	31	0	31	11600	192	4215	\$11,550,000
TOTAL SALES							\$23,175,000
AVERAGE SALES PRICE							\$4,635,000
AVERAGE \$ / SF							\$965

CONDOMINIUM SALES MARCH 2019							
STREET	UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
2337 1/2 ABBOT KINNEY BLVD	2	3		1984	2008	1884	\$2,150,000
TOTAL SALES							\$2,150,000
AVERAGE SALES PRICE							\$2,150,000
AVERAGE \$ / SF							\$1,084

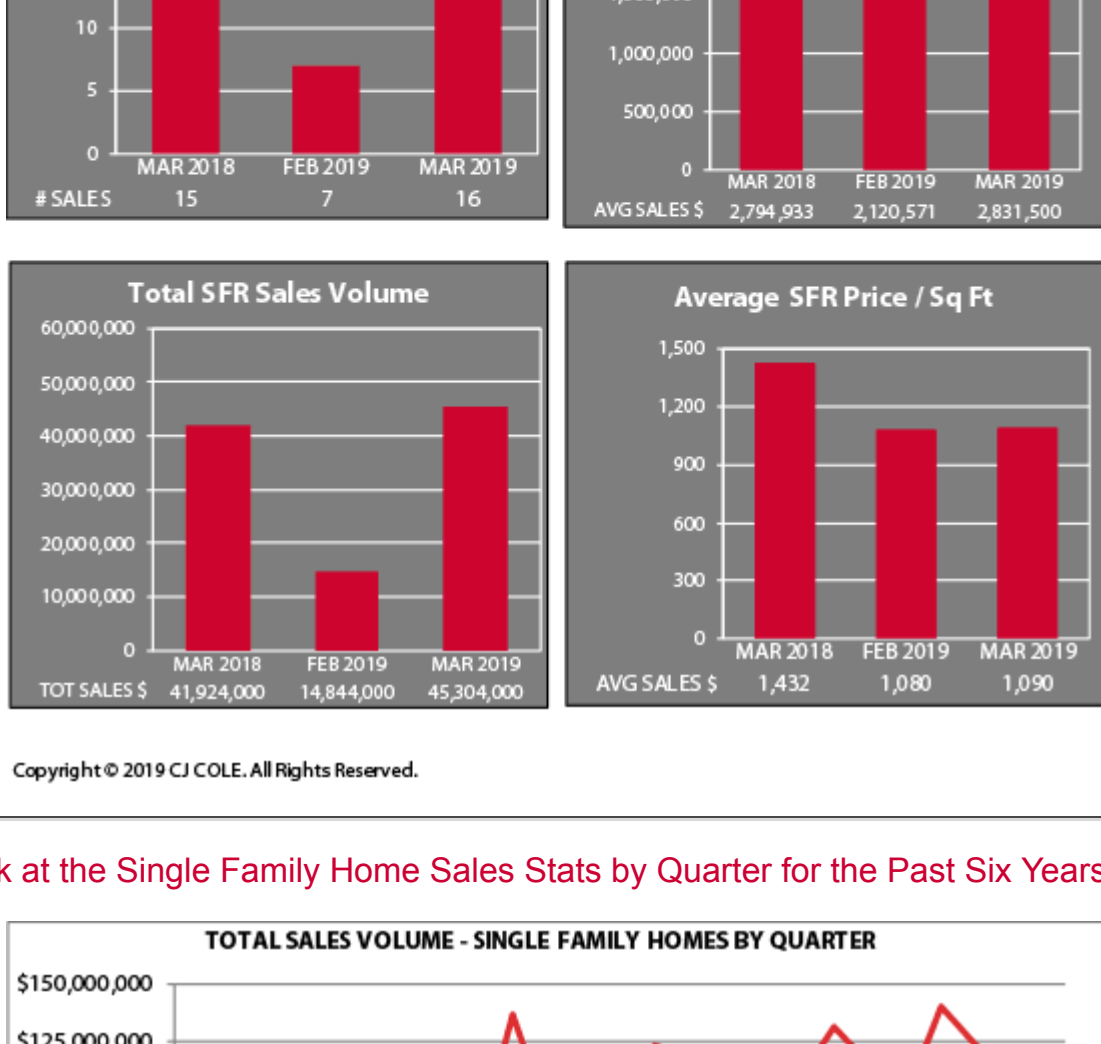
VACANT LAND SALES MARCH 2019							
STREET	UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
656 CALIFORNIA AVE						5383	\$2,650,000

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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

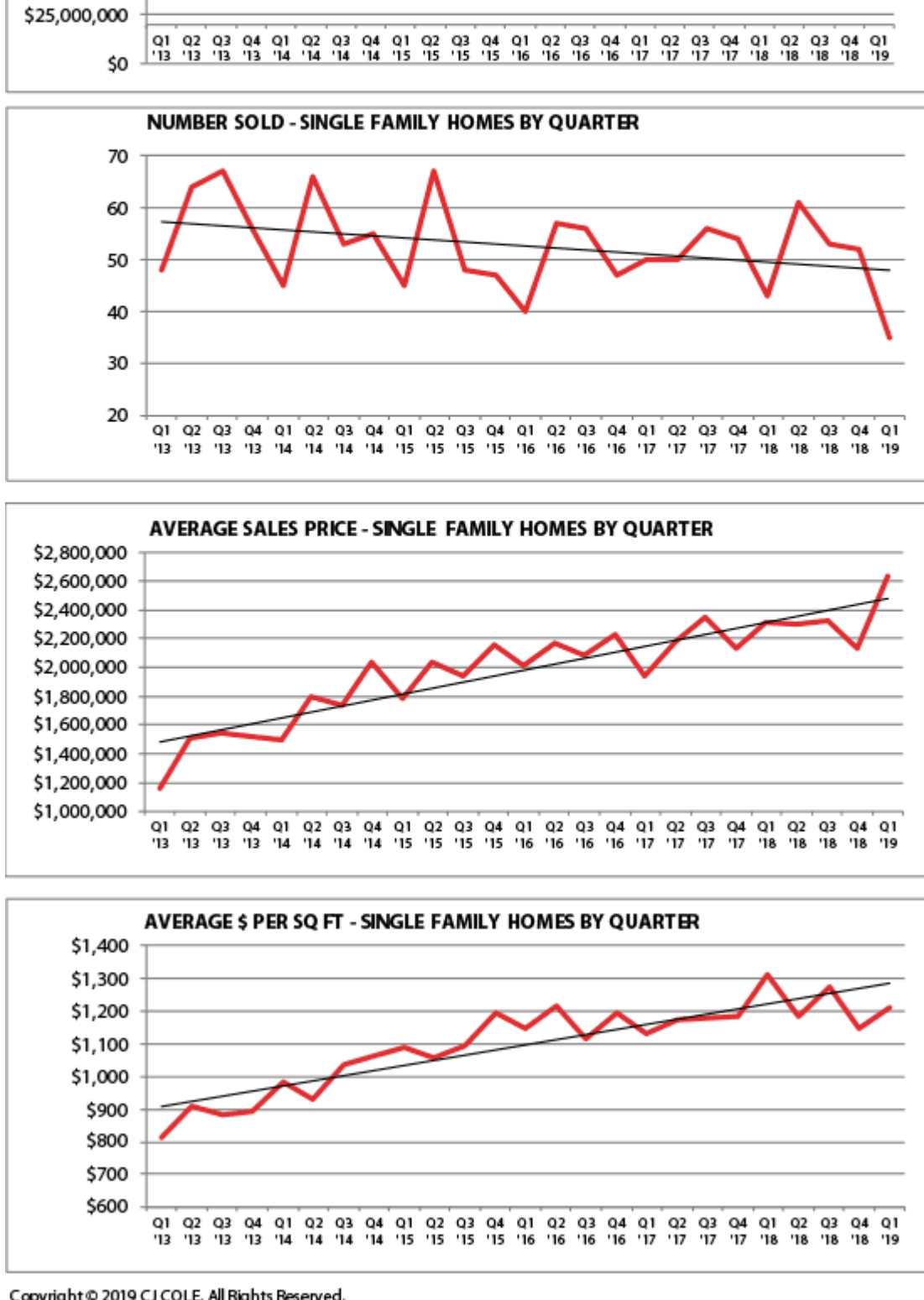
VIEW THE VENICE PROPERTY SALES FOR THE PAST 20 YEARS

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



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A Look at the Single Family Home Sales Stats by Quarter for the Past Six Years ...



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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](#)

Venice Single Family Home Sales Volume Soars in March ...
 Sixteen Venice single-family homes sold during March ... 128.6% above last month (7) and 6.7% (15) over March 2018. The total sales volume soared in March (\$45,304,000) ... up 205.2% over February (\$14,844,000) and 8.1% over last March (\$41,924,000) ...
[Link to the report ... Download the report](#)



Yours Truly Announces My Candidacy for VNC Community Officer ...
 To all my faithful clients and readers ... I am announcing that I am running for Community Officer on the Board of the Venice Neighborhood Council in the upcoming June 2nd election. "A vote for CJ is a vote for reducing crime while increasing the safety and cleanliness of Venice" ...
[Click for more](#)

For the Fourth Straight Week, Mortgage Rates Rise ...
 Mortgage rates have slowly been inching up over the past month, but they remain below their levels a year ago. "Despite the recent rise in mortgage rates, both existing- and new-home sales continue to show strength--indicating the lagged effect of lower rates on housing demand," says Sam Khater, Freddie Mac's chief economist. "This, along with improved affordability, should push housing activity higher in the coming months." ...
[Read on](#)



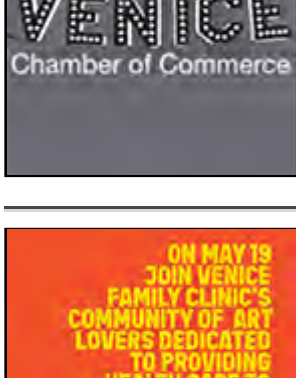
Huge Price Reduction ...
 READY TO ENJOY A GLASS OF WINE BY THE POOL? Just 4 blocks from Venice Beach and overlooking the Venice Canals this fabulous entertaining home awaits you. The sophisticated open layout features a state-of-the-art cook's kitchen, built-in booth dining for large gatherings + a romantic lounging 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](#)



Key Measurements to Help You Design Your Kitchen ...
 Get the ideal kitchen setup by understanding spatial relationships, building dimensions and work zones ... Whether you are moving into an existing kitchen, remodeling the one you have or building a new one, understanding a few key building measurements and organizational guidelines can help your culinary life run more smoothly ...
[More](#)



Friends of Coeur D'Alene Elementary Spring Block Party Saturday the 27th ...
 The Friends of CDA is holding a community event/fundraiser Saturday, April 27th. There will be a DJ, games, booths, prizes, inflatables, vegan gelato, food trucks, face painting, arts and crafts, beer garden and more. Free admission ...
[Get the info](#)



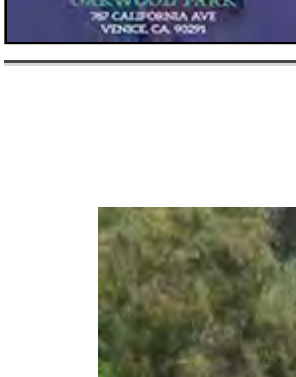
A Designer's Top 10 Tips for Increasing Home Value ...
 These suggestions for decorating, remodeling and adding storage will help your home stand out on the market ... 10 design tips have been the most beneficial in helping their houses stand out from the pack when selling ...
[Read more](#)



Venice Chamber Happy Hour at Caudalie Boutique Spa Wednesday, May 1st ...
 Join the Venice Chamber at their monthly happy hour at Caudalie! Build relationships while enjoying Caudalie's award-winning Smith Haut Lafitte wine from the founder's family vineyard in Bordeaux, France. Enjoy the wine with delicious French cheeses accompanied with crackers, grapes, dried fruit, and almonds. To introduce guests to the brand, products, and spa, Caudalie will be offering 5-10 minute mini treatments to attendees.
[More](#)



Venice Family Clinic Art Walk & Auction Sunday, May 19th
 On May 19th join Venice Family Clinic's community of art lovers dedicated to providing health care to over 27,000 people in need regardless of their income, insurance, or immigration status ...
[Read about it](#)

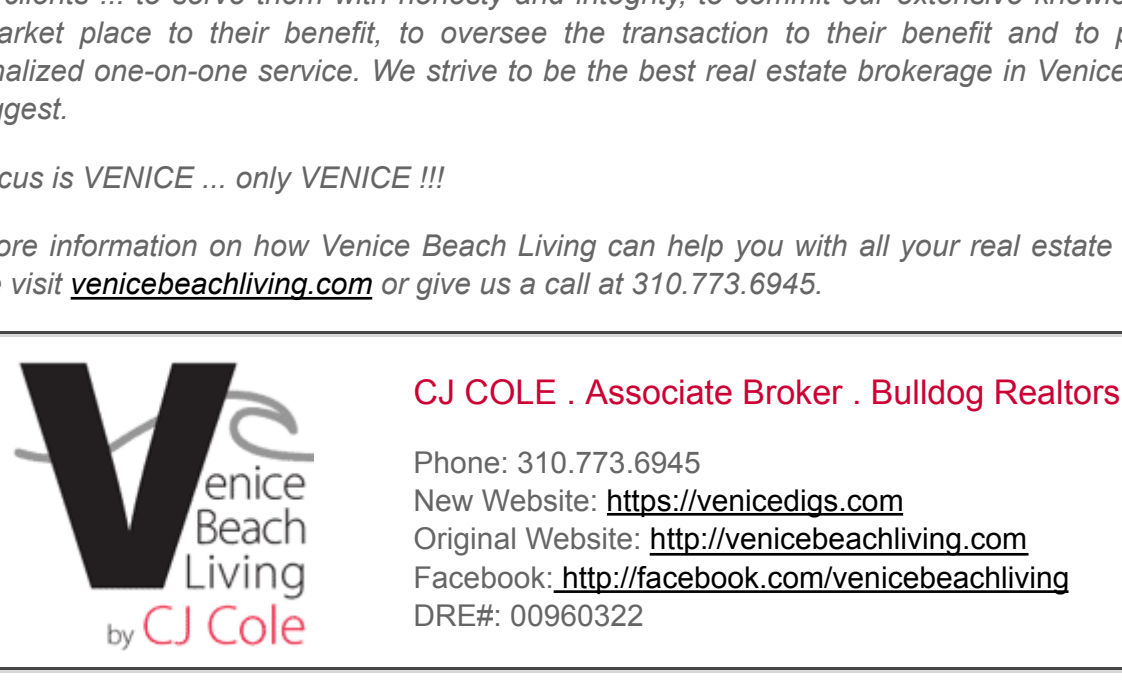


2019 Venice Beach Paddle Tennis Tournaments Dates Announced ...
 Compete in a tournament, play a fun game, or watch some of the world's best paddle tennis players in action at the Venice Beach Paddle Tennis courts, located on the Venice Beach Boardwalk ...
[Read more](#)



"May 4th Venice Cinco de Mayo Parade & Festival ...
 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 ...
[Check it out](#)

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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 Original Website: <http://venicebeachliving.com>
 Facebook: <http://facebook.com/venicebeachliving>
 DRE#: 00960322

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.