

"VENICE STYLE" AUGUST 2019

the pulse of what's happening and what's new with Venice, California real estate edited by CJ Cole



VENICE REAL ESTATE MARKET UPDATE

July 2019 Venice Property Sales ...

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

SINGLE FAMILY SALES JULY 2019							
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE	
915 INDIANA AVE	2	1	992	1947	4810	\$1,300,000	
2012 LINDEN AVE	2	1	724	1922	3596	\$1,536,000	
908 ROSE AVE	4	2	1930	1961	6249	\$1,559,000	
2317 CLEMENT AVE	2	1	860	1954	3599	\$1,712,000	
1132 INDIANA AVE	3	3	1713	1954	6031	\$1,720,000	
817 VENEZIA AVE	3	1	1573	1929	3678	\$1,730,000	
2245 WALNUT AVE	3	2	1776	1925	5868	\$1,750,000	
3000 DELL AVE	3	1	1718	1942	5212	\$1,775,000	
2334 GLYNDON AVE	5	2	1960	1963	6104	\$1,850,500	
2918 GRAYSON AVE	2	1	2119	1948	5097	\$1,978,000	
870 ROSE AVE	4	3	2432	1946	6250	\$2,495,000	
1092 NOWITA PL	5	3	1779	1940	4777	\$2,600,000	
434 SHERMAN CANAL	4	2	1701	1977	2852	\$2,750,000	
343 28TH AVE	3	3	2172	1942	4225	\$2,850,000	
1090 PALMS BLVD	4	6	3287	2017	6063	\$3,275,000	
905 HARDING AVE	5	1	3410	1906	13675	\$3,400,000	
2341 WILSON AVE	3	3	2970	2008	3602	\$3,575,000	
2415 EASTERN CANAL	1	3	2826	1983	2700	\$3,850,000	
TOTAL SALES						\$41,705,500	
AVERAGE SALES PRICE						\$2,316,972	
AVERAGE \$ / SF						\$1,160	

RESIDENTIAL INCOME SALES JULY 2019							
STREET	UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
609 VICTORIA AVE	2	2	1	1641	1970	5458	\$1,500,000
340 RENNIE AVE	2	3	3	2283	1905	6358	\$1,775,000
1307 INNES PL	4	8	4	2448	1910	2400	\$1,900,000
612 WESTMINSTER AVE	2	4	2	1812	1946	5201	\$2,197,000
25 CLUBHOUSE AVE	5	5	4	3342	1909	3598	\$2,300,000
705 6TH AVE	3	8	3	2903	1924	5670	\$2,674,500
TOTAL SALES							\$12,346,500
AVERAGE SALES PRICE							\$2,057,750
AVERAGE \$ / SF							\$856

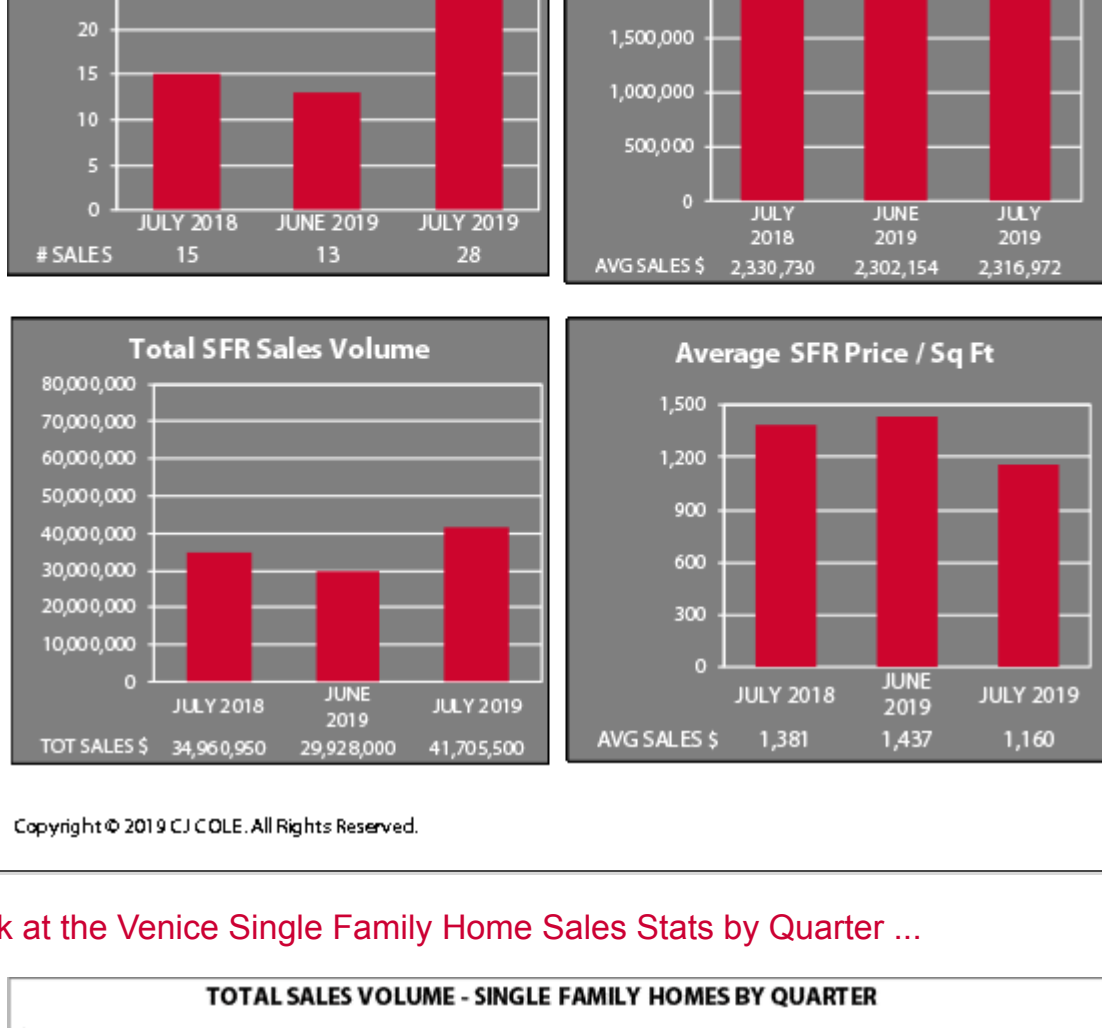
CONDOMINIUM SALES JULY 2019							
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE	
700 MAIN ST #9	1	2	1790	2008	26073	\$1,475,000	
1113 ELECTRIC AVE #4	1	1	1210	2000	14390	\$1,500,000	
TOTAL SALES						\$2,975,000	
AVERAGE SALES PRICE						\$1,487,500	
AVERAGE \$ / SF						\$992	

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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

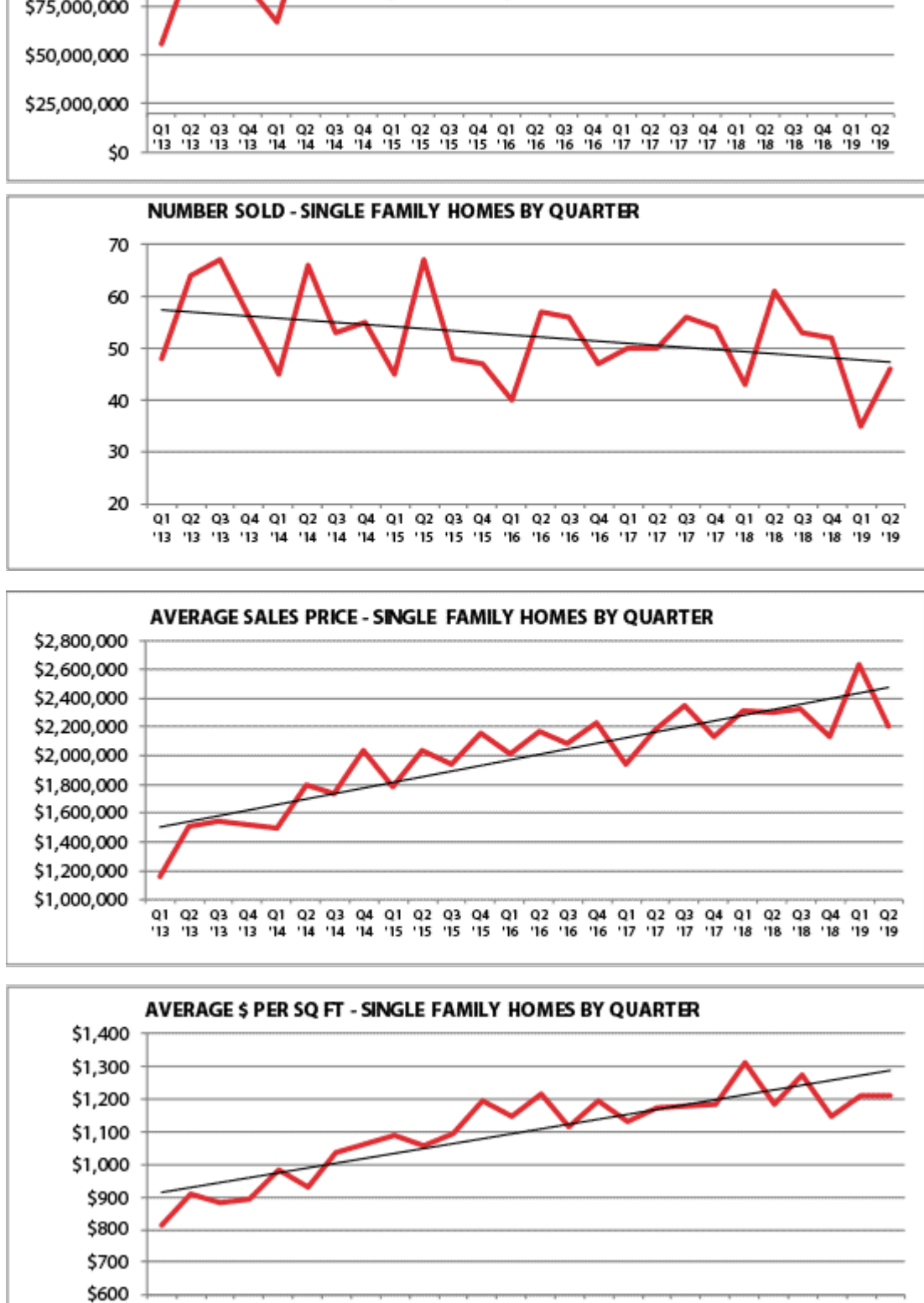
VIEW THE VENICE PROPERTY SALES FOR THE PAST 20 YEARS

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



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A Look at the Venice Single Family Home Sales Stats 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](#)

Single Family Home Sales Up in July, Price Per Square Foot Declines ...
 Twenty-eight single family homes sold in July 2019, 15 more (115.4%) than June and 8 more (40.0%) than July 2018. The Venice single-family home total sales volume for July (\$41,705,500) increased 34.4% vs June (\$29,928,000) and 19.3% vs last July (\$34,960,950)
[Link to the report](#) ... [Download the report](#)



Venice Neighborhood Council Board Meeting Tuesday ...
 The Venice Neighborhood Council Board will hold their next meeting on Tuesday, August 20th, at 6:30 PM at the Westminster Elementary School. NOTE the earlier start time. Unable to attend ??? Watch the meeting live on Facebook.
[Download the agenda](#)



Open House Tuesday, August 20th, 11:00 - 2:00 ...
 480 South Venice Boulevard ... BEST BUY IN VENICE !!! 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 ... NOW \$2,495,000 !!!
[Check it out](#)



Marina del Rey's Summer Concert Series Will Go through August ...
 The Marina del Rey Free Summer Concert Series has begun! Grab your family, a picnic dinner, and a blanket or low-profile beach chairs and make your way to Burton Chace Park for this popular event series. On alternating Thursdays, enjoy classical and opera performances. On alternating Saturdays, expect a mix of pop music groups, including all-rock, indie, and folk ...
[Check out the schedule](#)



Critics Love Andy Warhol's "Tomato" ...
 Now playing at Pacific Resident Theatre ... When a teenage Andy Warhol finds himself in the placement of a working-class bar in Pittsburgh, PA, he discovers inspiration, guidance, and friendship from a surprising source ...
[Tickets](#)



Labor Day Muscle Beach Championship Monday, September 2nd ...
 Competitors travel from all over the world to compete in the historic Muscle Beach Competitions. Events include bodybuilding, bikini, figure, men's physique, classic physique, women's physique, vintage and couples. Join the fun at Muscle Beach (1800 Ocean Front Walk) starting at 10:00 ...
[The scoop](#)



Venice Chamber Happy Hour Hosted By La Cabaña Wednesday September 4th ...
 The Chamber will hold their monthly happy hour at La Cabaña restaurant. This is a great chance make new connections and build relationships while enjoying "a genuine taste of Mexico" at this landmark restaurant that has been serving Los Angeles for over 50 years! La Cabaña will offer an array of complimentary appetizers. Drinks will be full-priced. Members: \$5; prospective members \$10 ...
[Read on](#)



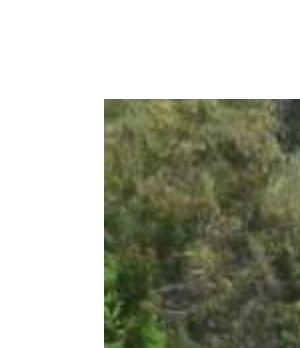
Shopping Around for a Mortgage Pays Off for Consumers ...
 Despite the sizable potential cost savings, more than one-third of 2018 homebuyers say they did not shop around before selecting their mortgage lender, according to our latest findings from the National Housing Survey® ...
[Check it out](#)



Venice Heritage Museum presents "A History of Venice" ...
 In collaboration with Juri Koll and the Venice Institute of Contemporary Art, the Venice Heritage Museum presents "A History of Venice" - a People/Place/Art/Word/Sound Exhibition and series of events with the support of Beyond Baroque opening next month. The events begin on September 3rd and run through September 30th ...
[More](#)

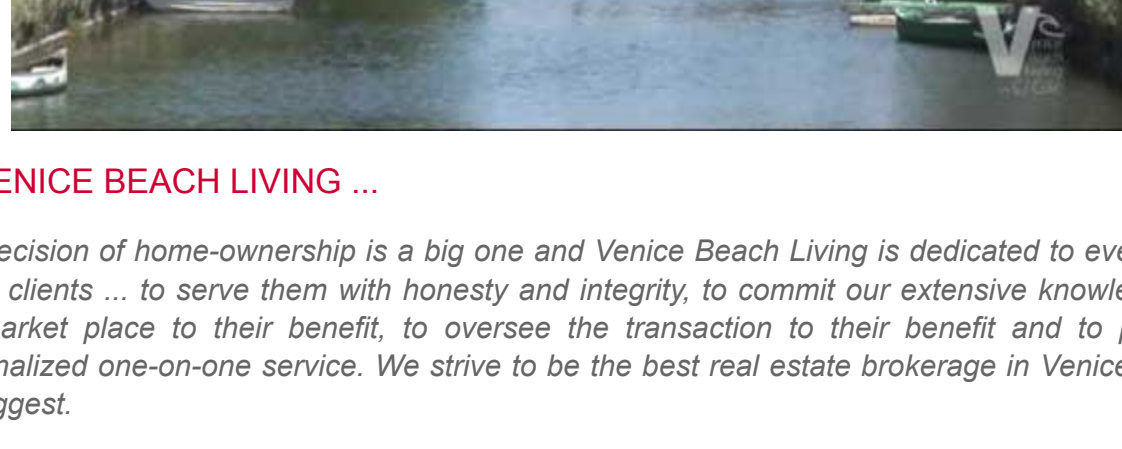


Sunset Soirée at Hotel Erwin's High Rooftop Lounge Thursday, September 19th ...
 Join the Venice Arts' Board members for an intimate sunset soirée at the beautiful Hotel Erwin rooftop lounge overlooking Venice Beach. Enjoy a hosted bar and hors d'oeuvres generously provided by Hotel Erwin as you mix and mingle on Venice's hottest hotel rooftop. Your tickets + donations support Venice Arts, Los Angeles' preeminent youth arts nonprofit organization, providing free photography and filmmaking workshops and mentoring for low-income youth ...
[Get the info](#)



35th Annual Abbot Kinney Festival Sunday, September 29th ...
 Spanning world-famous Abbot Kinney Boulevard, dubbed the coolest block in America by GQ Magazine, this highly anticipated summertime tradition is 35 years strong and features: free festival admission, 350 quality vendors, top food trucks and booths, 4 music stages, including KidsQuad stage ...
[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