



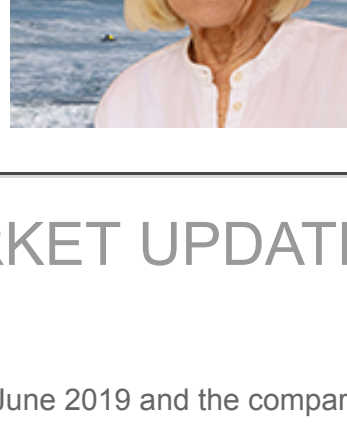
Exclusively Venice Real Estate Service ... Beyond Ordinary

310.773.6945 ... VeniceDigs.com

## "VENICE STYLE"

JULY 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

### June 2019 Venice Property Sales ...

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

| SINGLE FAMILY SALES   JUNE 2019 |     |     |       |        |        |                     |
|---------------------------------|-----|-----|-------|--------|--------|---------------------|
| STREET                          | BDM | BTH | SQ FT | YR BLT | LOT SZ | SALE PRICE          |
| 2106 GLENCOE AVE                | 2   | 1   | 880   | 1948   | 5779   | \$1,295,000         |
| 1086 MARCO PL                   | 2   | 1   | 940   | 1929   | 4269   | \$1,314,000         |
| 1018 MARCO PL                   | 2   | 1   | 877   | 1942   | 4266   | \$1,500,000         |
| 2247 GLENCOE AVE                | 2   | 2   | 1106  | 1945   | 5849   | \$1,500,000         |
| 2421 CLEMENT AVE                | 2   | 2   | 1306  | 1950   | 3600   | \$1,728,000         |
| 2901 CLUNE AVE                  | 2   | 1   | 1072  | 1949   | 5212   | \$1,805,000         |
| 3010 GRAYSON AVE                | 4   | 2   | 1800  | 1951   | 4830   | \$2,000,000         |
| 418 RIALTO AVE                  | 3   | 2   | 1058  | 1908   | 2550   | \$2,165,000         |
| 944 ROSE AVE                    | 3   | 3   | 1930  | 1961   | 6250   | \$2,185,000         |
| 654 SAN JUAN AVE                | 3   | 3   | 1053  | 1940   | 5198   | \$2,196,000         |
| 713 PALMS BLVD                  | 3   | 2   | 1579  | 1947   | 5402   | \$2,630,000         |
| 1085 NOWITA PL                  | 4   | 5   | 3200  | 2019   | 4782   | \$2,810,000         |
| 1327 VIENNA WAY                 | 4   | 4   | 4025  | 2007   | 10894  | \$6,800,000         |
| <b>TOTAL SALES</b>              |     |     |       |        |        | <b>\$29,928,000</b> |
| <b>AVERAGE SALES PRICE</b>      |     |     |       |        |        | <b>\$2,302,154</b>  |
| <b>AVERAGE \$ / SF</b>          |     |     |       |        |        | <b>\$1,437</b>      |

| RESIDENTIAL INCOME SALES   JUNE 2019 |       |     |     |       |        |        |                     |
|--------------------------------------|-------|-----|-----|-------|--------|--------|---------------------|
| STREET                               | UNITS | BDM | BTH | SQ FT | YR BLT | LOT SZ | SALE PRICE          |
| 635 BROADWAY ST                      | 3     | 3   | 3   | 1595  | 1924   | 5197   | \$1,350,000         |
| 604 VICTORIA AVE                     | 2     | 4   | 3   | 1778  | 1977   | 4001   | \$1,550,000         |
| 2498 GLENCOE AVE                     | 2     | 6   | 4   | 2982  | 1924   | 8438   | \$1,897,000         |
| 2411 OCEAN FRONT                     | 2     | 5   | 5   | 4116  | 1972   | 2520   | \$4,925,000         |
| 514 SANTA CLARA AVE                  | 2     | 3   | 2   | 1237  | 1915   | 5200   | \$4,950,000         |
| <b>TOTAL SALES</b>                   |       |     |     |       |        |        | <b>\$14,672,000</b> |
| <b>AVERAGE SALES PRICE</b>           |       |     |     |       |        |        | <b>\$2,934,400</b>  |
| <b>AVERAGE \$ / SF</b>               |       |     |     |       |        |        | <b>\$1,253</b>      |

| CONDOMINIUM SALES   JUNE 2019 |     |     |       |        |        |                    |
|-------------------------------|-----|-----|-------|--------|--------|--------------------|
| STREET                        | BDM | BTH | SQ FT | YR BLT | LOT SZ | SALE PRICE         |
| 709 BROADWAY ST #2            | 2   | 2   | 1303  | 1991   |        | \$1,335,000        |
| 615 HAMPTON DR #A301          | 1   | 2   | 1358  | 2004   |        | \$1,400,000        |
| 255 MAIN ST #301              | 2   | 2   | 1620  | 1989   |        | \$1,450,000        |
| 815 HAMPTON DR #3             | 1   | 2   | 1833  | 2008   |        | \$1,510,000        |
| 1113 ELECTRIC AVE #8          | 1   | 2   | 1210  | 2000   |        | \$1,735,000        |
| <b>TOTAL SALES</b>            |     |     |       |        |        | <b>\$7,430,000</b> |
| <b>AVERAGE SALES PRICE</b>    |     |     |       |        |        | <b>\$1,486,000</b> |
| <b>AVERAGE \$ / SF</b>        |     |     |       |        |        | <b>\$1,012</b>     |

| COMMERCIAL SALES   JUNE 2019 |       |        |        |             |  |  |
|------------------------------|-------|--------|--------|-------------|--|--|
| STREET                       | SQ FT | YR BLT | LOT SZ | SALE PRICE  |  |  |
| 2324 ABBOT KINNEY BLVD       | 1916  | 1949   | 3356   | \$3,016,000 |  |  |

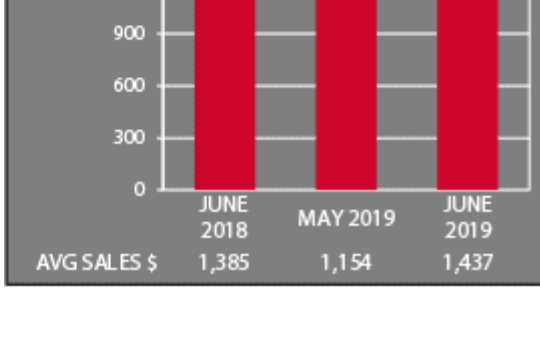
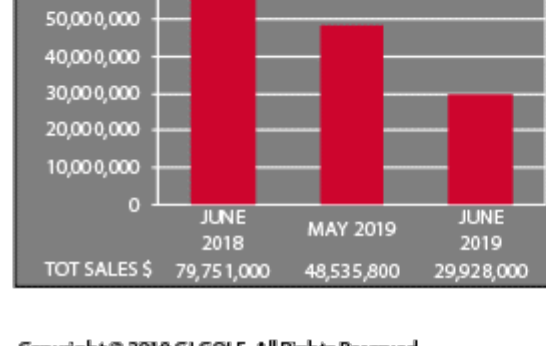
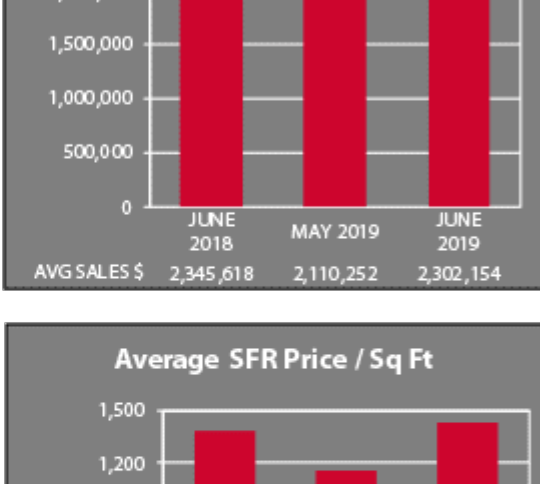
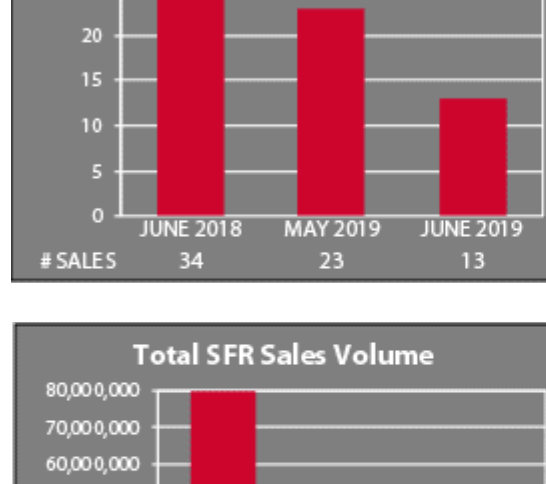
| VACANT LOT SALES   JUNE 2019 |       |        |        |             |  |  |
|------------------------------|-------|--------|--------|-------------|--|--|
| STREET                       | SQ FT | YR BLT | LOT SZ | SALE PRICE  |  |  |
| 2332 LOUELLA AVE             |       |        | 6109   | \$1,050,000 |  |  |

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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

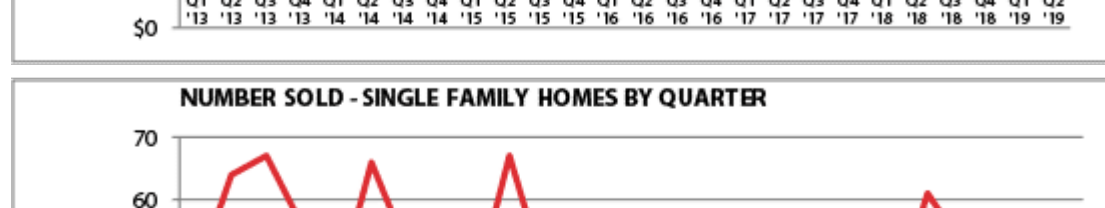
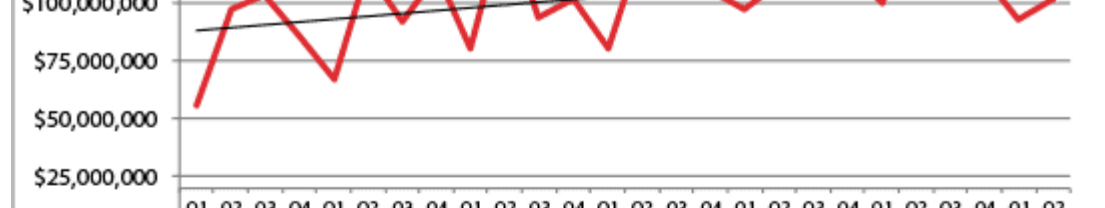
### VIEW THE VENICE PROPERTY SALES FOR THE PAST 20 YEARS

### June 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 !!!

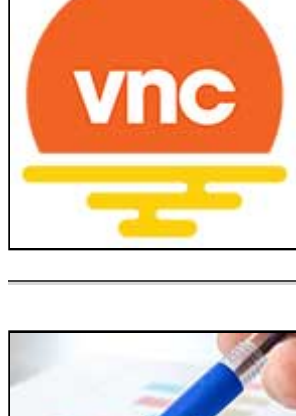
[CLICK HERE FOR YOUR FREE Home Valuation](#)

**FOR SALE**  
END OF MONTH INVENTORY  
**+ 10%** Up from Last Month  
**+ 26%** Up from Last Year

### Inventory of Single Family Homes For Sale Continues to Climb ...

According to the Multiple Listing Service, the number of single family homes for sale at the end of June (inventory) was 101 ... an increase of 26.3% from 80 a year ago and 9.8% from 92 a month ago ...

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



### Venice Neighborhood Council to Select LUPC and Neighborhood Committee Members at Tuesday's Meeting ...

The Venice Neighborhood Council Board will hold their next meeting on Tuesday, July 16th, at 7:00 PM at the Westminster Elementary School. In addition to the selection of members of LUPC and the Neighborhood Committee, the board will hear the proposed project for 3011 Ocean Front Walk. Unable to attend ??? Watch the meeting live on Facebook.

[Download the agenda](#)



### June 2019 Data: Another Shift in the Housing Market is Ahead ...

Realtor.com's June data shows inventory growth in the U.S. housing market continues to decelerate and is trending toward renewed declines. The 10-month run-up of rising inventory has spurred sellers to re-adjust their price expectations. In June, the number of homes with price reductions increased by 8.7 percent compared to the previous year. This means that 1 in 5 homes on the market this June had a price cut, compared to 1 in 6 last June

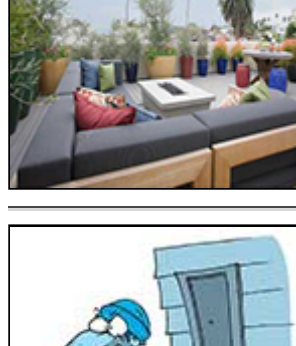
[Read more](#)



### Shakespeare by the Sea Presents "The Comedy of Errors" Wednesday July 17th ...

Gather your friends and loved ones and head for the beach at 1800 Ocean Front Walk on Wednesday, July 17th at 7:00pm for a presentation by Shakespeare by the Sea of "The Comedy of Errors." Bring your blankets and beach chairs ...

[The scoop](#)



### We're in a 'Homebody Era' and that Means a Housing Shortage for Years to Come ...

In May 2019, the average tenure of homeowners in the U.S. -- that is, the amount of time a typical homeowner lives in their home -- rose 10 percent year-over-year to 11.3 years. Homeowners are clinging to low mortgage rates and increasingly aging in place, which means fewer people are selling and moving, and fewer homes are hitting the market ...

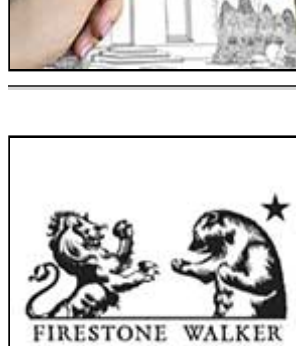
[Read on](#)



### Venice Best Buy 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](#)



### How Burglars Most Often Enter a Home ...

About 1.4 million burglaries occurred in 2017, and more than two in three break-ins were of residential properties, according to FBI data. Home invasions aren't always random. Studies show that many break-ins are committed by a person who lives within two miles of the property ...

[More](#)



### High-end Homeowners Love Biometric Tech -- but Should They? ...

Unlocking a home with only a fingerprint or facial scan can be awesome, but some experts wonder what happens to all the biometric data users send. But while the James Bond-like technology can be convenient, it also raises serious questions about privacy and the types of personal data consumers should hand over to electronic platforms.

[Get the info](#)



### Beware of the Flip ...

Sparkling new quartz countertops, polished hardwood floors, stainless steel kitchen appliances. Aren't your buyers lucky? But when sellers are flippers, a good buyer's rep should help clients engage in some old-fashioned sleuthing.

[More info](#)



### Venice Connect Mixer at The Propagator by Firestone Walker Wednesday, July 24th ...

Join the Venice Chamber of Commerce for their Venice Connect Mixer and Board Installation at The Propagator by Firestone Walker Brewing Company. Captain James Setzer of the LAPD Pacific Division will be the honored guest conducting the swearing in of the 2019-20 Board of Directors! Firestone Walker - The Propagator will be providing a sampling of appetizers and 15% discount on all beers! Members: \$10.00. Prospective Members: \$20.00 ...

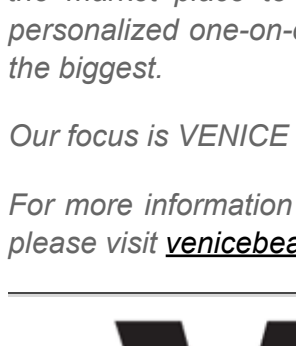
[Read more](#)



### 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 Burdon 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 alt-rock, indie, and folk ...

[Check out the schedule](#)



### Opening Soon! Pacific Resident Theatre's First Show of 2019/20 Season ... Andy Warhol's "Tomato" ...

Opening Saturday, August 3rd ... When a teenage Andy Warhol finds himself in the basement of a working-class bar in Pittsburgh, PA, he discovers inspiration, guidance, and friendship from a surprising source ...

[Tickets](#)



### T7 Inspiring Small Bathrooms ...

A lot of bulky elements make up a bathroom -- sink or tub, vanity or tub, vanity or storage cabinet, toilet -- and most of them are needed for a functioning space. Add in standard measurements and clearances to meet permit requirements, and you can be left without much of a footprint with which to get very fancy. Still, designers come up with many creative ways to save space and deliver function and style. These seven small bathrooms are proof ...

[Check it out](#)



### Venice Beach Festival July 27 & 28 ...

Welcome to "Venice Vibe" on the beach. Shop unique vendors, partake of delicious cuisine, and listen to amazing local musicians perform. Please join us for a weekend of fun and festivities featuring vendor booths, live entertainment, fashion trucks, and community booths. It's free ...

[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](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