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"VENICE STYLE" MAY 2019

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

1939

4799

2178

\$1,800,000

\$1,800,000

\$2,105,000

Exclusively Venice Real Estate Service ... Beyond Ordinary

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

SINGLE FAMILY SALES | APRIL 2019 STREET

1012 SUPERBA AVE

812 1/2 BROOKS AVE

BDM BTH SO FT YR BLT SALE PRICE LOT SZ 2300 1965 \$1,395,000 1374 ROSE AVE 5316 4 2 2481 GLENCOE AVE 4 4 2400 1924 5847 \$1,451,000 724 ANGELUS PL 1398 4211

2

3

2

1484 1926

2092 2013

1385 PRESTON WAY		4	4	2472	1960	5883	\$2,130,000
1251 PALMS BLVD		3	1	1142	1947	10892	\$2,200,000
555 INDIANA AVE		2	3	944	1912	3780	\$2,205,000
2022 ALBERTA AVE		3	4	2735	2018	3143	\$2,700,000
1239 PRESTON WAY		5	7	5307	2019	10893	\$5,225,000
TOTAL SALES							\$23,011,000
AVERAGE SALES PRICE							\$2,301,100
AVERAGE \$ / SF							\$1,033
RESIDEI	VTIAL I	NCC	ME S	SALES	APRI	L 2019	
STREET	UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
972 VERNON AVE	2	4	2	1440	1914	4808	\$1,324,000
24 20TH AVE	3	3	3	1755	1948	2632	\$1,740,000
628 SANTA CLARA AVE	2	3	3	1112	1916	5202	\$1,895,000
21 23RD AVE	2	4	3	2304	1905	2657	\$2,412,650
720 HAMPTON DR	2	4	2	2272	1953	5875	\$3,600,000
1600-04 VENICE BLVD	7	10	7	420 0	1946	11899	\$5,000,000
TOTAL SALES							\$15,971,650
AVERAGE SALES PRICE							\$2,661,942
AVERAGE \$ / SF							\$1,221
CON	DOMIN	IIUN	ISAL	.ES AI	PRIL 2	019	
STREET	UNITS	BDM	втн	SQ FT	YR BLT	LOT SZ	SALE PRICE
2600 ABBOT KINNEY #4		2	3	1241	1980	9459	\$1,285,000
651 WESTMINSTERAVE #3		3	4	2388	1989	4811	\$1,854,150
TOTAL SALES							\$3,139,150
AVERAGE SALES PRICE							\$1,569,575
AVERAGE \$ / SF							\$865
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20 2,000,000

MAR 2019

APR 2018

SALES

50,000,000

40,000,000 30.000,000

20,000,000

10.000.000

TOT SALES \$

36

30

20,000,000

10,000,000

800

400

200

2018

2018

2018

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2018 2018

SINGLE FAMILY

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A Look at the Venice Sales Stats for the Past Year ...

Single Family Homes Sold

VIEW THE VENICE PROPERTY SALES FOR THE PAST 20 YEARS

Total SFR Sales Volume Average SFR Price / Sq Ft 60,000,000

APR 2019

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

3,000,000

2,500,000

1.500.000

1,000,000

500,000

AVG SALES \$

1,200

600

300

AVG SALES \$

NUMBER OF PROPERTIES SOLD BY MONTH

APR 2018

APR 2018

Average SFR Sale Price

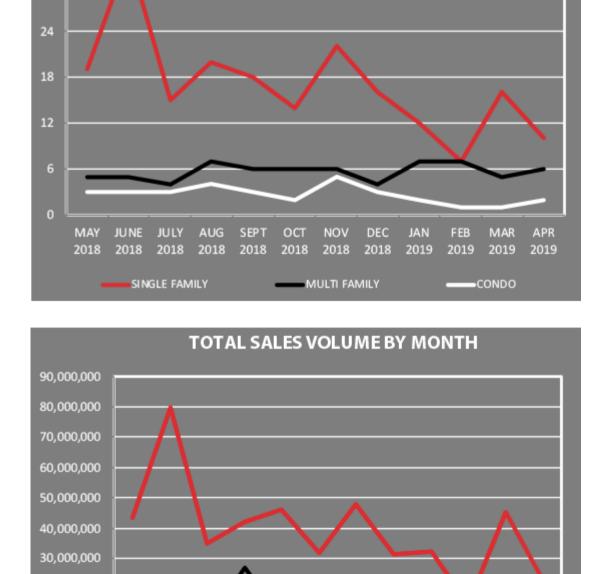
MAR 2019

MAR 2019

1,090

APR 2019

1,033



AUG

2018

2018

SINGLE FAMILY

NOV

MULTI FAMILY

2018

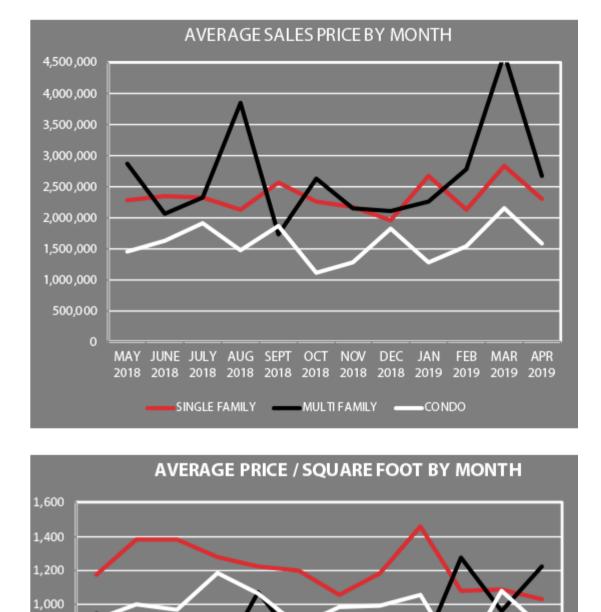
DEC

FEB

2019

-CONDO

2019



NOV

2018

MULTI FAMILY

2018

2019

-CONDO

2019

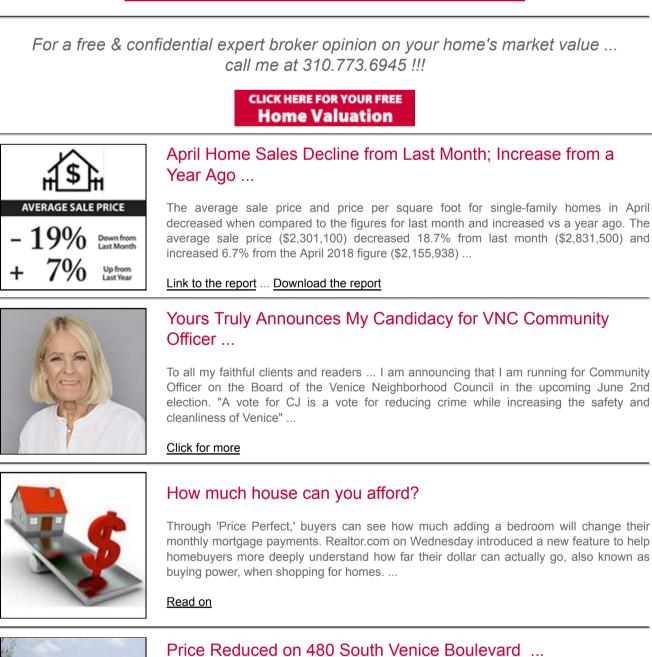
2019

2019

2018

DOWNLOAD MY COMPLETE VENICE MARKET REPORT FOR MY EXPERT ANALYSIS OF THE CURRENT MARKET TRENDS IN VENICE REAL ESTATE SALES !!!

Download Venice Market Report



size: 3724 sf, year built: 1999 ... NOW \$2,495,000 !!!

The Biggest Home Improvement Mistakes ...

sources of tension and mistakes during home improvement projects ...

VNC Pre-Election Events Posted for 2 June Election ...

Check it out

More

1010 Abbot Kinney Blvd.

Candidates ...

Download the guide

Get the info

quide below.

last year ...

Read about it

the world about art ...

the beach to Lincoln Blvd ...

heart of Los Angeles ...

Read more

More info

Read more

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

DIY home improvement jobs can end in disaster. And even when they don't, projects can become time-consuming and costly. Botched DIY home improvement jobs can also lead to quarreling among loved ones, shows a new survey from Porch.com, a home improvement website. Porch.com surveyed more than 1,000 homeowners to discover the biggest

21 May: At VNC meet all candidates will have a table to put out their flyers. 23 May: Meet and Greet from 6 to 9 pm at Waterfront Cafe, 205 Ocean Front Walk. 28 May: Executive Officer Candidate Forum (President, Vice-President, Secretary, Treasurer, Outreach, Communications, LUPC Chair) 6 pm, Westminster Elementary School, 1010 Abbot Kinney Blvd. 30 May: Community Officer Candidate Forum 6 pm, Westminster Elementary School,

Venice Neighborhood Council Election June 2nd ... Here are the

This week the City released the VNC 2019 Voter Guide with all the candidates and their statements for the Venice Neighborhood Council 2 June election. Click to download the

Venice Schools Make the List of US News Best High Schools

Venice Senior High and Animo Venice Charter High in Venice are among the best high schools in America, U.S. News & World Report said in its most comprehensive ranking yet of the nation's high schools. More than 17,000 schools are ranked, an increase from 2,700

Artists & Fleas in Venice is located on the vibrant, artistic heart of Venice at the corner of Abbot Kinney and Westminster Avenue in the outdoor lot of Westminister Avenue Elementary School. Join 50+ merchants every Saturday (rain or shine!) for a fabulous

The Venice Institute of Contemporary Art presents The Fine Arts Film Festival at Beyond Baroque Friday and Saturday, May 24th and 25th. Dedicated to showing the finest films in



More Artists & Fleas ... Every Saturday 11am - 5pm

lineup of art, design, food trucks and vintage. ...

6th Annual Fine Arts Film Festival May 24-25 ...

members. Activities also include DJ, fire station tours, jumper, coloring table, fire safety demos, a Venice Paparazzi photo booth, and more! 8:00 am to 12 noon. This event is held at and benefits Los Angeles Fire Department 63 ... 1930 Shell Ave ... Check it out Art & Food on Rose Avenue Saturday June 1st ...

The Venice Art Crawl and Flower Fest are combining two local favorites in one ... Enjoy the

Street closures in Venice ... Venice Blvd from the beach to Lincoln Blvd - 5:00 am to 8:30 am. The race begins at iconic Venice Beach in the Pacific Ocean. After participants exit the water and pass through T-1, the race continues on bike down Venice Blvd and through the

Herbalife24 Triathlon Los Angeles June 2nd ...

Please watch and share my video

The pancake breakfast is made by our local fire fighters, and served by Rotary Club

Fire Station 63 Pancake Breakfast Saturday May 25 ...

ROSE AVENUE

Saturday, June 1, 2019 - 2:00-6:00 PM

RBALIFE

to learn all about enjoying life in Venice !!! 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

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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.

AT VENICE BEACH LIVING ...

CJ COLE . Associate Broker . Bulldog Realtors

selling a home ... I'd love to help them achieve their dream !!! Thanks ... CJ

Please keep me in mind when you have family, friends or associates who are thinking of buying or

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