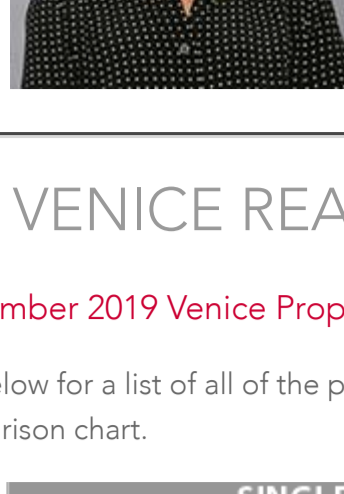


CJ Cole ... Exclusively Venice Real Estate Service ... Beyond Ordinary

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"VENICE STYLE" OCTOBER 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

September 2019 Venice Property Sales ...

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

SINGLE FAMILY SALES SEPTEMBER 2019							
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE	
434 VENICE WAY	2	4	3	1025	1952	2175	\$1,221,000
826 FLOWER AVE	3	3	1466	1946	4397		\$1,493,000
537 28TH AVE	3	1	1183	1942	4000		\$1,500,000
525 28TH AVE	2	1	898	1948	4300		\$1,515,000
832 ROSE AVE	4	3	2023	1941	6250		\$1,545,000
850 SUPERBA AVE	2	1	664	1923	3327		\$1,599,300
652 BROADWAY ST	3	4	4269	2019	5200		\$1,650,000
2338 FREY AVE	2	2	1358	1948	3604		\$1,805,000
1046 AMOROSO PL	3	3	2080	1946	5867		\$1,932,050
727 SUPERBA AVE	3	3	1312	1920	3399		\$1,995,000
45 BROOKS AVE 2	2	3	2023	2013	1899		\$2,045,000
1068 VAN BUREN AVE	3	3	1877	1959	2893		\$2,225,000
1137 INDIANA AVE	4	3	2530	2019	5000		\$2,300,000
712 WOODLAWN AVE	3	2	1573	1911	4187		\$2,500,000
927 SUPERBA AVE	3	3	2950	1924	3400		\$3,173,000
1060 PALMS BLVD	4	5	4056	2017	6062		\$3,360,000
TOTAL SALES							\$31,858,350
AVERAGE SALES PRICE							\$1,991,147
AVERAGE \$ / SF							\$1,012

RESIDENTIAL INCOME SALES SEPTEMBER 2019							
STREET	UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
1517 LINDEN AVE	2	4	3	2574	1950	5403	\$1,150,000
522 BROADWAY ST	4	4	4	1440	1956	5199	\$1,750,000
520 ALTAIR PL	2	3	3	1048	1912	2707	\$1,875,000
510 RIALTO AVE	2	6	2	1928	1963	2550	\$1,930,000
487 CARROLL AVE	2	4	5	2937	2008	2700	\$2,600,000
TOTAL SALES							\$9,305,000
AVERAGE SALES PRICE							\$1,861,000
AVERAGE \$ / SF							\$937

CONDOMINIUM SALES SEPTEMBER 2019					
STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE
22 NAVY ST #304	2	2	1128	1973	\$1,295,000
625 MILDRED AVE	3	3	1980	1981	\$1,650,000
TOTAL SALES					\$2,945,000
AVERAGE SALES PRICE					\$1,472,500
AVERAGE \$ / SF					\$948

VACANT LAND SALES SEPTEMBER 2019					
STREET	LOT SZ	SALE PRICE			
214 SHERMAN CANAL	2850	\$2,800,000			

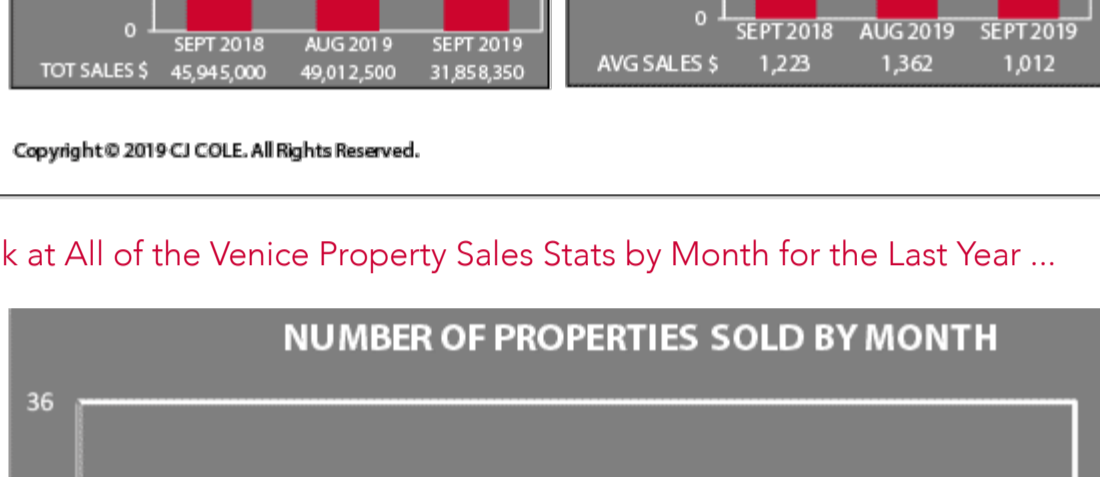
COMMERCIAL SALES SEPTEMBER 2019						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
606-610 VENICE BLVD	4	4	72877	1987	90627	\$51,750,000

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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.

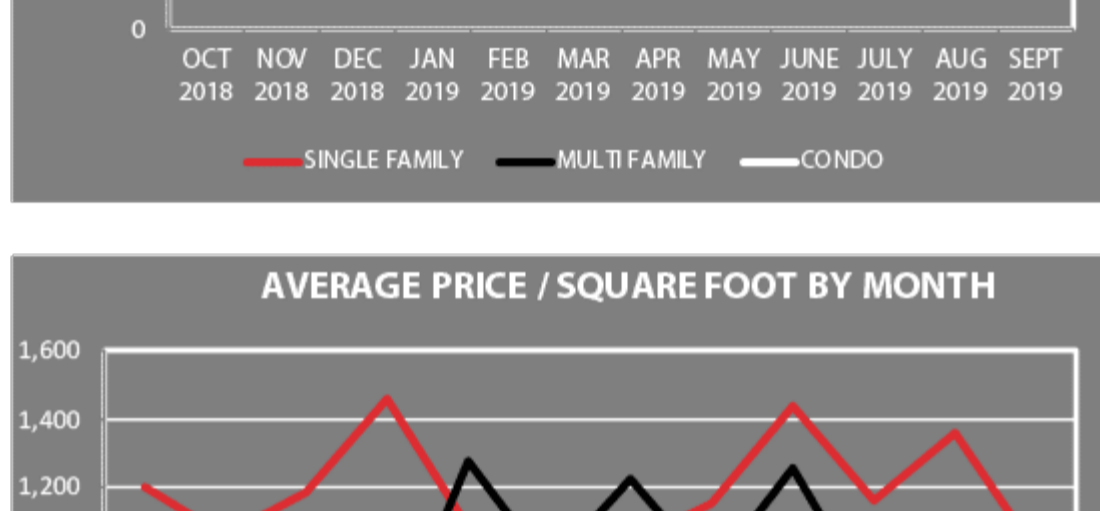
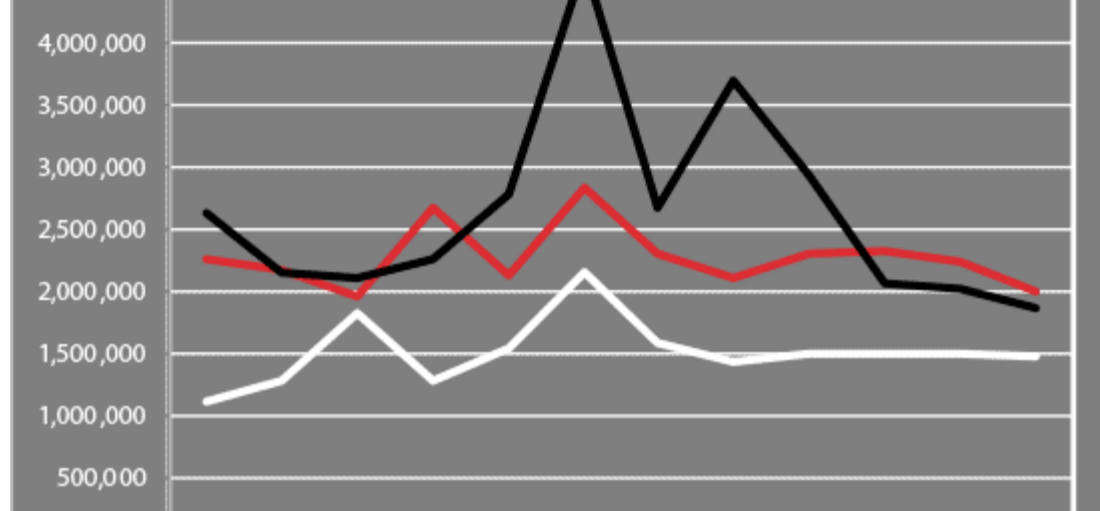
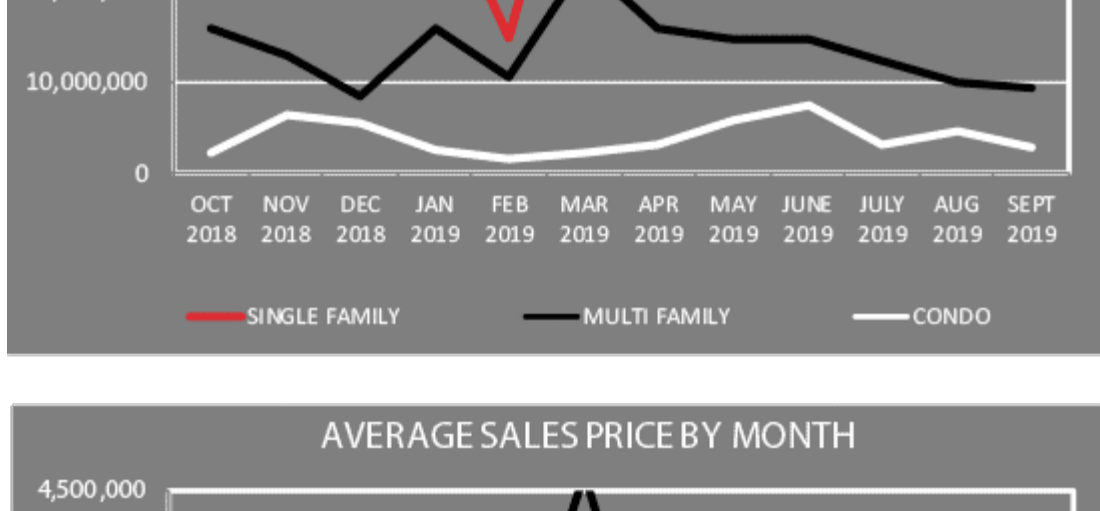
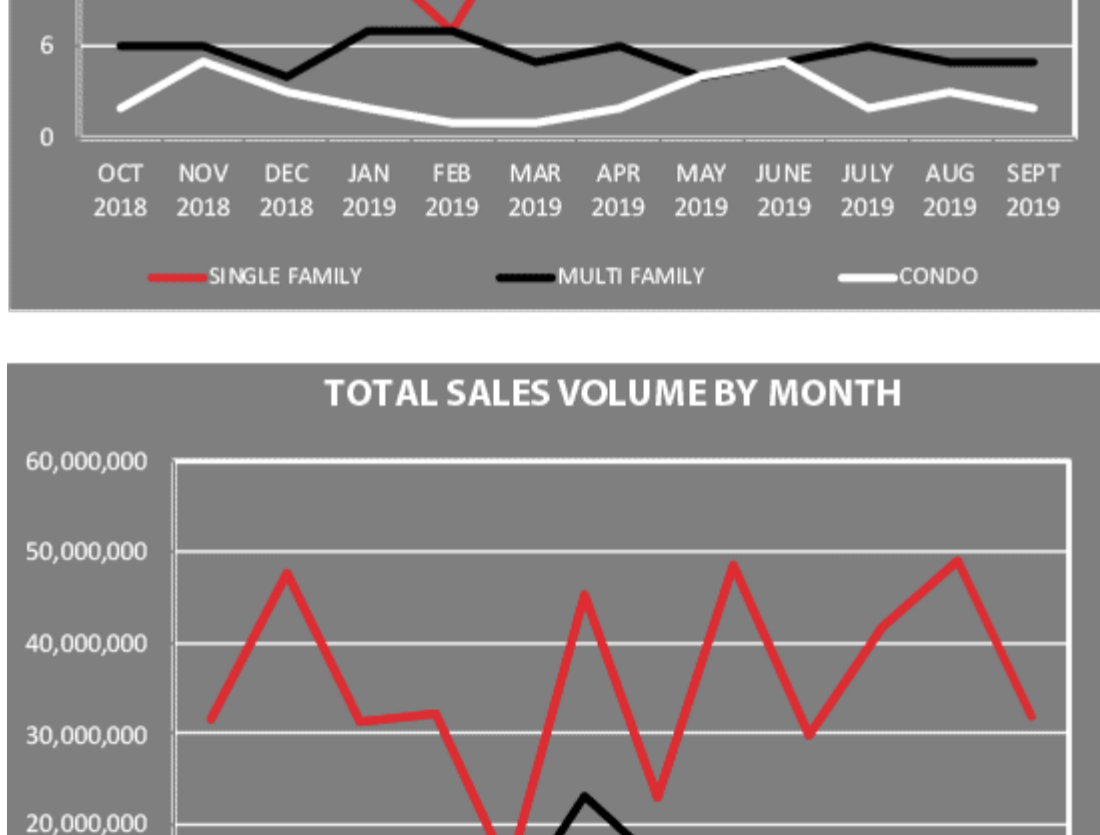
VIEW THE VENICE PROPERTY SALES FOR THE PAST 20 YEARS

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



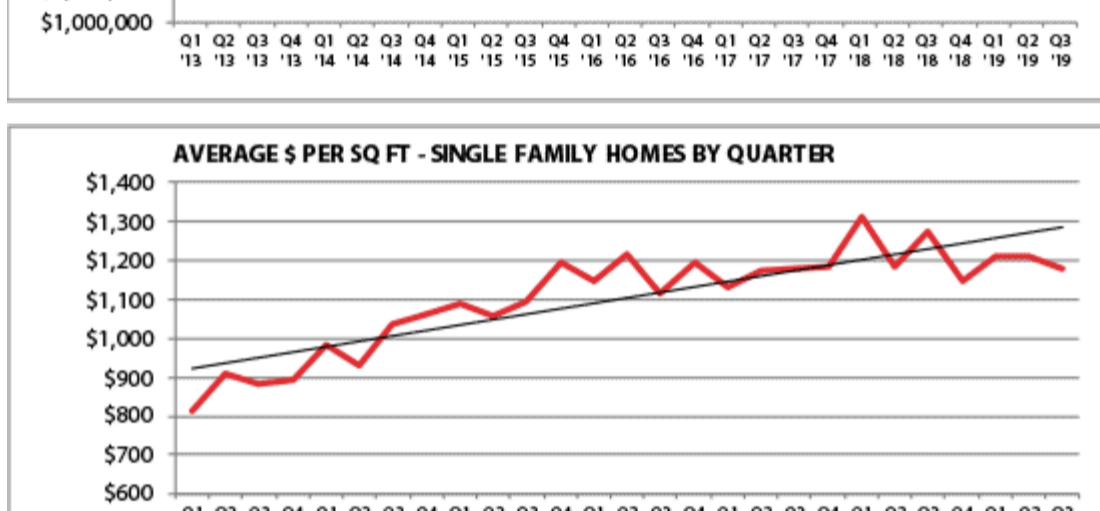
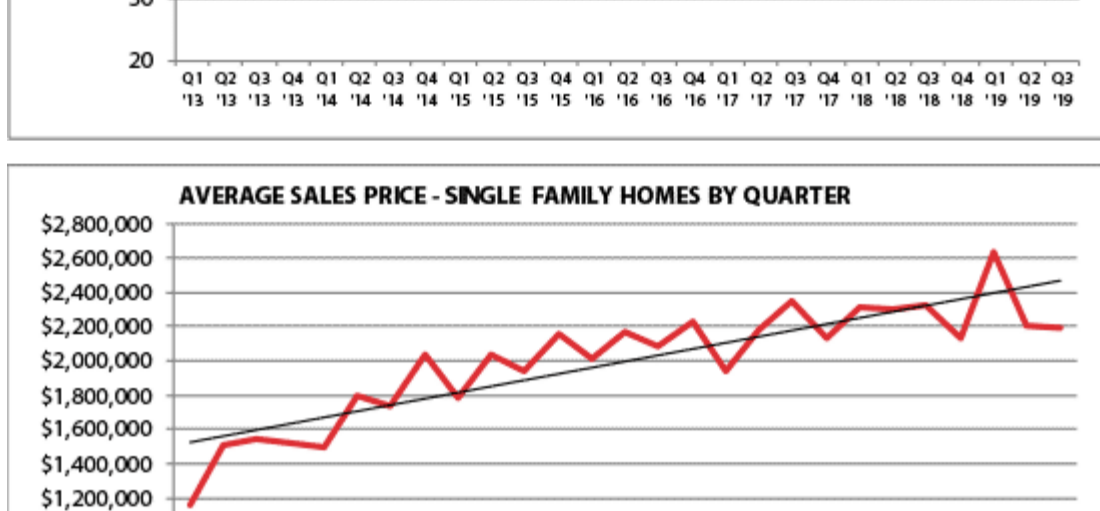
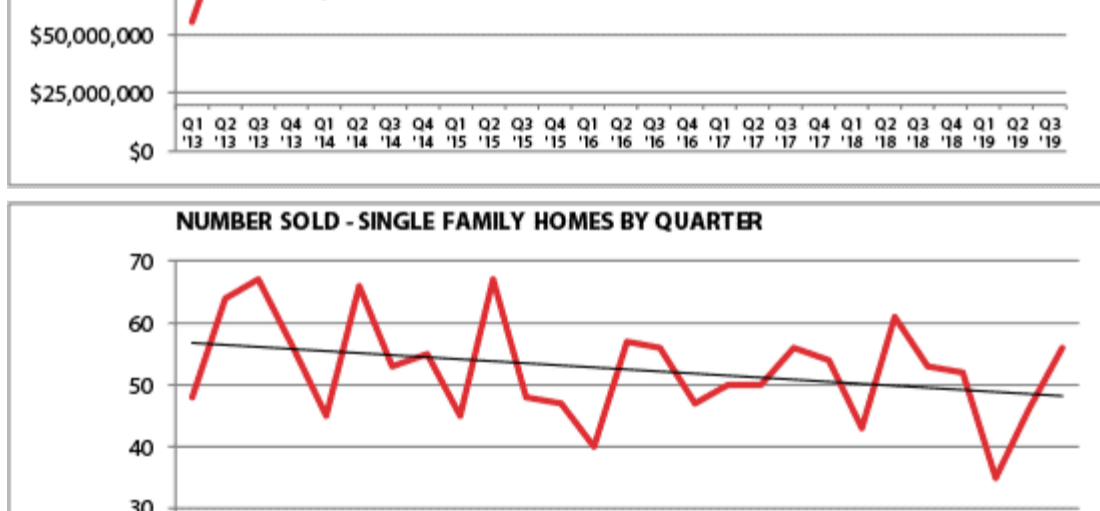
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A Look at All of the Venice Property Sales Stats by Month for the Last Year ...



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Venice Single Family Home Sales Trends ...



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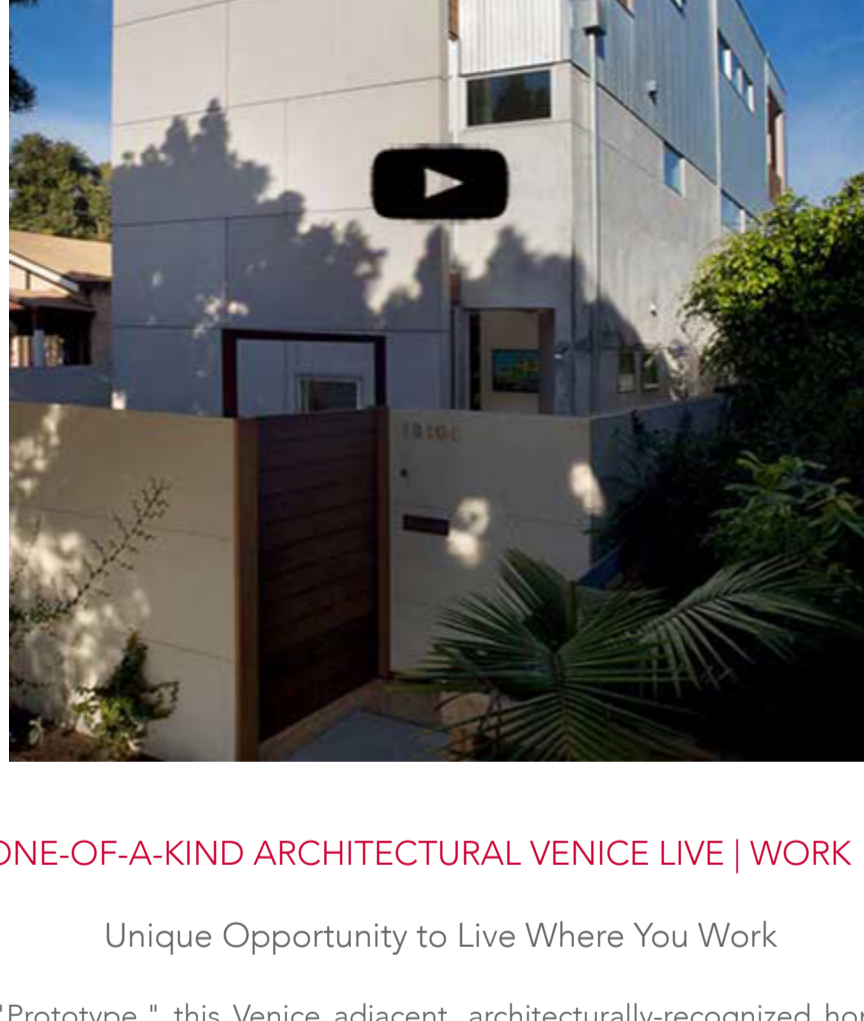
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13105 VENICE BOULEVARD . VENICE ADJACENT



ONE-OF-A-KIND ARCHITECTURAL VENICE LIVE | WORK !!!

Unique Opportunity to Live Where You Work

Known as the "Prototype," this Venice adjacent, architecturally-recognized home + studio was designed by Jonathan Davis. The loft-like living/eating/cooking space on the top opens up to sunlit, two terraces, ocean breezes and views from the second level. The bedrooms, consisting of a master + two more, are nestled on the second level. The ground floor working studio could also be additional living space for entertaining or guests. Every inch of the 2,100 square feet is used efficiently to provide ample room. Built-in walls of cabinets & shelves offer abundant storage. This unique home is made of green materials, incorporating ecologically sound and energy efficient technologies including zero VOC paints and finishes, flash water heating, radiant heat floors, wheat board paneling, cork and recycled rubber flooring, and photo-voltaic solar panels. The windowless front, thick glass, extra insulation, 5' railings and walls create a private-feeling.

Home: 2098 sf | Lot: 2500 sf | Year Built: 2005

Exclusively offered for sale ... \$1,695,000.



AVERAGE \$ / SQUARE FOOT
+ 36% Up from Last Month
+ 11% Up from Last Year

Average Price Per Square Foot Increases While Other Indices Decline ...

While the average sale price for single-family homes (\$1,991,147) in September dipped 10.6% below last month (\$2,227,841) and 22.0% below last September (\$2,552,500), the average price per square foot (\$1,362) increased 34.5% from last month (\$1,012) and 11.4% from the September 2018 figure (\$1,223) ...

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



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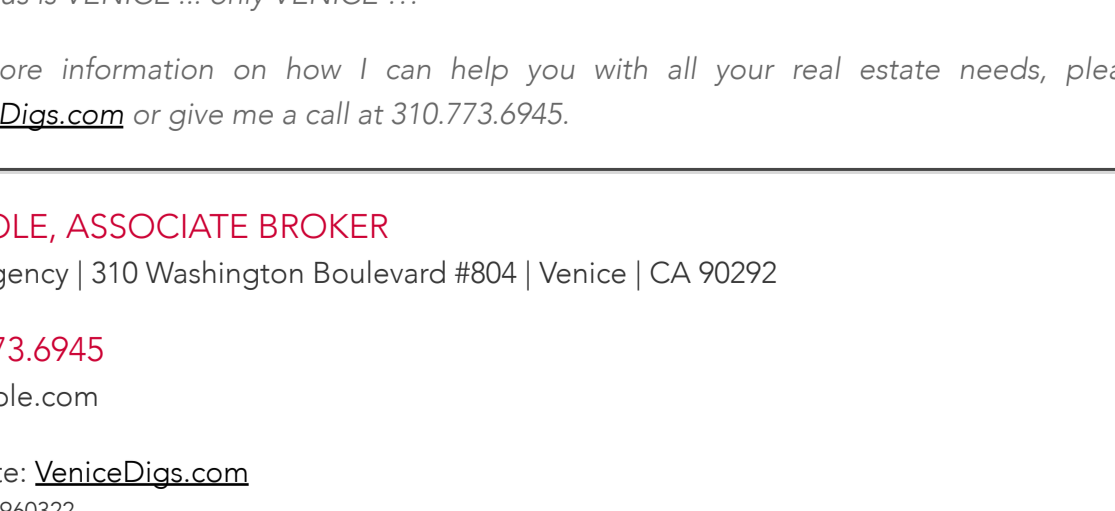
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Meet My New Partner ... Dana Clark ...

I want to officially welcome Dana Clark !!! My previous assistant is now a licensed Realtor® and is partnering with me in this challenging venture. Many of you know Dana from her past (and current) life as a hair stylist. As a Playa del Rey homeowner and Santa Monica business woman, Dana will expand our expertise beyond the Venice boundaries.

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AT VENICE BEACH LIVING ...

The decision of home-ownership is a big one and I am dedicated to every one of my clients ... to serve them with honesty and integrity, to commit my extensive knowledge of the market place to their benefit, to oversee the transaction to their benefit and to provide personalized one-on-one service. I strive to be the best real estate broker in Venice ... not the biggest.

My focus is VENICE ... only VENICE !!!

For more information on how I can help you with all your real estate needs, please visit VeniceDigs.com or give me a call at 310.773.6945.

CJ COLE, ASSOCIATE BROKER

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