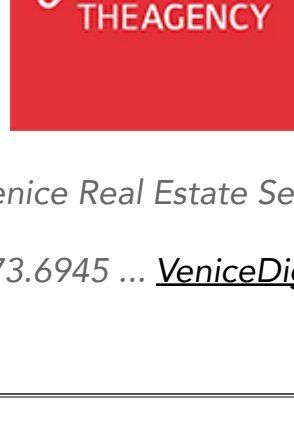


Subject: Venice Style ... April 2020 ... It's Priceless (Free)
 From: CJ Cole <cj16@cjcole.com>
 Date: 4/21/20, 4:03 PM
 To: CJ Cole <cj16@cjcole.com>

Hi CJ ...



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

310.773.6945 ... VeniceDigs.com



"VENICE STYLE"

APRIL 2020

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

To my family, friends, clients, and colleagues ...

Just a quick note ... I hope you are all doing well and "surviving" our stay-at-home times.

Remember, I'm just a phone call away if there's anything I can do to help you or answer any of your real estate questions.

Take care ... CJ

VENICE REAL ESTATE MARKET UPDATE

How's COVID 19 Affecting Our Venice Real Estate Marketplace ???

Before I get into my monthly Venice stats, I want to bring you up-to-date with some last-minute findings I just extracted from the MLS.

I just took a look at the Venice single family home sales stats for the period between March first and today (April 20th). The results were as I suspected they would be ... our local real estate market is fully impacted by the challenging economic conditions and stay-at-home orders necessitated by COVID-19.

The number of properties with an accepted purchase offer during this period has dwindled significantly ... only eight homes during this almost two-month period. Over the same period in 2019, 30 properties entered escrow. This is a decrease of 73% year-over-year.

Twenty-two homes have sold since March 1st; all were under contract prior. Going forward the number of sold homes will follow the number in escrow and will correspondingly decline.

It's difficult to show property nowadays, and many buyers and sellers are taking a pause. Over this period, 46 homes were removed from the active market or placed in a "hold" status on the MLS. This situation will most likely continue until our stay-at-home orders are lifted.

However, we need to celebrate the 8 listings that posted new escrows during this period. New escrows are quite the challenge ... but deals are possible even in these trying times !!!

March 2020 Venice Property Sales ...

See below for a list of all of the properties sold in Venice during March 2020 and the comparison chart.

SINGLE FAMILY SALES MARCH 2020						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
1051 INDIANA AVE	3	2	1564	1957	5015	\$1,395,000
2315 OAKWOOD AVE	1	1	954	1924	4990	\$1,400,000
2137 GLYNDON AVE	3	2	1393	1927	5591	\$1,400,000
952 ROSE AVE	3	3	1694	1961	4437	\$1,525,000
620 VERNON AVE	3	2	1200	1923	4803	\$1,610,000
2247 GLYNDON AVE	3	2	1750	1947	5850	\$1,725,000
1057 INDIANA AVE	3	2	1850	1957	4991	\$1,865,406
2923 GRAYSON AVE	3	2	2055	1949	5097	\$1,930,000
824 VENEZIA AVE	4	4	2700	1989	4001	\$2,350,000
639 MILDRED AVE	3	4	2319	2015	2001	\$2,495,000
2218 GLENCOE AVE	3	3	2400	2018	5853	\$2,500,000
815 COMMONWEALTH AVE	4	4	2250	1946	4199	\$2,565,000
921 LAKE ST	3	5	2717	2019	4816	\$2,599,000
854 MARCO PL	2	2	1552	2015	3330	\$2,650,000
823 AMOROSO PL	3	3	2471	2007	3330	\$2,650,000
986 VERNON AVE	4	5	3385	2015	5912	\$2,840,000
826 AMOROSO PL	4	4	2368	2015	3330	\$3,325,000
2420 WILSON AVE	3	3	2993	2015	3600	\$3,400,000
218 5TH AVE	4	3	2723	2015	4135	\$3,675,000
630 MILWOOD AVE	2	6	3016	2015	5405	\$4,650,000
TOTAL SALES						\$48,549,406
AVERAGE SALES PRICE						\$2,427,470
AVERAGE \$ / SF						\$1,120

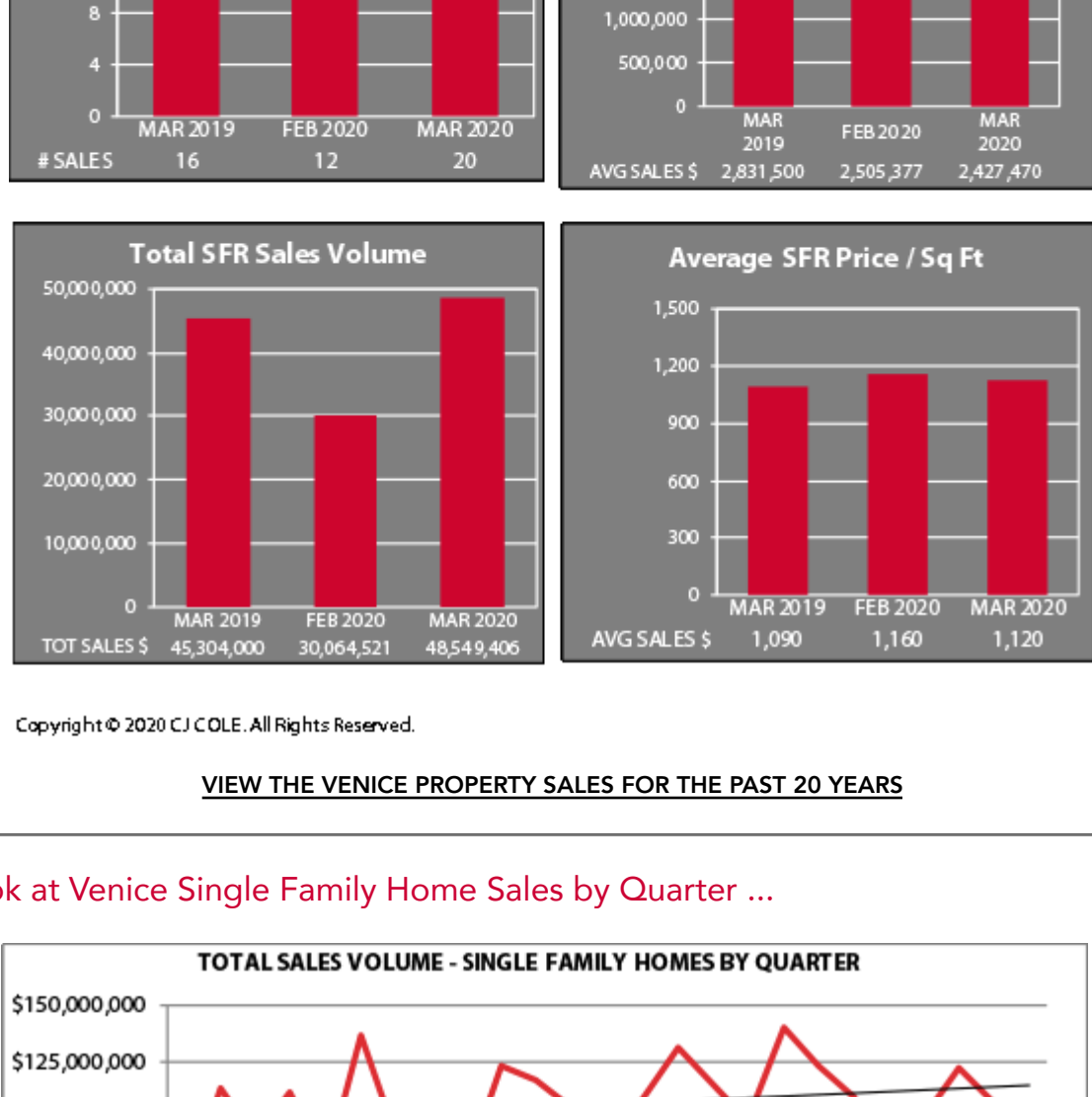
RESIDENTIAL INCOME SALES MARCH 2020							
STREET	UNIT'S	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
30 25TH AVE	3	3	3	2167	1929	2643	\$1,900,000
758 SUNSET AVE B	2	3	4	2150	2019	4802	\$1,960,000
205 5TH AVE	2	5	4	2743	1929	4139	\$2,125,000
447 GRAND	3	3	3	432	1922	2701	\$2,200,000
706 6TH AVE	2	4	3	2104	1927	5658	\$2,495,000
TOTAL SALES							\$10,680,000
AVERAGE SALES PRICE							\$2,136,000
AVERAGE \$ / SF							\$1,113

CONDOMINIUM SALES MARCH 2020						
STREET	BDM	BTH	SQ FT	YR BLT		SALE PRICE
235 MAIN ST #223	2	3	1622	1989		\$1,145,000
700 MAIN ST #1	1	2	1728	2008		\$1,325,000
700 MAIN ST #3	2	2	1823	2008		\$1,470,000
TOTAL SALES						\$3,940,000
AVERAGE SALES PRICE						\$1,313,333
AVERAGE \$ / SF						\$762

Copyright © 2020 CJ COLE. All Rights Reserved.

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.

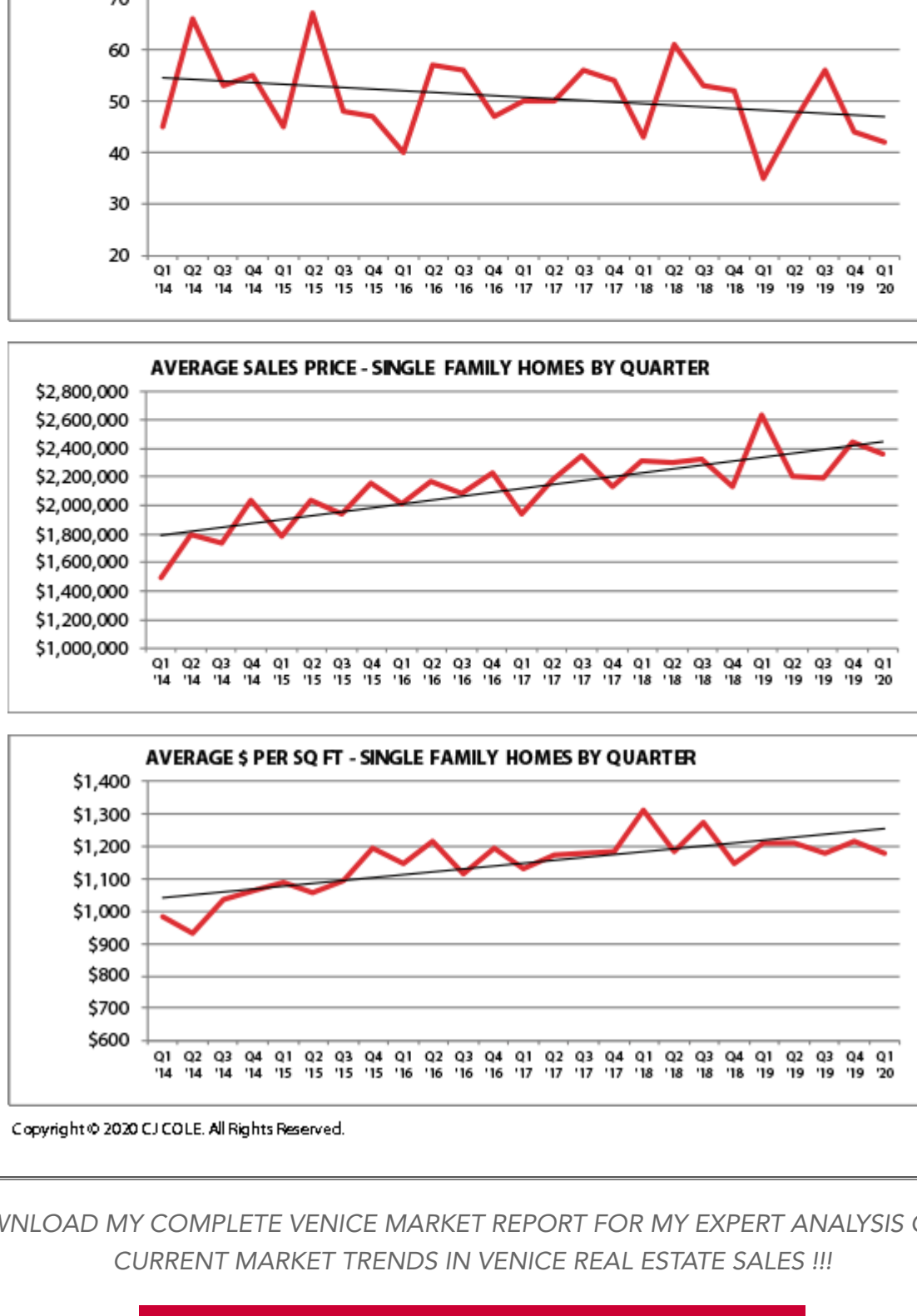
March Single Family Home Sales Comparison with Previous Month and a Year Ago ...



Copyright © 2020 CJ COLE. All Rights Reserved.

[VIEW THE VENICE PROPERTY SALES FOR THE PAST 20 YEARS](#)

A Look at Venice Single Family Home Sales by Quarter ...



Copyright © 2020 CJ COLE. All Rights Reserved.

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](#)

TOTAL SALES VOLUME
 + 62% Up from Last Month
 + 7% Up from Last Year

In Spite of COVID 19, Single Family Home Closings Increased in March ...

Twenty Venice single-family homes sold during March ... 66.7% above last month (12) and 25.0% over March 2019 (16). The total sales volume also increased in March (\$48,549,406) ... up 61.5% over February (\$30,064,521) and 7.2% over last March (\$45,304,000) ...

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

For Sale ... 675 San Juan Avenue - Venice ...



Immerse yourself in the zen of this idyllic garden compound ... an amazing single-level retreat designed for private indoor/outdoor living. This expansive property is composed of a 2 bedroom + 2 bath main house boasting a tastefully renovated kitchen and a master bedroom suite that opens to a peaceful porch and fruit trees. The redesigned separate guest suite/media room is connected to the main living space by the spacious covered ipe wood dining/patio room. List price is \$2,250,000.

[Check it out](#)

New Venice Listing ...



Live the California dream in the heart of the "hottest neighborhood in LA"...close by the Canals, Venice Beach, Farmers' Market and Abbot Kinney. Impeccably reimaged with quality appointments, this home offers a chic, contemporary style of living with open living spaces, soaring ceilings and custom chef's kitchen. Enjoy the seamless indoor-outdoor flow to the private patio, ideal for entertaining, complete with lush landscaping, swim spa, built-in barbeque and romantic lighting. Truly fabulous.

[See the video](#)

Prevent Mosquitoes Breeding Now ...



The mosquitoes are back ... earlier than usual !!! This is most likely due to the recent rains and the warmer weather and brings that another virus threat. Mosquitoes breed in standing/stagnant water. Common places for standing water can be found in: open boats, pools & fountains, hot tubs, water features, planters, leaky watering equipment ... anything that will hold water for more than a few days ...

[More information](#)

What Homeowners Need to Know About Mortgage Forbearance Plans ...



A number of banks and other loan servicers are offering mortgage forbearance plans that last anywhere from 90 days to one year. What should homeowners consider before applying for one of these programs?

[Continue](#)

"How to Keep Kids Entertained While You're Socially Distancing ...



No sports, playgrounds or playdates? With everyone at home during social distancing, options for spending free time suddenly aren't quite a bit. If you're looking for engaging activities for your kids to do (beyond screens) without straying far from home, this is a good place to start ...

[Read more](#)

"Scammers Are Trying to Dupe Homeowners Who Need Help ...



Scam artists are reportedly using multiple methods, including spoofing tactics, to try to trick struggling homeowners with offers of financial aid. Freddie Mac warned this week that it learned of a scam where borrowers were receiving fraudulent calls impersonating the mortgage financing giant in offering low interest rates and other false promises ...

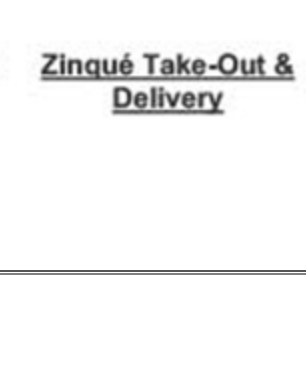
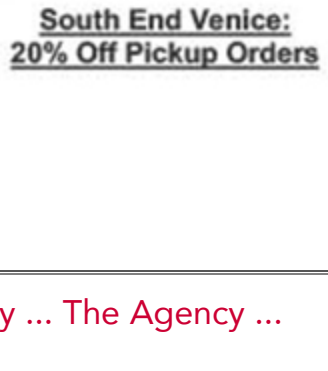
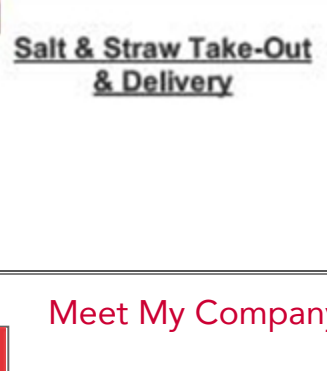
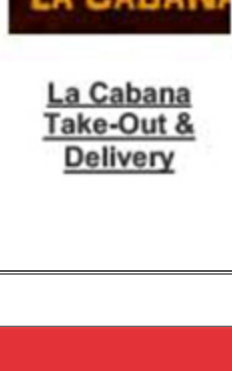
[More info](#)

Venice Restaurants Now Open for Online Ordering + Delivery + Takeout ...

Support Local Businesses

Local Restaurants Take-Out/Delivery/Offers/Online Ordering Options

Venice Chamber of Commerce announces that these local restaurants are offering delivery and/or takeout services during this time.



Meet My Company ... The Agency ...

The Agency is a full-service, luxury real estate brokerage and lifestyle company representing clients worldwide. Since its inception in 2011, The Agency has redefined the business of real estate, modernizing and advancing the industry by fostering a culture of partnership in which all clients and listings are represented in a collaborative environment by all of its agents.

[Read more](#)

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 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

The Agency | 310 Washington Boulevard #804 | Venice | CA 90292

310.773.6945

cj@cjcole.com

Website: VeniceDigs.com

DRE# 00960322

The information above is deemed reliable but not guaranteed. This is not intended as a solicitation if your property is currently listed.

The information in this electronic mail message is the sender's business confidential and may be legally privileged. It is intended solely for the addressee(s). Access to this internet electronic mail message by anyone else is unauthorized. If you are not the intended recipient, any disclosure, copying, distribution or any action taken or omitted to be taken in reliance on it is prohibited and may be unlawful. The sender believes that this E-mail and any attachments were free of any virus, worm, Trojan horse, and/or malicious code when sent. This message and its attachments could have been infected during transmission. By reading the message and opening any attachments, the recipient accepts full responsibility for taking protective and remedial action about viruses and other defects. The sender's employer is not liable for any loss or damage arising in any way from this message or its attachments.

I respect your privacy and if I have sent this to you in error, please accept my apologies.

[Unsubscribe](#)
