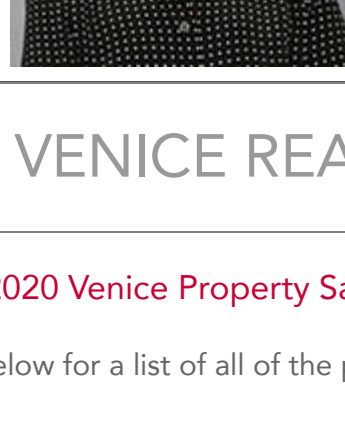


Subject: CJ ... Your Venice Style ... August 2020 ... It's Priceless (Free)  
 From: CJ Cole <cj16@cjcole.com>  
 Date: 8/23/20, 7:43 PM  
 To: CJ Cole <cj16@cjcole.com>



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## "VENICE STYLE" AUGUST 2020

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 2020 Venice Property Sales ...

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

SINGLE FAMILY SALES   JULY 2020						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
1137 LAKE ST	3	2	1513	1954	7537	\$1,375,000
841 VENEZIA AVE	2	1	1140	1923	4369	\$1,480,000
1033 PALMS BLVD	2	1	1500	1941	5750	\$1,500,000
2420 CLOYAVE	2	1	1168	1950	3597	\$1,600,000
1111 HARRISON AVE	3	2	1488	1923	4198	\$1,700,000
210 DIMMICK AVE	2	2	1300	1941	4133	\$1,710,000
1132 SUPERBA AVE	3	2	1435	1941	4805	\$1,915,000
1016 ROSE AVE	3	3	2051	1957	6152	\$1,940,000
1042 GARFIELD AVE	4	5	3219	1947	4205	\$2,003,000
480 S VENICE BLVD	3	3	2428	1999	3724	\$2,150,000
1055 GARFIELD AVE	3	2	1746	1948	7477	\$2,177,800
658 OXFORD AVE	4	3	3005	2001	4761	\$2,190,000
974 SUNSET AVE	4	4	2898	1956	6058	\$2,236,322
2506 OAKWOOD AVE	3	2	1634	1930	5169	\$2,275,000
721 INDIANA AVE	3	3	2670	1925	4800	\$2,385,000
1104 NOWITA PL	4	2	2257	1922	4777	\$2,456,000
711 SUPERBA AVE	3	2	1864	1911	3389	\$2,725,000
409 HOWLAND CANAL	3	3	2428	1989	2849	\$2,750,000
2233 WALNUT AVE	4	3	2342	2013	5862	\$3,500,000
2328 GLENCOE AVE	4	4	2330	1952	5859	\$3,625,000
<b>TOTAL SALES</b>						<b>\$43,693,122</b>
<b>AVERAGE SALES PRICE</b>						<b>\$2,184,656</b>
<b>AVERAGE \$ / SF</b>						<b>\$1,081</b>

RESIDENTIAL INCOME SALES   JULY 2020							
STREET	UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
653 FLOWER AVE	6	6	6	1248	1924	5800	\$1,500,000
710 CRESTMOORE PL	3	5	4	2594	1912	4205	\$1,900,000
24 BREEZE AVE	4	3	4	2274	1963	2699	\$2,000,000
416 BROOKS AVE	2	3	2	1364	1908	5200	\$2,100,000
11 19TH AVE	3	6	5	2724	1971	2639	\$2,550,000
<b>TOTAL SALES</b>							<b>\$10,050,000</b>
<b>AVERAGE SALES PRICE</b>							<b>\$2,010,000</b>
<b>AVERAGE \$ / SF</b>							<b>\$985</b>

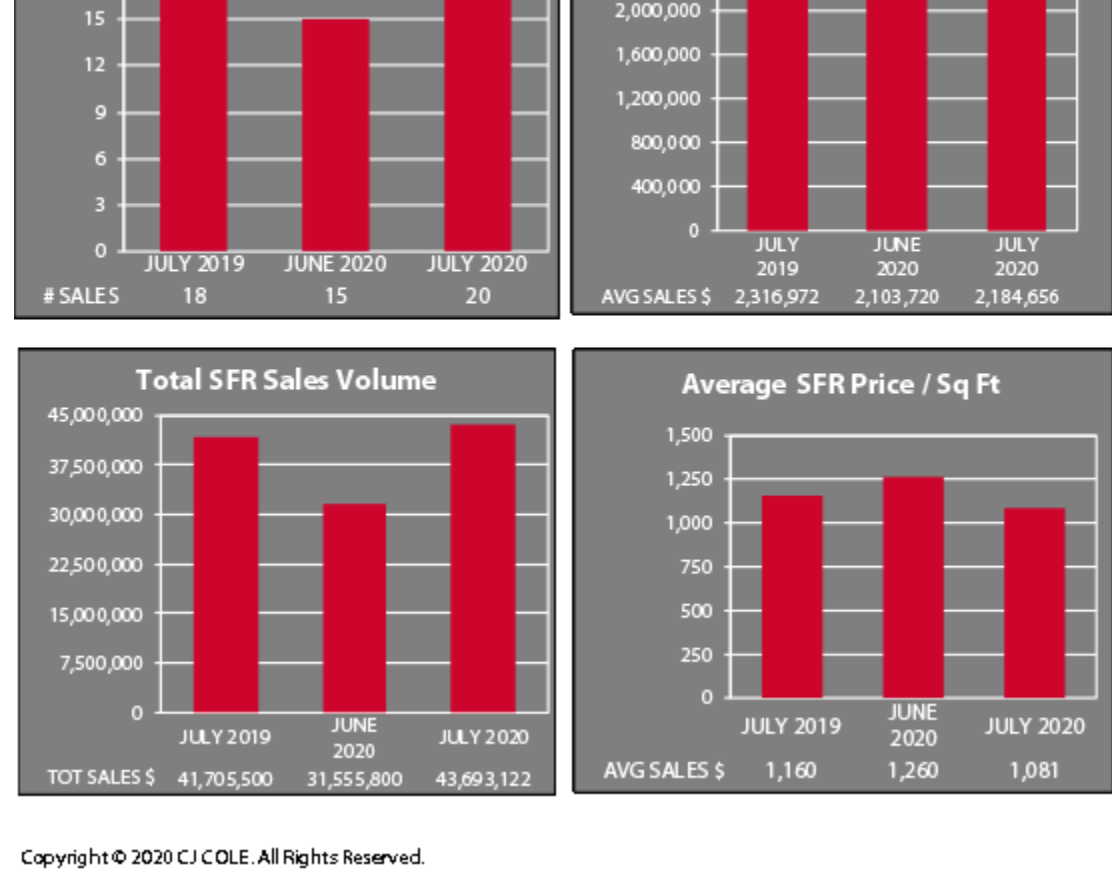
  

CONDOMINIUM SALES   JULY 2020					
STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE
255 MAIN ST #204	\$2	\$2	\$1,188	1989	\$930,000
245 MAIN ST #208	\$2	\$2	\$1,245	1989	\$991,000
520 BROADWAY ST	4	4	3150	2015	\$2,865,000
<b>TOTAL SALES</b>					<b>\$4,786,000</b>
<b>AVERAGE SALES PRICE</b>					<b>\$1,595,333</b>
<b>AVERAGE \$ / SF</b>					<b>\$857</b>

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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.

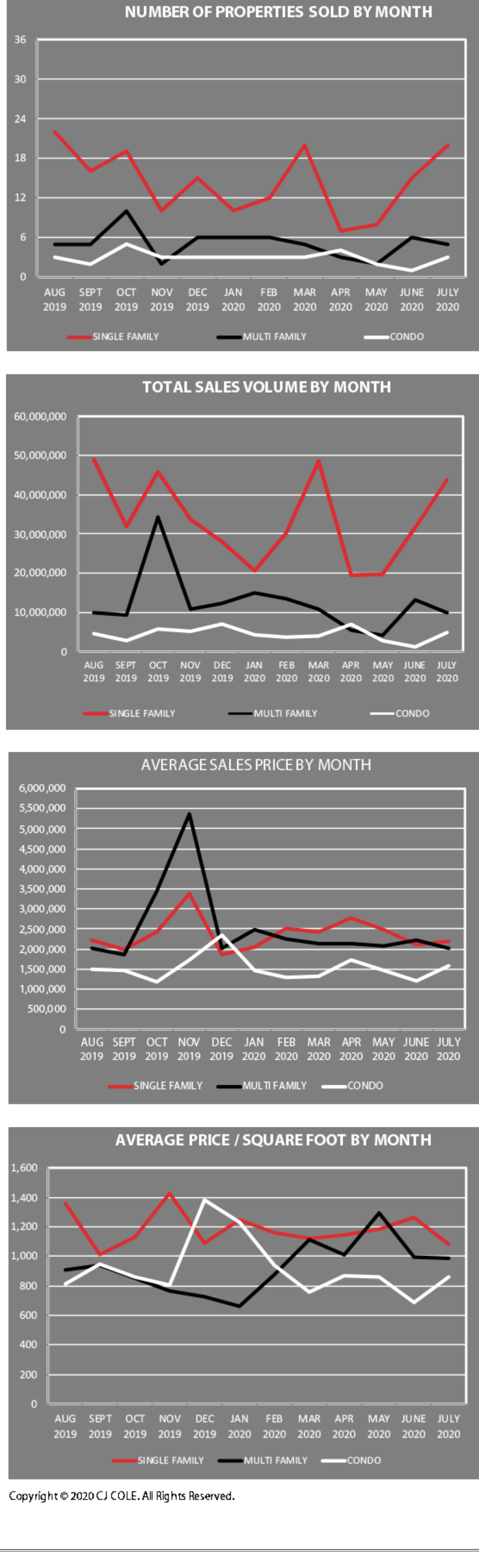
## July Single Family Home Sales Comparison with Previous Month and a Year Ago ...



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[VIEW THE VENICE PROPERTY SALES FOR THE PAST 21 YEARS](#)

## Check Out the Sales Statistics for Venice Properties Over the Past Year ...



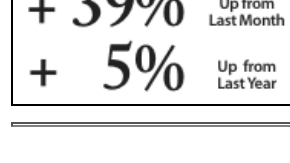
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**TOTAL SALES VOLUME**  
 + 390% Up from Last Month  
 + 5% Up from Last Year

## Home Sales Continue to Rise as Price Per Square Foot Declines ...

Twenty Venice single-family homes sold during July ... 33.3% above last month (15) and 11.1% above July (19). The total sales volume increased in July (\$43,693,122) ... up 38.5% over June (\$31,555,800) and 4.8% over last July (\$41,705,500) ...

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



## New Listing ...Magical Garden Compound For Sale in Venice ... In Escrow First Week ...

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. List price is \$2,200,000.

[See more](#)



## Sold \$150,000 Over Asking with Multiple Offers ...

Truly fabulous 3 bedroom + 3 bath ... 2-4 blocks to the Canals, Venice Beach, Farmers' Market and Abbot Kinney. Impeccably reimagined with quality appointments, this home offers a chic, contemporary style of living with open living spaces, soaring ceilings and custom chef's kitchen. Sold ... \$2,150,000.

[Check it out](#)



## VNC Homeless Committee to Hold Virtual Meeting September 1st ...

On Tuesday, September 1st, the Venice Neighborhood Council will hold its monthly meeting via Zoom. Among other agenda items, the latest statistics on the Bridge Housing project will be discussed. Community members are encouraged to attend and participate with questions and suggestions ...

[Agenda available August 29th after 7 pm](#)



## Pandemic Forces Homeowners to Launch 'Purging Tsunami' ...

With the pandemic forcing more Americans to spend extra time at home, homeowners are decluttering and taking part in a "purging tsunami," The Washington Post reports. "People are feeling their spaces right now. Some people feel like nesting and just want to paint everything. Others feel claustrophobic ..."

[Read more](#)



## 7 Design Trends for 2020 at the Atlanta Furnishings Market ...

Comfort and nature are big influences for fall and winter products. Fresh finishes, shapes and textures also debuted. Home has taken on new importance this year. And at the recent Atlanta International Gift & Home Furnishings Market, a trade event featuring new products for fall and winter, the trends supported a comfortable, multifunctional and healthy home ...

[Check it out](#)



## Media Arts Programs to Start Next Month at Venice Arts ...

Enroll now in photography, filmmaking, animation, and comics. We're taking everything we learned at our Summer Media Arts Camp and applying it to what we know will be an enriching academic year ...

[Register now](#)



## Prevent Mosquito Breeding Now ...

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

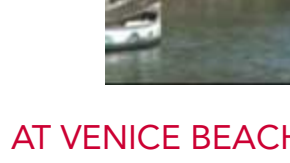
[More information](#)



## How to Sneak in a Study Zone Without Creating Clutter ...

When kids do their schoolwork in open living areas, where do you stash the books and supplies? If your house has a homework problem, read on to get ideas for beautifully folding study areas into the busiest spaces of your home ...

[Details](#)

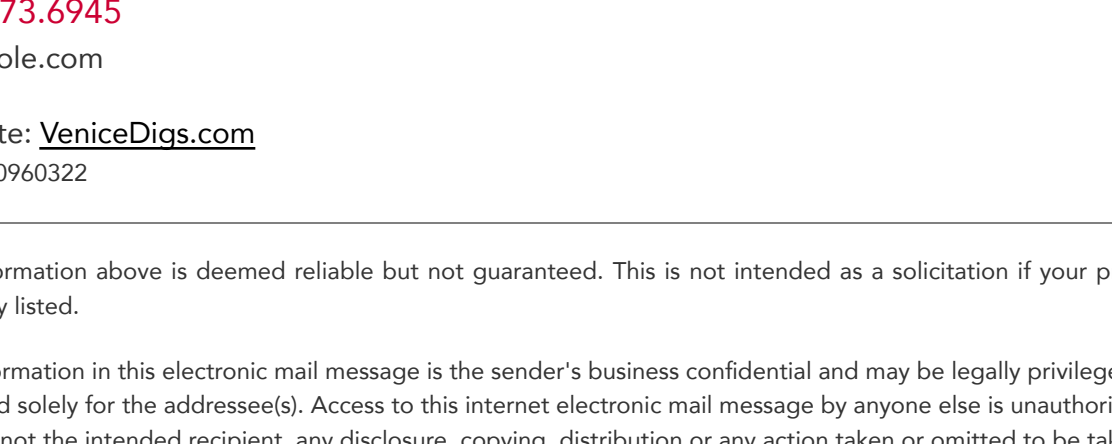


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My focus is VENICE ... only VENICE !!!

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