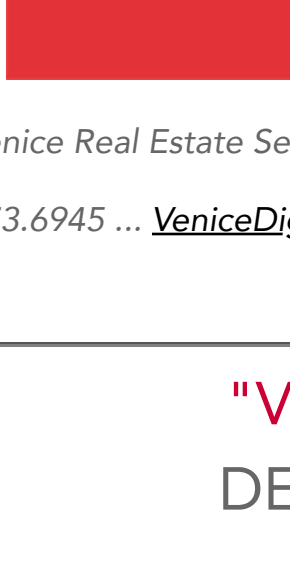


Subject: Venice Style ... December 2020 ... It's Priceless (Free)  
From: CJ Cole <cj16@cjcole.com>  
Date: 12/30/20, 9:50 AM  
To: CJ Cole <cj16@cjcole.com>



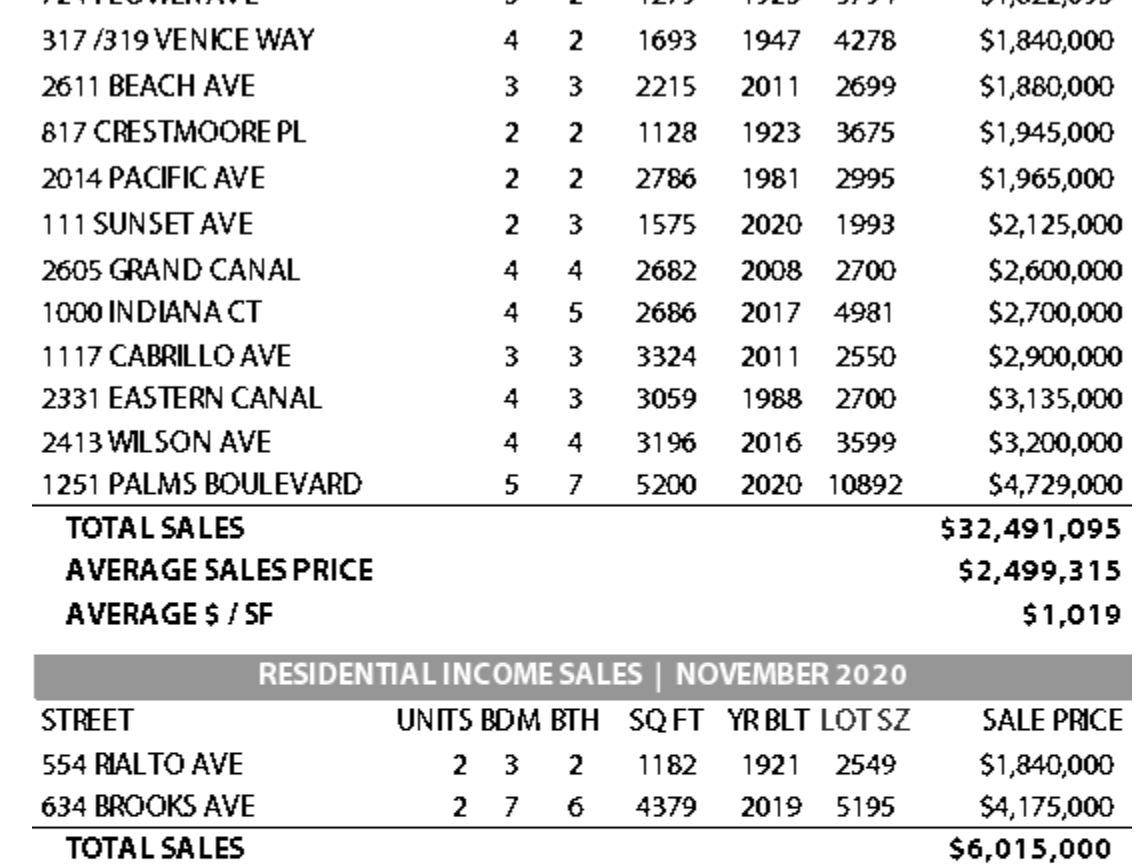
CJ Cole ... Exclusively Venice Real Estate Service ... Beyond Ordinary  
310.773.6945 ... [VeniceDigs.com](http://VeniceDigs.com)



## "VENICE STYLE" DECEMBER 2020

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

Hi CJ ... It's Finally Here ... 2021 ... Here's to a Wonderful New Year filled with Love, Laughter and Delight !!!



HAPPY NEW YEAR

## VENICE REAL ESTATE MARKET UPDATE

### November 2020 Venice Property Sales ...

See below for a list of all of the properties sold in Venice during November 2020.

SINGLE FAMILY SALES   NOVEMBER 2020						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
2115 GLYNDON AVE	2	1	1060	1929	5783	\$1,650,000
724 FLOWER AVE	3	2	1279	1923	5794	\$1,822,095
317/319 VENICE WAY	4	2	1693	1947	4278	\$1,840,000
2611 BEACH AVE	3	3	2215	2011	2699	\$1,880,000
817 CRESTMOORE PL	2	2	1128	1923	3675	\$1,945,000
2014 PACIFIC AVE	2	2	2786	1981	2995	\$1,965,000
111 SUNSET AVE	2	3	1575	2020	1993	\$2,125,000
2605 GRAND CANAL	4	4	2682	2008	2700	\$2,600,000
1000 INDIANA CT	4	5	2686	2017	4981	\$2,700,000
1117 CABRILLO AVE	3	3	3324	2011	2550	\$2,900,000
2331 EASTERN CANAL	4	3	3059	1968	2700	\$3,135,000
2413 WILSON AVE	4	4	3196	2016	3599	\$3,200,000
1251 PALMS BOULEVARD	5	7	5200	2020	10892	\$4,729,000
<b>TOTAL SALES</b>						<b>\$32,491,095</b>
<b>AVERAGE SALES PRICE</b>						<b>\$2,499,315</b>
<b>AVERAGE \$ / SF</b>						<b>\$1,019</b>

RESIDENTIAL INCOME SALES   NOVEMBER 2020							
STREET	UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
554 RIALTO AVE	2	3	2	1182	1921	2549	\$1,800,000
634 BROOKS AVE	2	7	6	4379	2019	5195	\$4,175,000
<b>TOTAL SALES</b>							<b>\$6,015,000</b>
<b>AVERAGE SALES PRICE</b>							<b>\$3,007,500</b>
<b>AVERAGE \$ / SF</b>							<b>\$1,082</b>

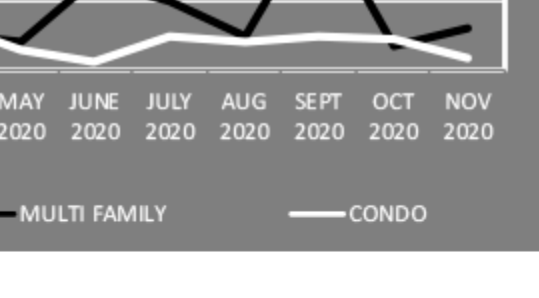
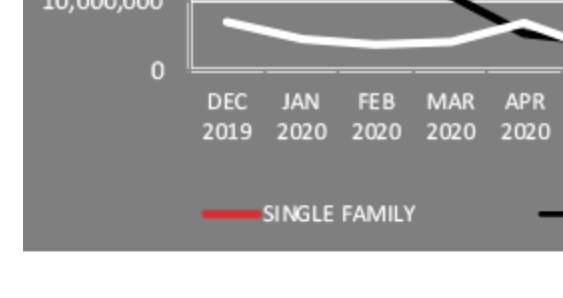
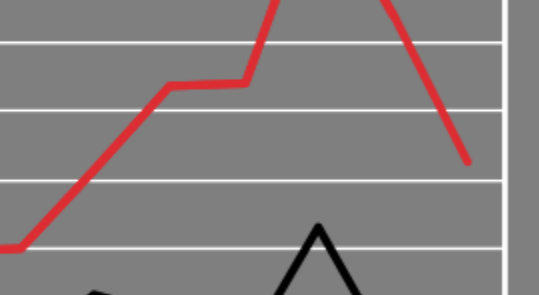
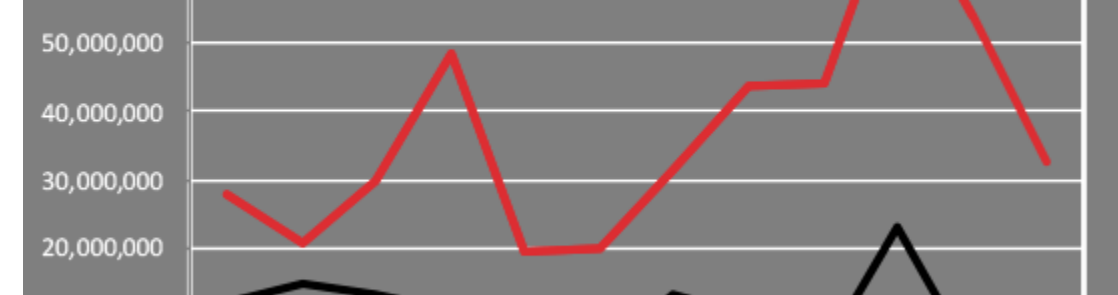
CONDOMINIUM SALES   NOVEMBER 2020						
STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE	
206 S VENICE	2	3	1600	2005	2991	\$1,800,000
<b>TOTAL SALES</b>						<b>\$1,800,000</b>
<b>AVERAGE SALES PRICE</b>						<b>\$1,800,000</b>
<b>AVERAGE \$ / SF</b>						<b>\$1,000</b>

COMMERCIAL SALES   NOVEMBER 2020				
STREET	LOT SZ	SALE PRICE		
685 WESTMINSTER AVE	12311 1967 29170	\$6,628,000		

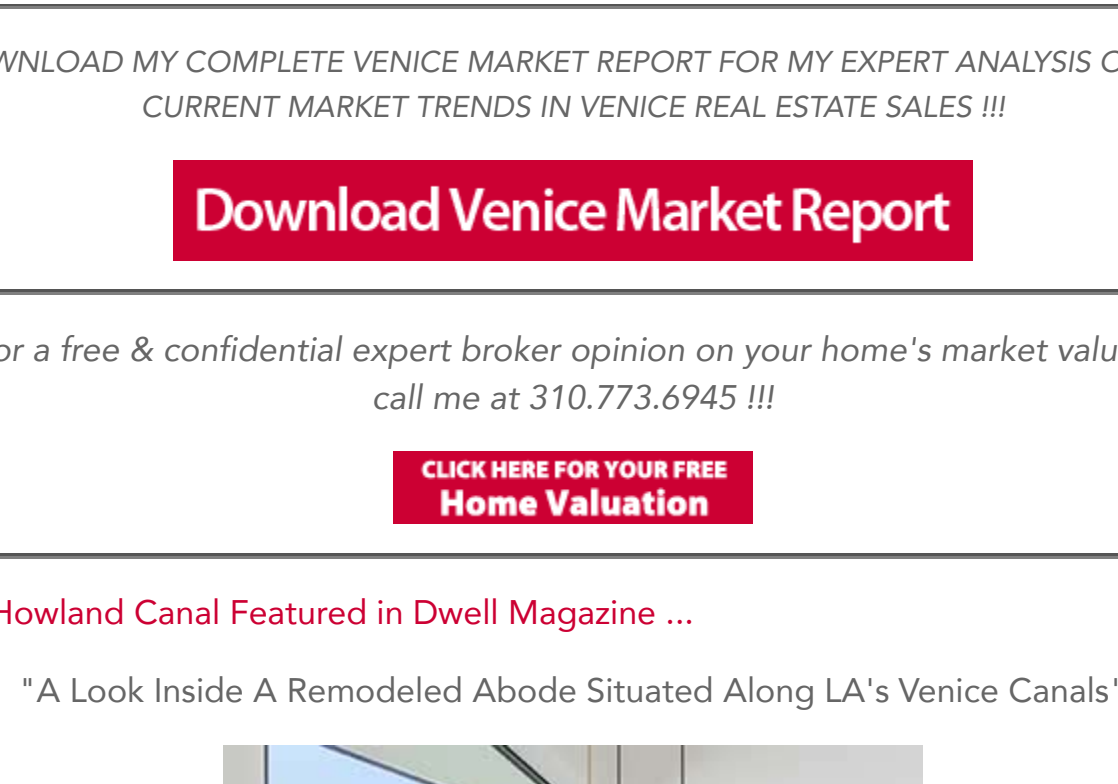
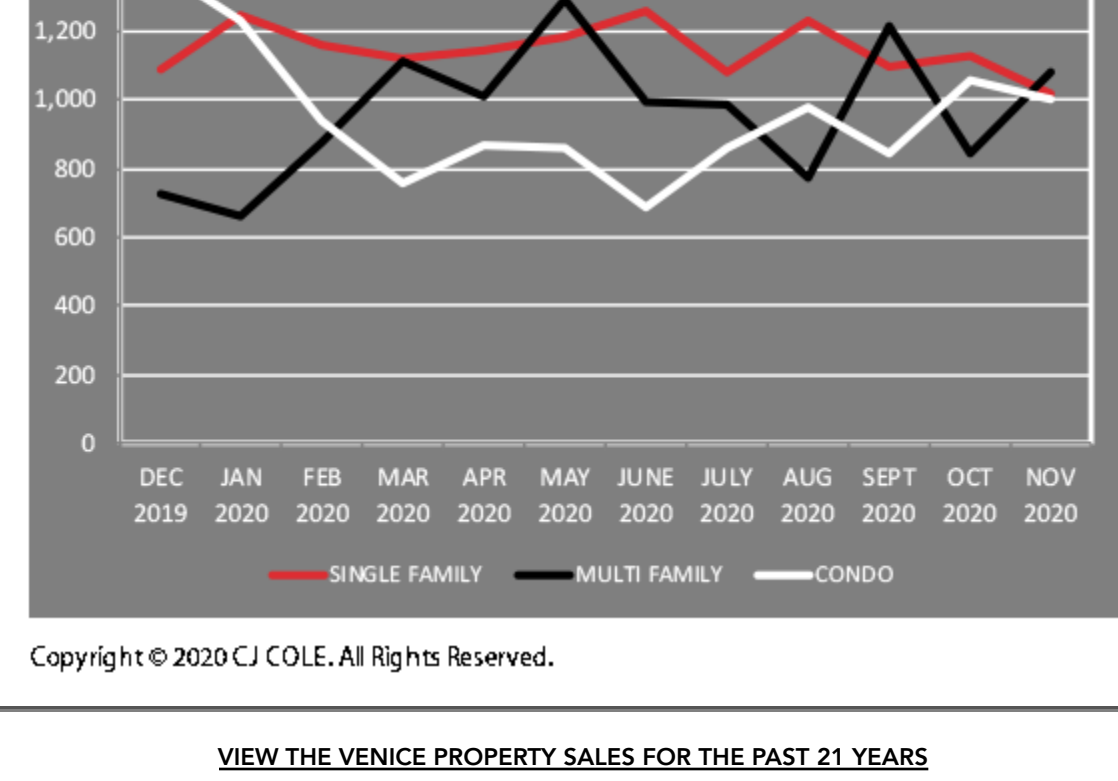
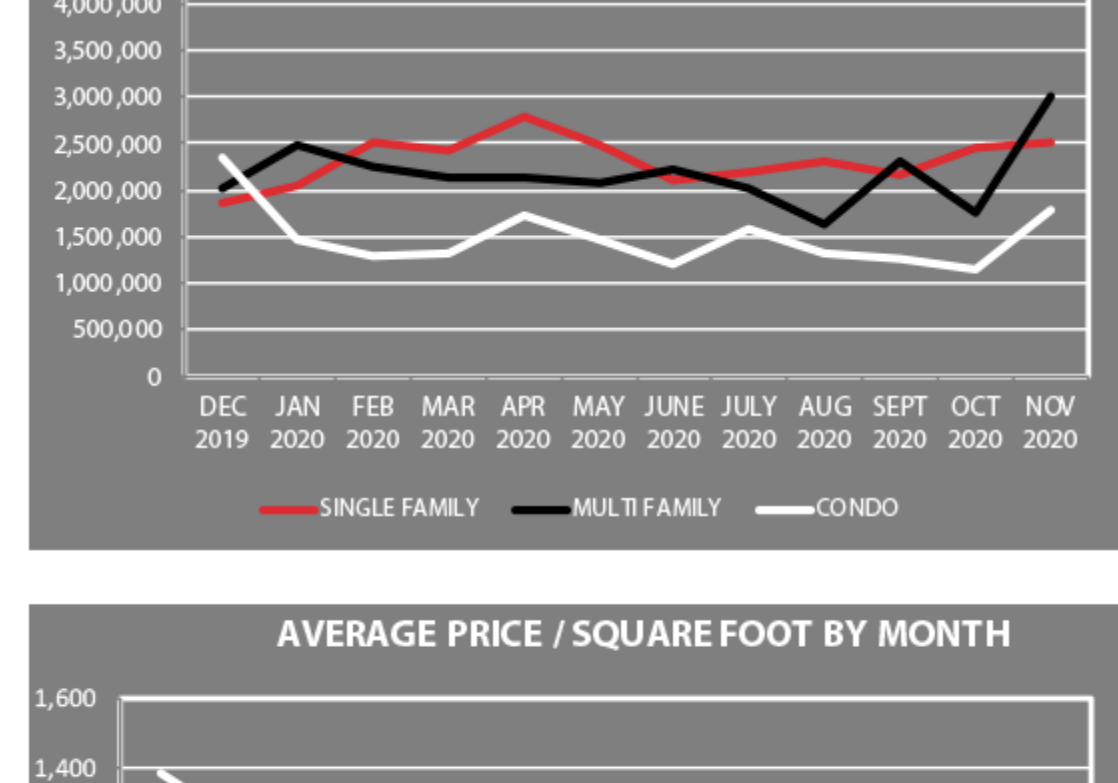
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Sales are for all of Venice and do not necessarily represent sales of CJ Cole. Information is compiled from CoreLogic and the MLS/CLAW. Sources are deemed reliable; however, no representation of any kind is made as to its accuracy.

### Venice Property Sales Comparison ...



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



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

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](#)

### 214 Howland Canal Featured in Dwell Magazine ...

"A Look Inside A Remodeled Abode Situated Along LA's Venice Canals"



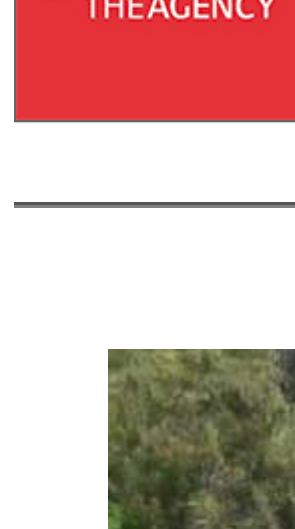
Located on an island within LA's Venice Canals, this home offers true privacy and solitude while being just minutes from the beach and the best of Abbot Kinney. Prominently positioned in the Venice Canal Historic District, the neighborhood blends old-world charm and character with the cool vibe of the California coast.

Featuring three bedrooms and three bathrooms, this home spans 2,000 square feet. Having been extensively renovated, the interiors are exquisite. With custom finishes throughout, the property has modern touches while still maintaining timeless contemporary flourishes from the original design.

[Read more](#)

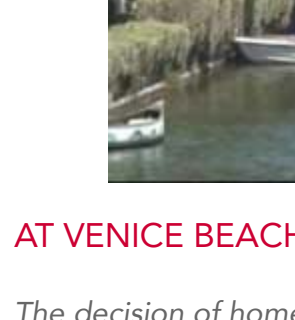
[Check out the listing website](#)

### Sales of Venice Homes Decline in November ...



Thirteen Venice single-family homes sold during November ... 40.9% below last month (22) and 30.0% above November 2019 (10). The total sales volume in November (\$32,491,095) declined 40.0% compared to October (\$54,186,625) and 4.0% compared to last November (\$33,842,500) ...

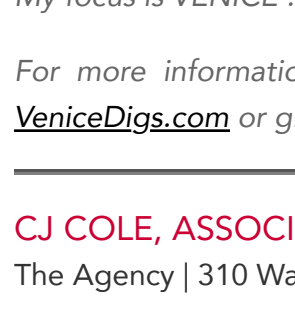
[Link to the report](#) ... [Download the November report](#)



### Leased First Month ... Venice Canals Compound ...

This is your chance to live on the peaceful Venice Canals in a wonderful contemporary Cape Cod compound. The waterfront main home is 2 bedrooms, 1 bath and features crisp white walls, new oak hardwood floors and high wooden-beamed ceilings. \$7000 /month.

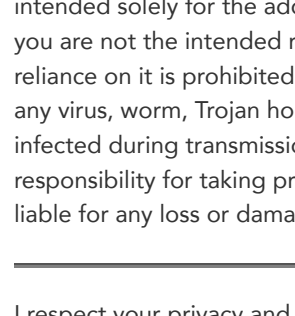
[More info](#)



### Prime Creative Office Spaces For Lease ...

Prime creative office spaces in an historic Venice Industrial building. Units feature high ceilings (many with lofts), original cement floors, skylights, and exposed ceiling elements. Newly renovated community restrooms. Five units currently available from 1050 sf and up. List price starts at \$4050 a month.

[Download the brochure](#)



### The LA City Planning Commission Will Hear Two VCHC Projects in January ...

Just a few weeks after Venice Community Housing Corporation (VCHC) was approved to move forward with the Lincoln Apartments, a \$20 million project consisting of 39 apartment units of supportive housing that was hotly contested by Venice residents, the not for profit organization has two new plans set to be heard by the Los Angeles City Planning Commission in January.

[More info](#) ... [Go to Fight Back Venice website](#)

### Cal Small Business COVID-19 Relief Grant Program ...



California just approved a \$500 million Small Business Covid-19 Relief Grant program for eligible small business owners who have been impacted by COVID-19 and the health and safety restrictions. Grants up to \$25,000 will be given to eligible small businesses to help cover expenses during the pandemic.

[Program info](#)



### 9 Projects to Kick-Start Organizing for the New Year ...

Perhaps organizing your home is on your resolutions list for the new year. If you'd like to get started but don't know what to do first, consider tackling one or more of these nine projects. Getting your house in order after the holidays can be a wonderful way to create a new beginning and a peaceful foundation at home.

[Read more](#)

### 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 help 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 !!!

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