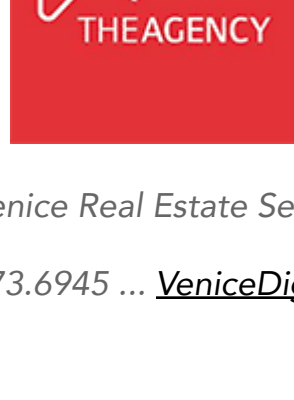


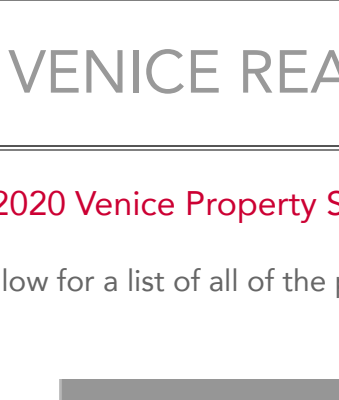
Subject: CJ ... Your Venice Style ... July 2020 ... It's Priceless (Free)
From: CJ Cole <cj16@cjcole.com>
Date: 7/23/20, 7:35 PM
To: CJ Cole <cj16@cjcole.com>

Hi CJ ...



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

310.773.6945 ... VeniceDigs.com



"VENICE STYLE"

JULY 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

June 2020 Venice Property Sales ...

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

SINGLE FAMILY SALES JUNE 2020						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
2480 LOUELLA AVE	2	1	572	1925	5199	\$1,215,000
2005 ALBERTA AVE	2	1	840	1953	2993	\$1,341,250
1028 PLEASANTVIEW	2	1	722	1947	4636	\$1,380,000
567 RIALTO AVE	2	2	1159	1952	2662	\$1,596,000
2000 OAKWOOD AVE	5	4	2717	1954	3332	\$1,650,000
2313 GLYNDON AVE	3	1	1485	1924	5851	\$1,700,000
121 WAVECREST AVE	3	2	1450	1914	2246	\$1,761,550
1016 INDIANA AVE	3	3	1529	1951	5150	\$1,856,000
1009 VERNON AVE	3	2	1531	1951	5009	\$1,870,000
817 VENEZIA AVE	3	2	1573	1929	3678	\$2,065,000
2020 ALBERTA AVE	2	4	2560	2017	1575	\$2,500,000
127 BREEZE AVE	4	4	2446	2008	2252	\$2,540,000
1086 MARCO PL	2	1	940	1929	4269	\$2,781,000
812 CRESTMOORE PL	4	3	2038	1923	4203	\$2,800,000
2218 GRAND CANAL	4	5	3488	1939	2699	\$4,500,000
TOTAL SALES						\$31,555,800
AVERAGE SALES PRICE						\$2,103,720
AVERAGE \$ / SF						\$1,260

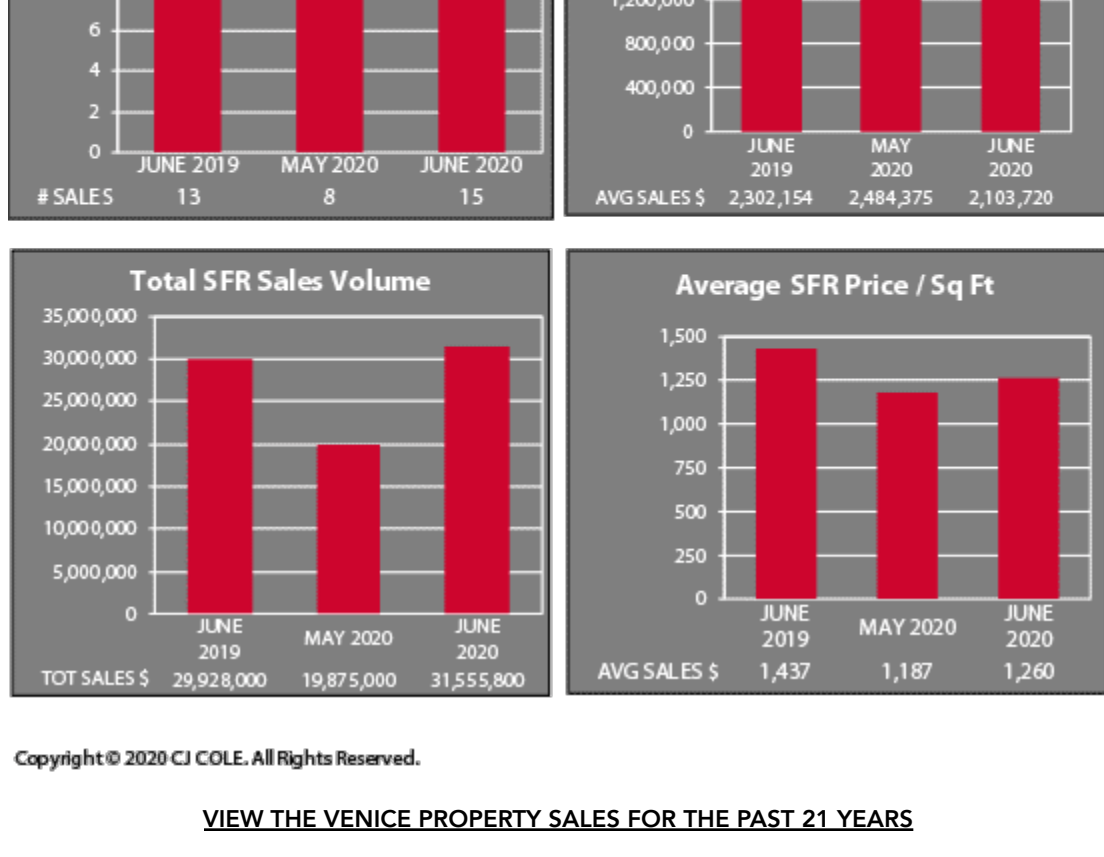
RESIDENTIAL INCOME SALES JUNE 2020							
STREET	UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
961 MARCO PL	2	3	2	1296	1920	3600	\$1,380,000
319 N VENICE	2	4	3	2236	1939	3231	\$1,500,000
1073 PALMS	2	3	2	1996	1923	5749	\$1,660,000
704 PALMS	2	5	3	2046	1912	5300	\$2,550,000
656 CRESTMOORE PL	2	3	2	1812	1926	4206	\$2,800,000
2008 STRONGS DR	7	7	7	4008	1922	6182	\$3,426,000
TOTAL SALES							\$13,316,000
AVERAGE SALES PRICE							\$2,210,000
AVERAGE \$ / SF							\$994

CONDOMINIUM SALES JUNE 2020					
STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE
710 4TH AVE #5	2	3	1760	1992	\$1,210,000
TOTAL SALES					\$1,210,000
AVERAGE SALES PRICE					\$1,210,000
AVERAGE \$ / SF					\$688

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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

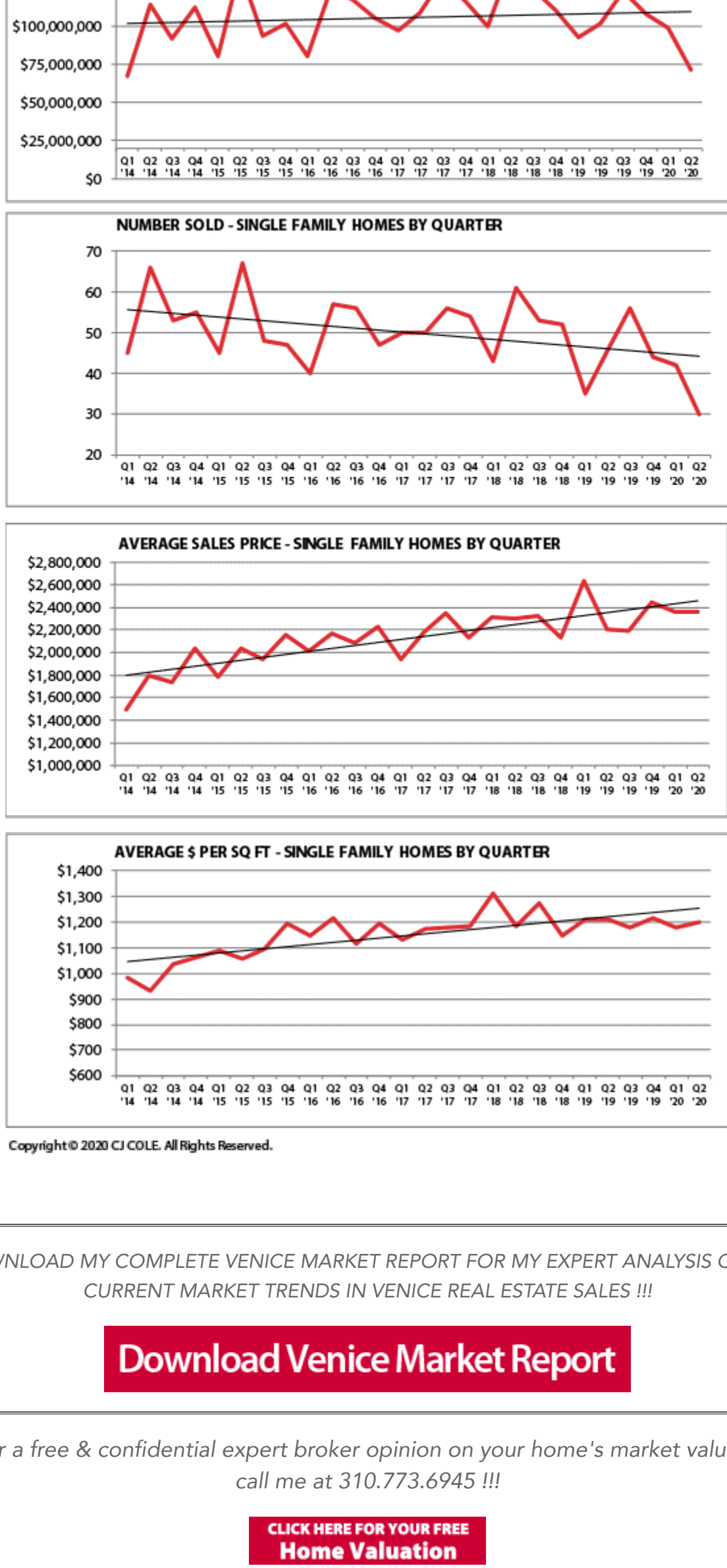
June Single Family Home Sales Comparison with Previous Month and a Year Ago ...



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

Sale Prices of Venice Single Family Homes for the Past 6 1/2 Years Continues on an Upward Trend ...



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](#)



Home Sales Jump in June with Pent-Up Demand ...

The number of Venice single-family homes in escrow at the end of June showed a huge increase over both last month and a year ago. There were 22 homes under contract at the end of June ... 14 fewer (175.0%) than a month ago and 12 fewer (120.0%) than a year ago ...

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



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 reimaged 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.

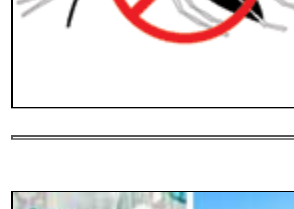
[Visit the virtual open house](#)



New Listing ... Magical Garden Compound For Sale in 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. List price is \$2,200,000.

[See more](#)



How to Invest in Real Estate During the Pandemic ...

There has been a surge of renter households in the US. As a result, the economic shock waves set off by the coronavirus pandemic will reverberate not only for tenants but the owners of those properties as well ...

[More info](#)



Sign Up for These 450 Ivy League Courses for Free Online Right Now ...

We're under quarantine. Why not use the time we usually spend socializing to learn something new? Eight Ivy League schools that pepper the country—Brown University, Columbia University, Cornell University, Dartmouth College, Harvard University, the University of Pennsylvania, Princeton University and Yale University—are offering 450 free online courses that are just the right amount of challenging to take our minds off the current state of affairs ...

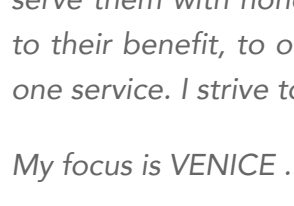
[Read more](#)



7 Most Popular Home Décor Videos from Spring 2020 ...

For many of us, spring 2020 ushered in a new way of life. And as we have spent more time sheltering at home, our need for spaces that efficiently and stylishly support living, working and schooling has grown. To provide design and remodeling inspiration, Houzz launched Houzz TV Live, a video series highlighting the work of talented home professionals on Houzz ...

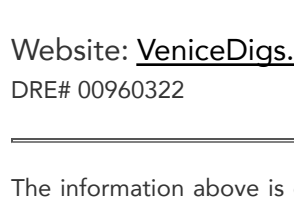
[Check it out](#)



Pacific Resident Theatre Presents Artist Insights Series Sunday, July 26th ...

One of the most respected playwrights, screenplay writers, and adaptors of our time, Tony and Academy Award winner, Sir Christopher Hampton, will share his thoughts about writing with us from his home in London. He'll discuss why he chooses the subjects he writes about, his passion for his work, and his current projects ...

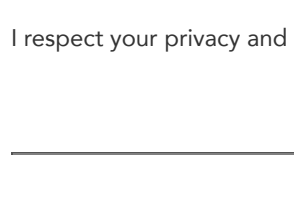
[Register now](#)



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](#)



Venice Chamber to Hold Virtual Art Event, Wednesday, July 29th ...

Join the Chamber in Action Committee for an inspiring virtual art project with CLARE|MATRIX, facilitated by Marston + Brunt Art Studio. In an effort to uplift spirits during this time of protracted isolation, Patrick Marston and Michael Brunt will lead CLARE|MATRIX residents and additional participants through a painting workshop via Zoom. The residents' finished artwork will be used to help decorate their facilities ...

[Details](#)



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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 ... 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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Website: VeniceDigs.com

DRE# 00960322

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