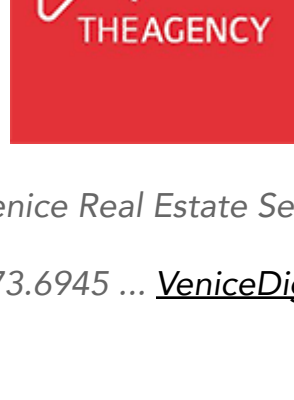
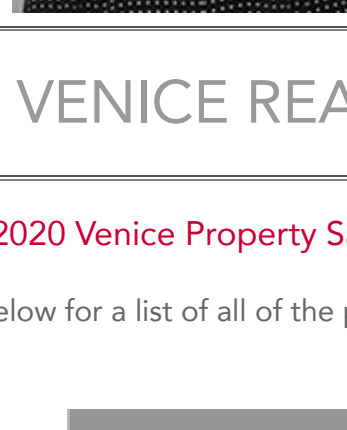


Subject: Venice Style ... June 2020 ... It's Priceless (Free)
 From: CJ Cole <cj16@cjcole.com>
 Date: 6/28/20, 5:50 PM
 To: CJ Cole <cj16@cjcole.com>

Hi CJ ...



CJ Cole ... Exclusively Venice Real Estate Service ... Beyond Ordinary
 310.773.6945 ... VeniceDigs.com



"VENICE STYLE" JUNE 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

May 2020 Venice Property Sales ...

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

SINGLE FAMILY SALES MAY 2020						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
655 ANGELUS PL	2	1	947	1950	4201	\$1,400,000
758 SUNSET AVE	3	3	2050	2019	4802	\$1,785,000
41 30TH AVE	3	4	1190	1930	3011	\$1,875,000
1121 INDIANA AVE	3	3	2134	1954	5000	\$2,135,000
43 PARK AVE	4	5	2411	1903	3595	\$2,400,000
1310 GLENAVON AVE	5	6	3892	1963	9596	\$3,155,000
2337 MCKINLEY AVE	3	4	2918	2002	7467	\$3,500,000
1910 GLYNDON AVE	3	2	1201	1955	5630	\$3,625,000
TOTAL SALES						\$19,875,000
AVERAGE SALES PRICE						\$2,484,375
AVERAGE \$ / SF						\$1,187

RESIDENTIAL INCOME SALES MAY 2020							
STREET	UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
1302 PACIFIC AVE	4	2	4	2048	1921	2279	\$1,775,000
23 24TH AVE	2	1	1	1167	1934	2640	\$2,385,000
TOTAL SALES						3215	\$4,160,000
AVERAGE SALES PRICE							\$2,080,000
AVERAGE \$ / SF							\$1,294

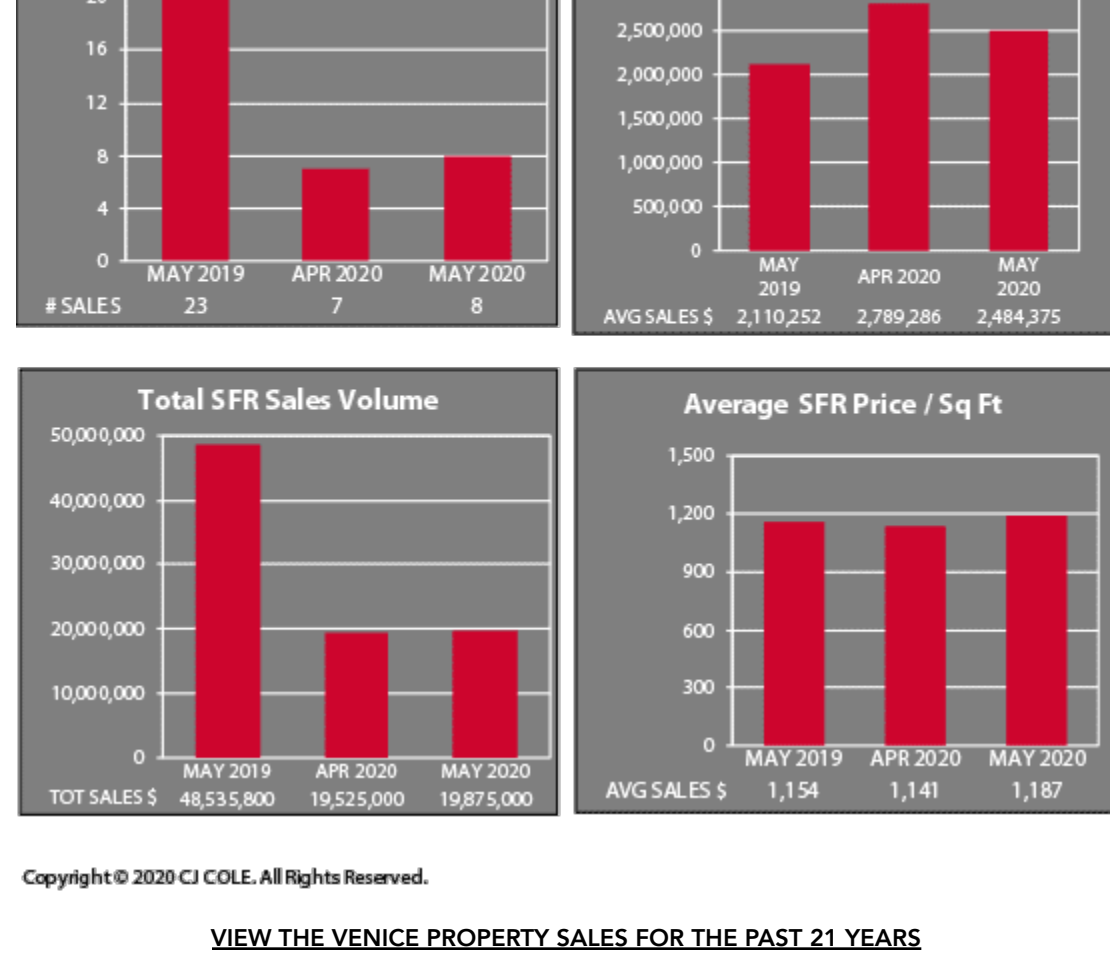
CONDOMINIUM SALES MAY 2020						
STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE	
235 MAIN ST #119	2	2	1188	1989	\$870,000	
211 PACIFIC AVE	3	4	2235	2018	\$2,075,000	
TOTAL SALES					3423	\$2,945,000
AVERAGE SALES PRICE						\$1,472,500
AVERAGE \$ / SF						\$860

COMMERCIAL SALES MAY 2020				
STREET	SQ FT	YR BLT	SALE PRICE	
1637 ABBOT KINNEY	1500	1922	3150	\$4,300,000

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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

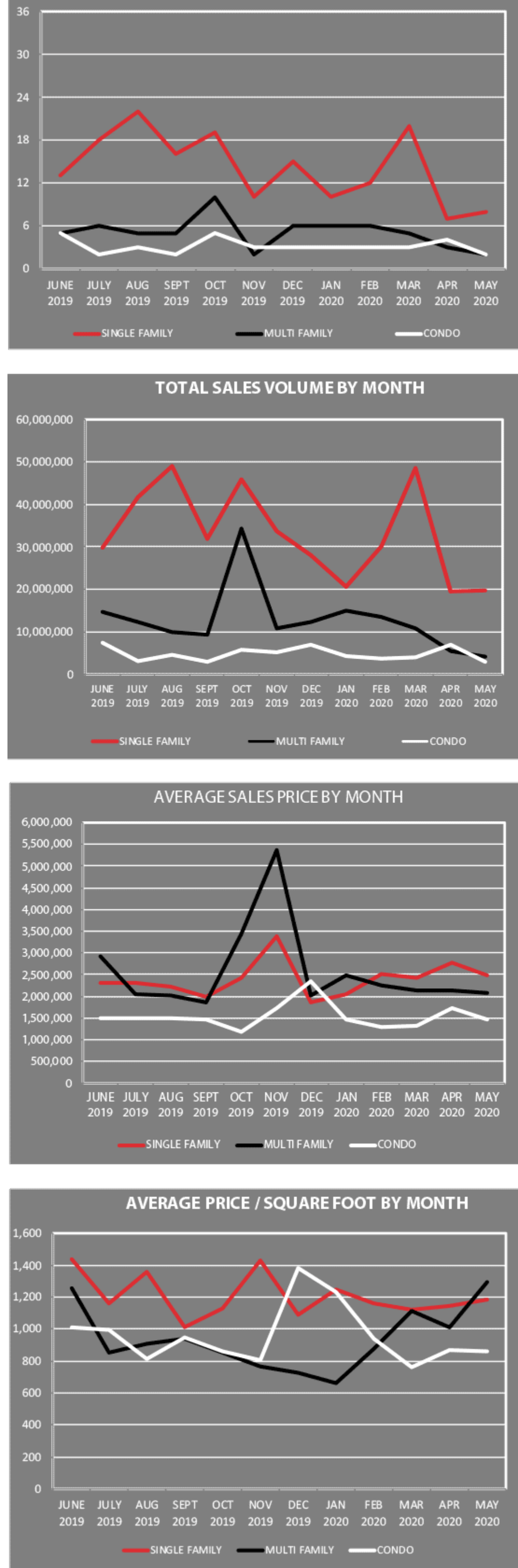
May Single Family Home Sales Comparison with Previous Month and a Year Ago ...



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

A Look at Venice Home, Income & Condo Sales for the Past Year ...



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[Download Venice Market Report](#)

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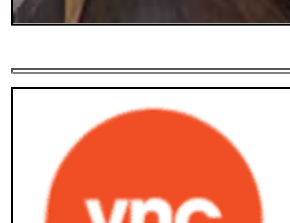
[CLICK HERE FOR YOUR FREE Home Valuation](#)

SOLD
TOTAL SALES VOLUME
 + 29% Up from Last Month
 - 59% Down from Last Year

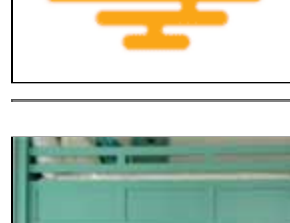
Venice Home Sales Slump as a Result of the Cononavirus ...
 The effect of COVID-19 is seen in the drastic reduction in the number of closings of single- family homes during April and May. However, sales appear to be increasing as we get into June ...
[Link to the report ...](#) [Download the report](#)



Sold in Less Than a Week 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. Reduced ... \$2,000,000.
[Visit the virtual open house](#)



Quiet Listing 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 \$2,550,000.
[See more](#)



Venice Neighborhood Council Holding Meetings via Zoom ...
 The Venice Neighborhood Council is now holding their meetings via Zoom. The meetings are open and everyone is encouraged to attend. Public via Zoom are accommodated. This is a great way to stay on top of the happenings with our local government
[More info](#)



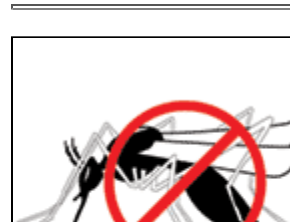
How to Keep Your Pet Calm and Carrying On During Fireworks ...
 Take a few steps now to keep pets safer and less stressed when the Fourth of July rolls around. There are a number of preventative measures pet owners cantake before and during fireworks to keep their pets calm and safe. Here are some of the experts' go-to stress-reduction suggestions ...
[Read more](#)



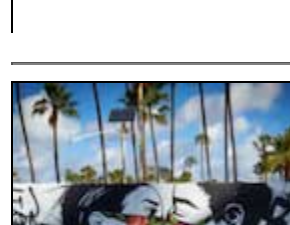
Venice Arts Hybrid Summer Media Arts Camp Begins July 6th ...
 Venice Arts will be opening their "hybrid Media Arts Camp" this summer, meeting the essential needs of young people for creative self-expression and connection with their peers. We've redesigned our curriculum to assure that it is as youth-centered and interactive as possible--whether online or in-person--while following public health guidelines.
[Check it out](#)



PRT Youth Conservatory: Summer Online Program Registration Starts July 5th ...
 Pacific Resident Theatre Youth Conservatory is offering online acting and theater programs over the summer for grades 1st - 12th! Need-based scholarships are available on a first-come-first-serve basis.
[Register now](#)



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 standing virus threat. Mosquitoes breed in standing/stagnant water. Common places that another 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](#)

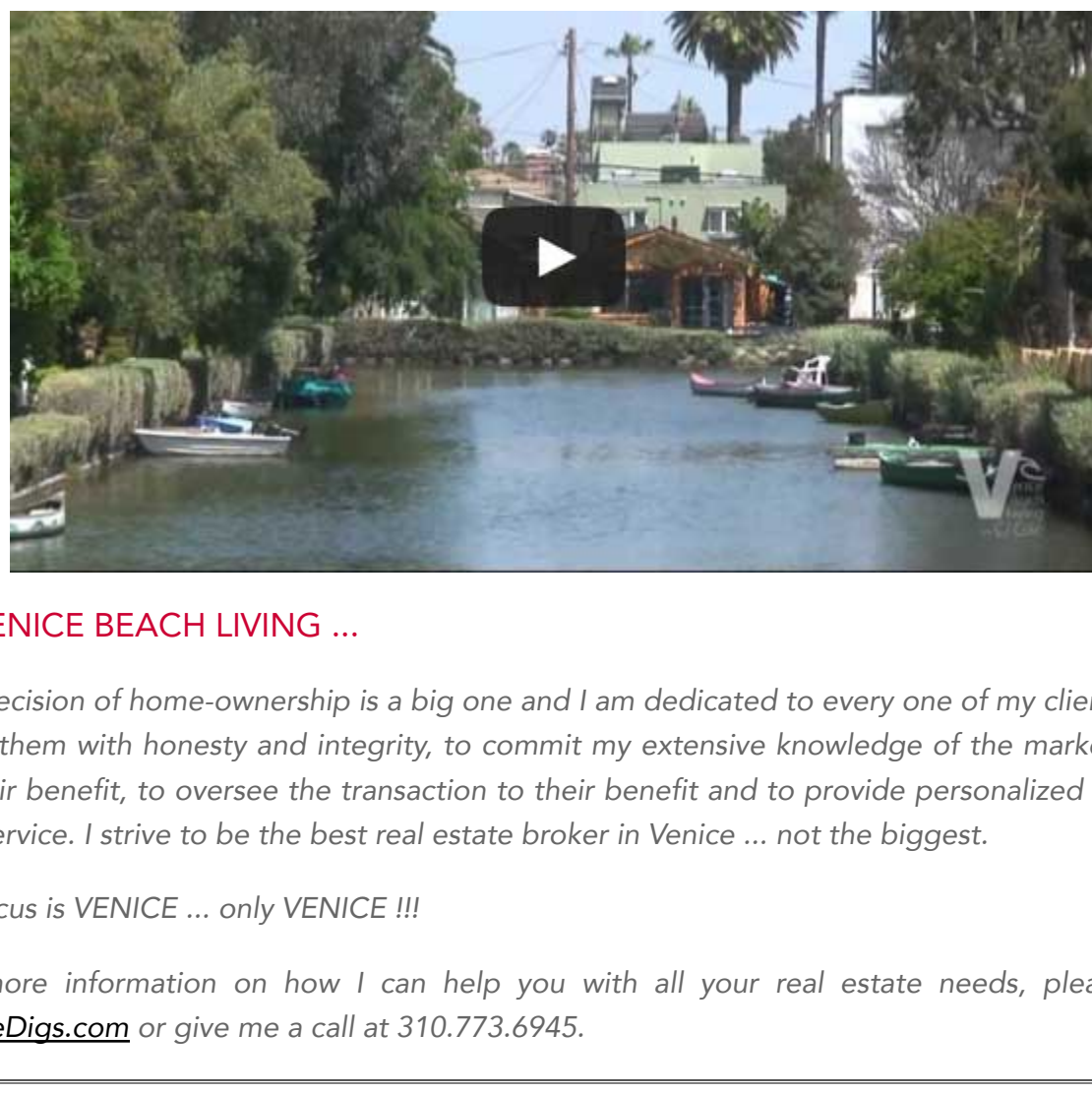


Buy Non-Medical Face Coverings in Venice ... Support Local Entrepreneurs!
 Need a face covering ??? Want something fashionable ??? Buy locally from Amiga Wild, BringIt!, Juice Magazine, Hecho en Venice, artist Andrea Tan, and/or artist Ruth Chase Boudreaux. Or, you can learn to make your own with Lalo Marquez ...
[Details](#)



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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

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