




CJ Cole's Venice Market Report

June 2021

Venice Home Sales Dip a Little in June while Remaining High !!!

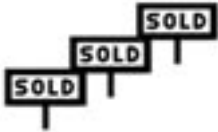


END OF MONTH INVENTORY

+ 20% Up from Last Month

+ 6% Up from Last Year

June saw a decrease in total sales from last month with 26 homes selling (16.1% below last month's figure of 31). This number showed an increase of 73.3% above the 15 sales of a year ago. The total June 2021 sales volume was \$61,021,600 ... 30.1% lower than last month (\$87,304,250) but 93.4% above June 2020 (\$31,555,900).




HOMES IN ESCROW

- 15% Down from Last Month

+ 30% Up from Last Year

The average sale price for single-family homes (\$2,346,981) decreased 16.7% over last month (\$2,816,266) and increased 11.6% from last June (\$2,103,720). The average price per square foot (\$1,249) was up 0.9% from last month (\$1,238) and down 0.9% from the June 2020 figure (\$1,260). (These figures are taken from my adjusted stats ... see "About My Stats" on page 3.)




TOTAL SALES VOLUME

- 30% Down from Last Month

+ 93% Up from Last Year


According to the Multiple Listing Service, the number of single-family homes for sale at the end of June (inventory) was 177 ... an increase of 6.0% from 167 a year ago and 20.4% from 147 a month ago. At the end of June, there were 35 homes in escrow ... 14.6% below last month (41) and 29.6% more than a year ago (27). At the end of June, the available inventory was at a 5 months-to-sell level ... up 25.0% from last month (4 months) and 16.7% below a year ago (6 months).



AVERAGE SALE PRICE

- 17% Down from Last Month

+ 12% Up from Last Year




AVERAGE DAYS ON MARKET

- 9% Down from Last Month

- 47% Down from Last Year

It took an average of 41 days to sell the homes that closed in June (days on market). This number was 8.9% shorter than last month (45 days) and 46.8% shorter than a year ago (77 days). This is an interesting statistic which on the surface would indicate a faster sales pace; however, my research shows that part of the reason this is happening is ... the new listings (a few totally new to the market plus many that were cancelled and relisted with DOM starting from one) are coming on the market at lower prices which are selling quicker.



AVERAGE \$ / SQUARE FOOT

+ 1% Up from Last Month

- 1% Down from Last Year



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

CJ Cole | Broker Associate | The Agency | DRE #00960322
310.773.6945 | www.venicedigs.com | www.venicebeachliving.com

The List of All Venice Sales for June 2021

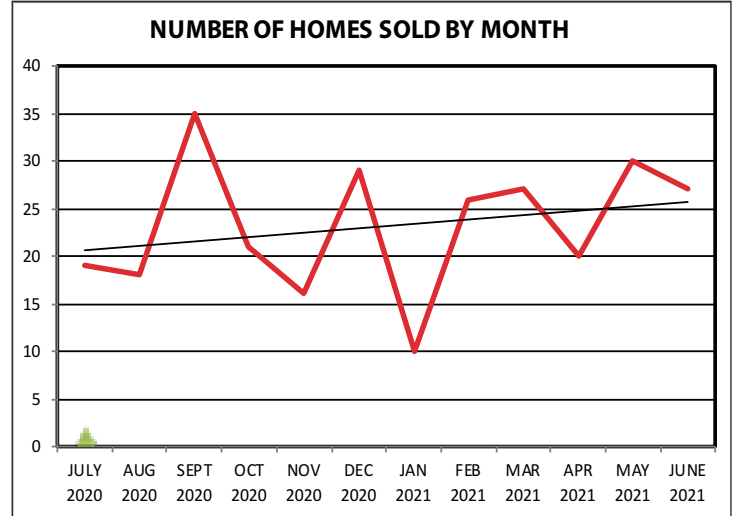
| SINGLE FAMILY SALES JUNE 2021 | | | | | | |
|---------------------------------|-----|-----|-------|-------|--------|--------------|
| STREET | BDM | BTH | SQ FT | YRBLT | LOT SZ | SALE PRICE |
| 857 MILWOOD AVE | 2 | 2 | 691 | 1911 | 2513 | \$1,165,000 |
| 708 MACHADO DR | 2 | 1 | 882 | 1948 | 4000 | \$1,195,000 |
| 243 SHERMAN CANAL | 1 | 1 | 582 | 1923 | 1895 | \$1,225,000 |
| 114 VISTA PL | 2 | 1 | 1060 | 1905 | 2250 | \$1,419,000 |
| 120 THORNTON PL | 2 | 2 | 1223 | 1980 | 1825 | \$1,700,000 |
| 1121 CABRILLO AVE | 3 | 2 | 1200 | 1920 | 2549 | \$1,750,000 |
| 1820 GLYNDON AVE | 3 | 2 | 1348 | 1956 | 5069 | \$1,755,000 |
| 613 BROOKS AVE | 2 | 1 | 1206 | 1908 | 5259 | \$1,850,000 |
| 671 INDIANA AVE | 2 | 1 | 1120 | 1928 | 4803 | \$1,904,500 |
| 518 SUNSET AVE | 1 | 2 | 1430 | 1984 | 4800 | \$2,010,000 |
| 434 HOWLAND CANAL | 3 | 1 | 966 | 1954 | 2850 | \$2,050,000 |
| 925 SUPERBA AVE | 2 | 2 | 1217 | 1924 | 3400 | \$2,100,000 |
| 2202 MEADE PL | 2 | 1 | 1298 | 1922 | 6000 | \$2,100,000 |
| 330 RENNIE AVE #2 | 2 | 3 | 2125 | 2021 | 1604 | \$2,195,000 |
| 3009 SANBORN AVE | 4 | 3 | 2697 | 2016 | 3205 | \$2,200,000 |
| 672 BROOKS AVE | 3 | 3 | 2424 | 2017 | 2210 | \$2,350,000 |
| 824 CRESTMOORE PL | 3 | 3 | 2102 | 1924 | 4202 | \$2,495,000 |
| 1344 GLENAVON AVE | 3 | 2 | 2060 | 1963 | 10348 | \$2,525,000 |
| 842 MARCO PL | 3 | 3 | 2396 | 2003 | 3331 | \$2,565,000 |
| 213 RUTH AVE | 4 | 5 | 2998 | 2019 | 4240 | \$2,725,000 |
| 1023 SUPERBA AVE | 3 | 3 | 2750 | 2015 | 4800 | \$2,750,000 |
| 1744 WASHINGTON WAY | 3 | 3 | 1968 | 1925 | 4204 | \$3,190,000 |
| 2247 GLYNDON AVE | 4 | 5 | 3350 | 1947 | 5850 | \$3,210,000 |
| 1146 GARFIELD AVE | 3 | 1 | 1287 | 1939 | 4207 | \$3,368,000 |
| 1621 GLYNDON AVE | 5 | 5 | 3506 | 2020 | 5638 | \$3,550,000 |
| 1233 APPLETON WAY | 5 | 6 | 4968 | 2016 | 10892 | \$5,675,000 |
| TOTAL SALES | | | | | | \$61,021,500 |
| AVERAGE SALES PRICE | | | | | | \$2,346,981 |
| AVERAGE \$ / SF | | | | | | \$1,249 |

| RESIDENTIAL INCOME SALES JUNE 2021 | | | | | | | |
|--------------------------------------|-------|-----|-----|-------|-------|--------|--------------|
| STREET | UNITS | BDM | BTH | SQ FT | YRBLT | LOT SZ | SALE PRICE |
| 2408 PACIFIC AVE | 2 | 4 | 4 | 2036 | 1979 | 2749 | \$1,639,500 |
| 422 SHERMAN CANAL | 2 | 2 | 2 | 1010 | 1922 | 2850 | \$1,688,750 |
| 240 3RD AVE | 8 | 4 | 8 | 3288 | 1956 | 6187 | \$2,600,000 |
| 487 CARROLL AVE | 2 | 2 | 3 | 2937 | 1925 | 2700 | \$2,775,000 |
| 12 30TH AVE | 2 | 4 | 5 | 3731 | 1812 | 2651 | \$3,200,000 |
| 214 S VENICE BLVD | 2 | 4 | 4 | 3509 | 1989 | 4337 | \$3,253,000 |
| TOTAL SALES | | | | | | | \$15,156,250 |
| AVERAGE SALES PRICE | | | | | | | \$2,526,042 |
| AVERAGE \$ / SF | | | | | | | \$918 |

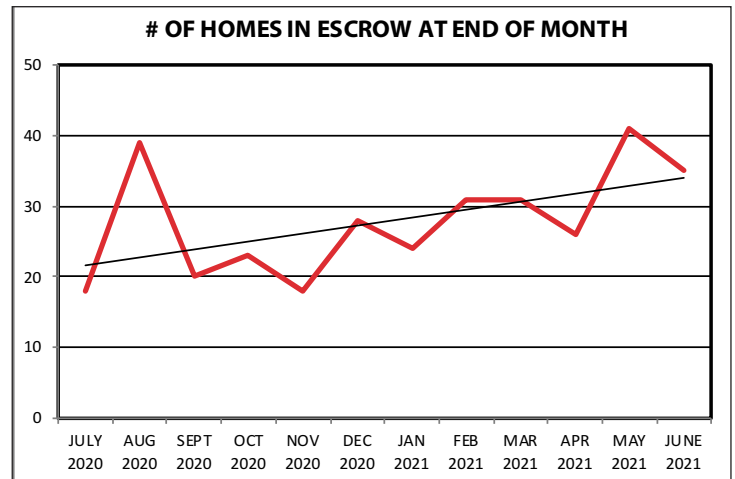
| CONDOMINIUM SALES JUNE 2021 | | | | | | |
|-------------------------------|-----|-----|-------|-------|--|--------------|
| STREET | BDM | BTH | SQ FT | YRBLT | | SALE PRICE |
| 615 HAMPTON DR #B102 | 1 | 2 | 1533 | 2004 | | \$1,390,000 |
| 709 BROADWAY ST #2 | 2 | 2 | 1303 | 1991 | | \$1,405,000 |
| 612 FLOWER AVE #C | 3 | 3 | 1848 | 1989 | | \$1,550,000 |
| 402 S VENICE BLVD 1 | 3 | 4 | 1973 | 2009 | | \$1,900,000 |
| 520 VENICE WAY | 3 | 3 | 2250 | 2020 | | \$1,995,000 |
| 522 VENICE WAY | 4 | 4 | 2520 | 2020 | | \$2,195,000 |
| TOTAL SALES | | | | | | \$10,435,000 |
| AVERAGE SALES PRICE | | | | | | \$1,739,167 |
| AVERAGE \$ / SF | | | | | | \$913 |

Sales are for all of Venice and do not necessarily represent sales of CJ Cole. Information is compiled from CoreLogic® and the MLS/CLAW.

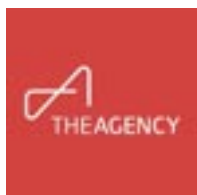
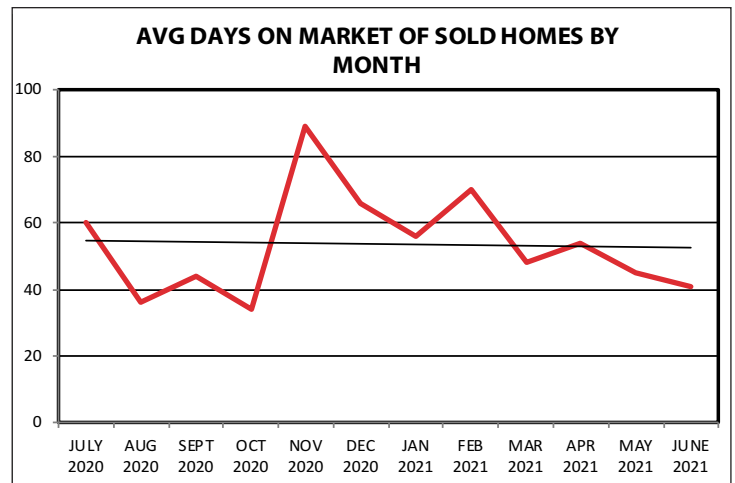
Single Family Home Sales Are Trending Up



Number of Homes in Escrow Escalates



Average Days on Market Decreases in June

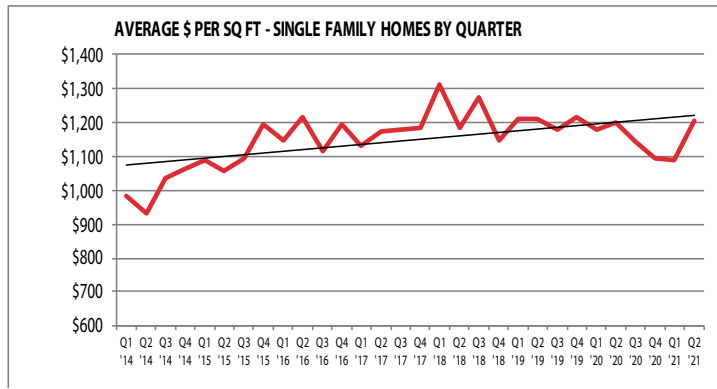
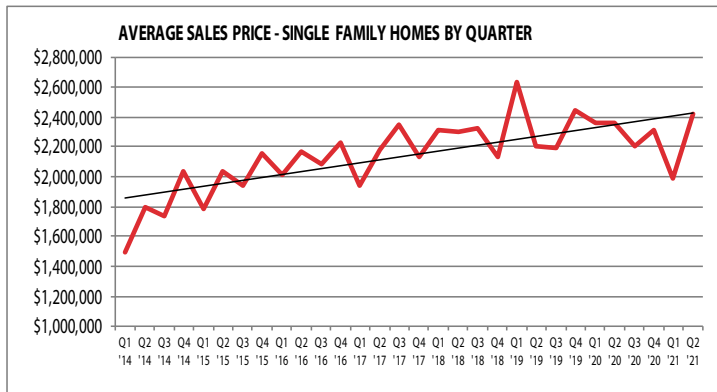
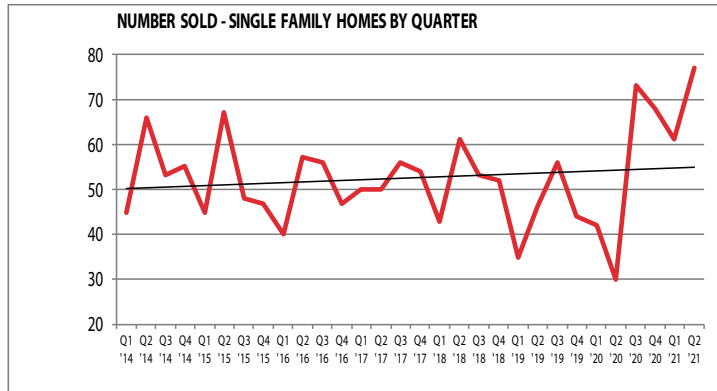
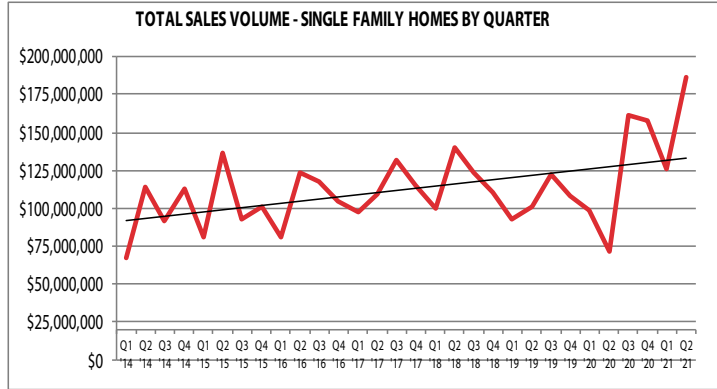


... Exclusively Venice Real Estate Service ... Beyond Ordinary

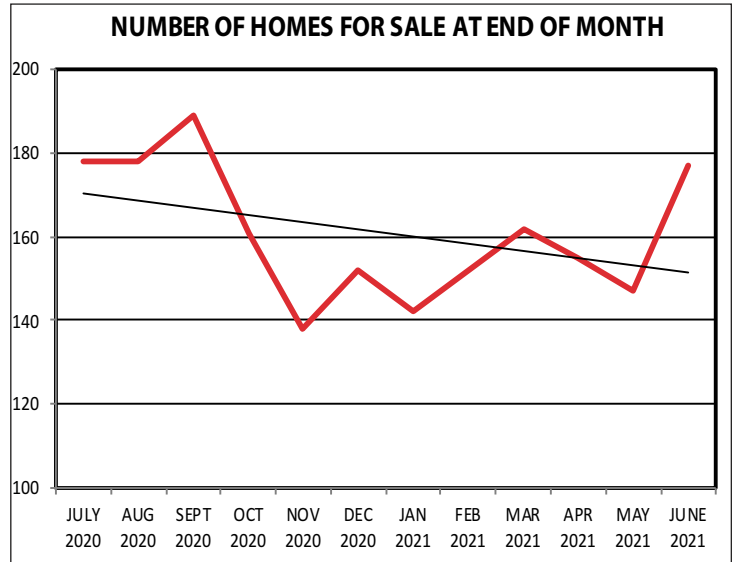
CJ Cole | Broker Associate | The Agency | DRE #00960322

310.773.6945 | www.venicedigs.com | www.venicebeachliving.com

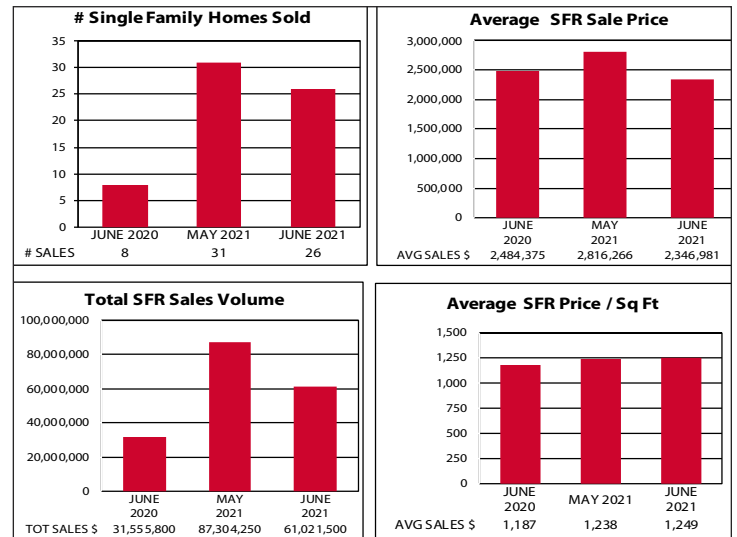
Home Sales Stats for Past 7 1/2 Years by Quarter



A Look at the Inventory of Homes For Sale

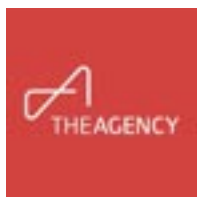


Single Family Home Sales Comparison



About My Stats ...

WHY MY STATISTICS ARE MORE ACCURATE than either those from the Multiple Listing Service or the Los Angeles County Tax Records (used for the Los Angeles Times reports) ... First of all, I must state, no sources are absolutely perfectly accurate (even mine) !!! However, by merging the data from both of the sources, the resulting data is much more accurate. The accuracy of any statistics is solely dependent upon the accuracy input data. The MLS inaccuracies are, for the most part, a result of agent input errors ... wrong property type, inaccurate sale date, wrong MLS-defined area, missing square footage, and duplicate MLS entries. The County Records (obtained from CoreLogic®, a paid service) often do not report the sales price and, therefore, those sales are not included in their stats. Additionally, there are a number of properties that sell without a Realtor® which are discovered in CoreLogic®; but do not show in the MLS stats.



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

CJ Cole | Broker Associate | The Agency | DRE #00960322
 310.773.6945 | www.venicedigs.com | www.venicebeachliving.com