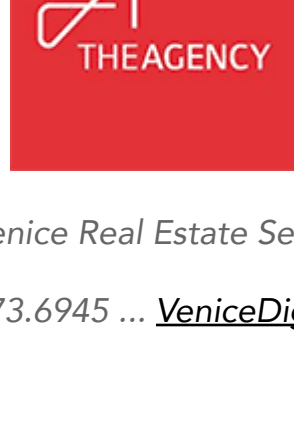


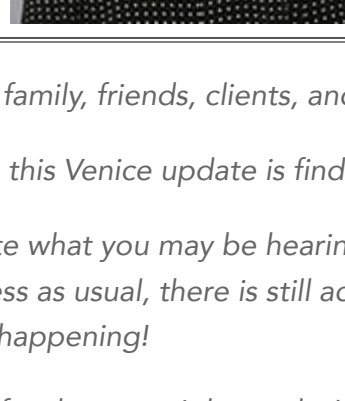
Subject: Venice Style ... May 2020 ... It's Priceless (Free)
 From: CJ Cole <cj16@cjcole.com>
 Date: 5/23/20, 1:23 PM
 To: CJ Cole <cj16@cjcole.com>

Hi CJ ...



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

310.773.6945 ... VeniceDigs.com



"VENICE STYLE"

MAY 2020

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

To my family, friends, clients, and colleagues ...

I hope this Venice update is finding you in good health and spirits !!!

Despite what you may be hearing, things are happening in real estate ... and, while it's not business as usual, there is still activity. Homes continue to be being bought and sold. Real Estate is still happening!

FYI ... for the past eight weeks I have seized this time as an opportunity to hone my real estate skills to better serve my clients as we go forward.

Take care ... CJ

VENICE REAL ESTATE MARKET UPDATE

April 2020 Venice Property Sales ...

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

SINGLE FAMILY SALES APRIL 2020						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
2490 GLENCOE AVE	2	1	1161	1940	5848	\$1,550,000
551 INDIANA AVE	4	2	1639	1912	3780	\$1,600,000
1051 MARCO PL	3	1	1170	1947	4000	\$1,825,000
2408 BRYAN AVE	3	2	1370	1952	3898	\$1,950,000
1070 MARCO PL	4	4	2347	2019	4268	\$2,550,000
1200 PRESTON WAY	4	5	4360	2020	6051	\$4,400,000
1380 PRESTON WAY	5	6	5062	2016	10891	\$5,650,000
TOTAL SALES						\$19,525,000
AVERAGE SALES PRICE						\$2,789,286
AVERAGE \$ / SF						\$1,141

RESIDENTIAL INCOME SALES APRIL 2020							
STREET	UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
841 SUPERBA AVE	2	6	2	1838	1921	3145	\$1,500,000
335 5TH AVE	2	3	2	1700	1913	5268	\$1,895,000
1686 ELECTRIC AVE	2	4	3	1785	1921	4026	\$1,965,000
TOTAL SALES							\$5,360,000
AVERAGE SALES PRICE							\$1,786,667
AVERAGE \$ / SF							\$1,007

CONDOMINIUM SALES APRIL 2020					
STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE
2600 ABBOT KINNEY 2	2	3	1241	1980	\$1,041,000
741 MILDRED AVE #4	2	3	1817	2008	\$1,825,000
2006 PENMAR AVE	4	3	2429	1996	\$1,845,000
60 OZONE AVE	3	4	2443	2018	\$2,200,000
TOTAL SALES					\$6,911,000
AVERAGE SALES PRICE					\$1,727,750
AVERAGE \$ / SF					\$872

COMMERCIAL SALES APRIL 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

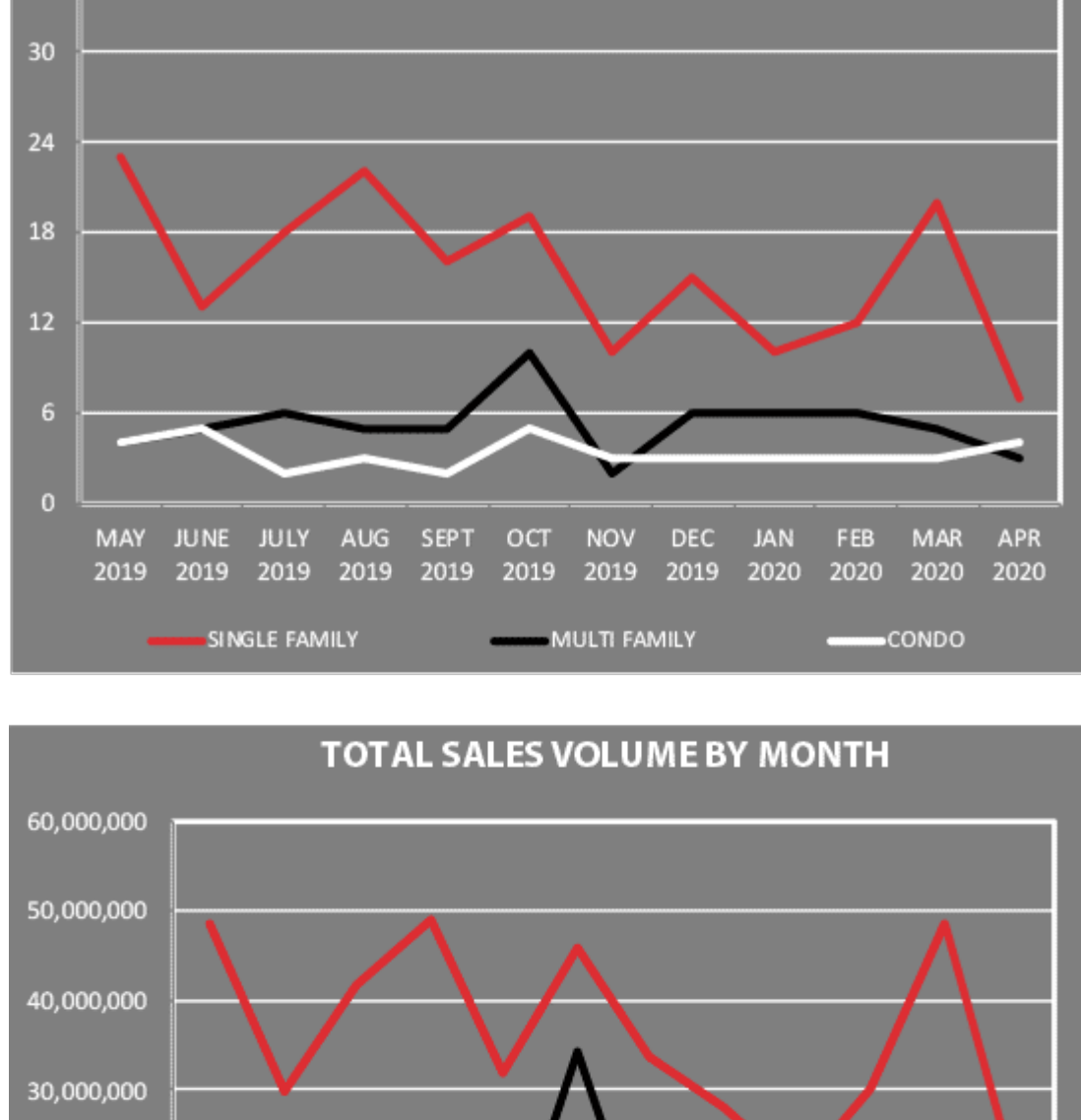
April Single Family Home Sales Comparison with Previous Month and a Year Ago ...



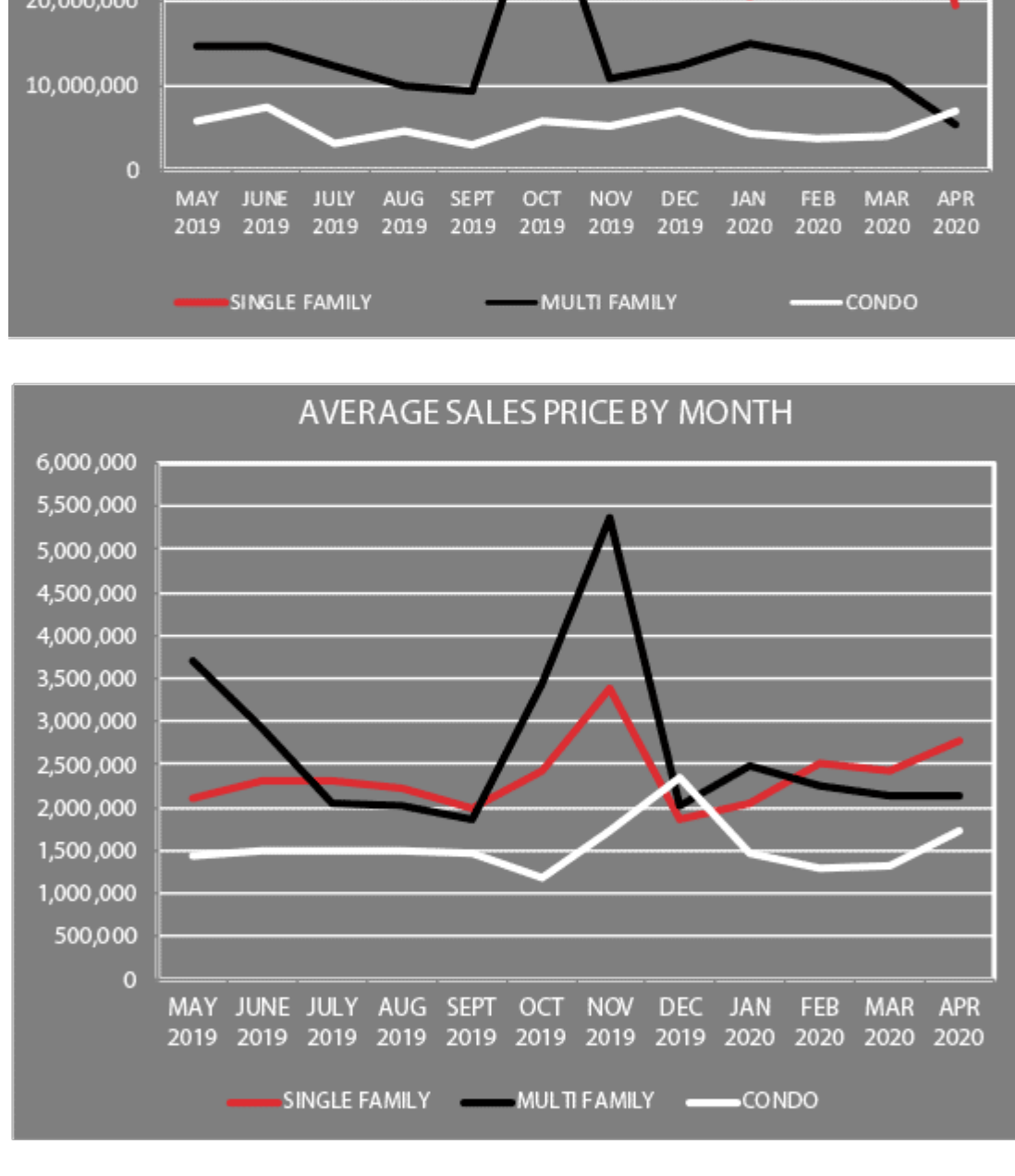
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[VIEW THE VENICE PROPERTY SALES FOR THE PAST 20 YEARS](#)

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



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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 !!!

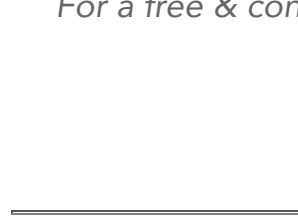
[CLICK HERE FOR YOUR FREE Home Valuation](#)



Venice Home Sales Prices Continue to Increase as the Volume Plummetts ...

The average sale price and price per square foot for single-family homes in April increased significantly when compared to the figures for last month. The average sale price (\$2,789,286) increased 14.9% from last month (\$2,427,470) and 21.2% from the April 2019 figure (2,301,100). The average price per square foot (\$1,141) increased 1.9% over last month (\$1,033) and 10.5% over a year ago (\$1,033) ...

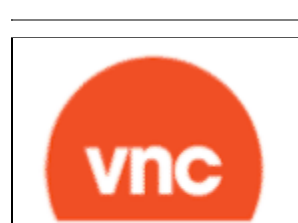
[Link to the report ... Download the report](#)



Venice Neighborhood Council Resumes Meetings via Zoom ...

Starting May 30th, the Venice Neighborhood Council is beginning holding their meetings online via Zoom. The meetings are open and everyone is encouraged to attend. Public comments are accommodated. This is a great way to stay on top of the happenings with our local government

[More info](#)



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

The surge of pandemic households in the US that has been set off by the coronavirus pandemic will reverberate not only for tenants but the owners of those properties as well. Whether you are an accidental landlord that has enjoyed income from your old primary residence or are depending on your multi-family real estate portfolio to provide the majority of your income in retirement, here is a summary of the obstacles and opportunities you need to consider ...

[Read more](#)



Venice Chamber of Commerce Virtual Happy Hour with South End Thursday, May 28th ...

Join VCC and South End to the Venice Chamber of Commerce Virtual Happy Hour on Thursday, May 28th from 5:30 - 6:30 pm. Connect online with Venice Chamber members and friends while enjoying your favorite pizza and wine from South End!

[Register now](#)



2 Designers Share Tips for Creating Stylish Kid-Friendly Rooms ...

In this episode of Houzz TV Live, producer Rick Spence talks with New York interior designers Erin Coren and Lina Galvao of Curated Nest. Erin gives tips for choosing durable fabrics like indoor-outdoor rugs and discusses storage pieces that hide kids' toys while still looking stylish enough for a formal living space ...

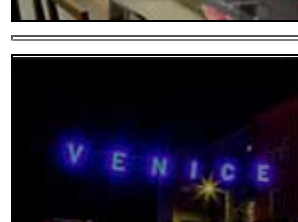
[Check out the video](#)



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 pipe wood dining patio. List price is \$2,550,000.

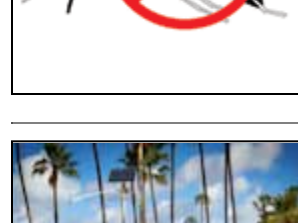
[See more](#)



New Venice Listing ...

Lives the California dream in the heart of the "hottest neighborhood in LA" ... close by 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. Enjoy the seamless indoor-outdoor flow to the private patio, ideal for entertaining, complete with lush landscaping, swim spa, built-in barbeque and romantic lighting. Truly fabulous 3 bedroom + 3 bath ... \$2,495,000.

[Visit the virtual open house](#)



Are "Hot Rooms" Cooling ???

Specialty spaces in a home provide a marketing hook for listings, but buyers may prize flexibility over a "man cave" or yoga nook. Flexible spaces or bonus rooms may well be the current coin of the realm for many buyers who need areas that can do double or triple duty.

[Read on](#)



The Venice Sign Shines Blue for Frontline Workers ...

The historic Venice Sign is lit blue for the month of May to honor the courage and sacrifices of essential frontline workers. The Venice Chamber of Commerce is grateful for their effort and is proud to say "thank you" with a bright blue Venice Sign ...

[Read More](#)



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](#)



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 ...

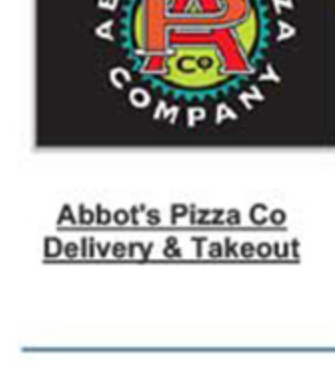
[Details](#)

Venice Restaurants Now Open for Online Ordering + Delivery + Takeout ...

Support Local Businesses

Local Restaurants Take-Out/Delivery/Offers/Online Ordering Options

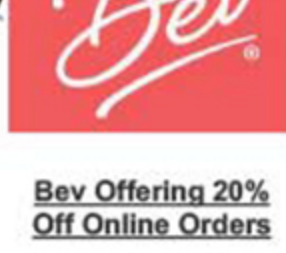
Venice Chamber of Commerce announces that these local restaurants are offering delivery and/or takeout services during this time.



Abbot's Pizza Co
Delivery & Takeout



Ben & Jerry's Venice Beach: Donate \$1 for a Gift



Bev Offering 20% Off Online Orders



Bluestone Lane Curbside Pickup



Firestone Walker Propagator: Beer To-Go



Great White Take-Out + Curbside Pickup



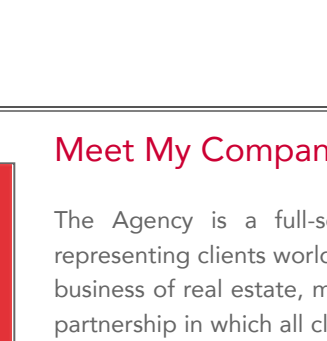
Greenleaf Salad Concierge & Wellness Kits



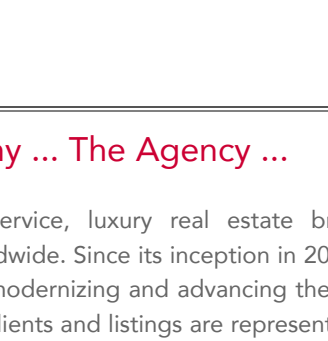
Hama Sushi 10% Off To-Go Orders



La Cabana Take-Out & Delivery



Salt & Straw Take-Out & Delivery



South End Venice: 20% Off Pickup Orders



Zinqué Take-Out & Delivery

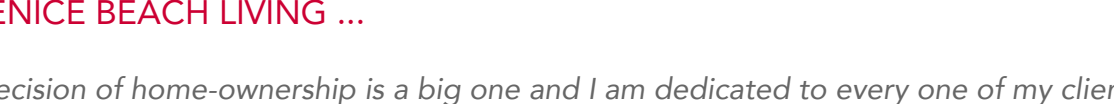
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The Agency is a full-service, luxury real estate brokerage and lifestyle company representing clients worldwide. Since its inception in 2011, The Agency has redefined the business of real estate, modernizing and advancing the industry by fostering 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 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 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 !!!

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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cj@cjcole.com

Website: VeniceDigs.com

DRE# 00960322

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