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# "VENICE STYLE" NOVEMBER 2020

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

Hi CJ ... As you may have noticed, I did not publish an October Venice Style newsletter and am very late getting the November issue to you. My apologies ... the last two months have found me extremely busy with this real estate business ... who would have anticipated it in the middle of the COVID restrictions !!!

## VENICE REAL ESTATE MARKET UPDATE

#### September 2020 Venice Property Sales ...

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

SINGL	E FA MI	LY S/	ALES	SEPTE	MBER 2	020	
STREET			BTH	SQ FT		LOT SZ	SALE PRICE
1338 ELECTRIC AVE		1	1	554	1922	931	\$950,000
517 VENICEWAY		2	1	779	1952	2247	\$1,050,000
124 THORNTON PL		2	1	936	1965	1824	\$1,144,000
2336 OCEAN AVE		3	2	1140	1955	2705	\$1,235,000
1047 MARCO PL		2	2	1176	1926	4000	\$1,315,000
1011 SUPERBA AVE		3	1	1619	1926	4800	\$1,350,000
1099 NOWITA PL		3	1	1008	1949	4782	\$1,350,000
1061 PALMS BLVD		2	1	712	1923	5750	\$1,356,000
862 FLOWER AVE		2	1	942	1925		
			-			4397	\$1,375,000
1082 AMOROSO PL		3	1	1125	1947	5869	\$1,425,000
2229 WALNUT AVE		3	2	1666	1965	5861	\$1,475,000
621 BOCCACCIO AVE		3	1	1512	1924	4000	\$1,500,000
607 CRESTMOORE PL		2	2	802	1922	2917	\$1,500,000
241 RUTH AVE		2	1	812	1924	4227	\$1,590,200
103 BROOKS AVE		3	2	1778	1905	2314	\$1,700,000
2404 CLEMENT AVE		3	2	1138	1950	3602	\$1,704,000
823 SUPERBA AVE		2	1	960	1923	3144	\$1,725,000
832 MARCO PL		2	1	1237	1920	3678	\$1,730,000
2330 WALNUT AVE		3	2	1310	1947	5848	\$1,730,000
2421 CLEMENT AVE		2	2	1306	1950	3600	\$1,795,000
900 FLOWER AVE		3	3	1715	1962	3146	\$1,795,000
24 18TH AVE		2	2	1266	1903	2641	\$2,060,000
675 SAN JUAN AVE		4	4	1800	1921	5205	\$2,200,000
835 SUPERBA AVE		4	3	2314	2000	3145	\$2,325,000
47 WAVECREST AVE		4	4	3800	1910	2790	\$2,500,000
2481 GLENCOE AVE 2125 LOUELLA AVE		4	3	2865	2020	5847	\$2,585,000
732 BROOKS AVE		4 3	5 3	3251 2966	2014 2011	5774 5203	\$2,850,000 \$2,875,000
2410 GRAND CANAL		3	3	3140	1989	2698	\$2,945,000
1064 PALMS BLVD		5	5	3412	1926	6062	\$2,945,000
623 CALIFORNIA AVE		1	2	2160	1985	7580	\$3,705,000
230 HORIZON AVE		4	4	3337	2020	2850	\$3,895,000
1383 VIENNA WAY		5	7	5164	2020	10897	\$4,925,000
1210 MORNINGSIDE		5	~		2020	10858	\$6,800,000
			9	/200	2020		
		2	9	7200	2020		
TOTAL SALES AVERAGE SALES PRICE		3	9	7200	2020		\$73,584,200 \$2,164,241
TOTAL SALES			9	7200	2020		\$73,584,200
TOTAL SALES AVERAGE SALES PRICE AVERAGE \$ / SF							\$73,584,200 \$2,164,241
TOTAL SALES AVERAGE SALES PRICE AVERAGE \$ / SF RESIDENT		сом	E SAL	es   sef	PTEMBE	R 2020	\$73,584,200 \$2,164,241 \$1,100
TOTAL SALES AVERAGE SALES PRICE AVERAGE \$ / SF RESIDENT STREET	UNITS	COM BDN	E SAL 1 BTH	ES   SEF SQ FT	PTEMBE YR BLT	R 2020 LOT SZ	\$73,584,200 \$2,164,241 \$1,100 SALE PRICE
TOTAL SALES AVERAGE SALES PRICE AVERAGE \$ / SF RESIDENT STREET 49 DUDLEY AVE	UNITS 3	COM BDM 3	E SAL I BTH 3	ES   SEF SQ FT 1670	PTEMBE YR BLT 1908	R 2020 LOT SZ 2985	\$73,584,200 \$2,164,241 \$1,100 SALE PRICE \$1,575,000
TOTAL SALES AVERAGE SALES PRICE AVERAGE \$ / SF RESIDENT STREET 49 DUDLEY AVE 523 MAIN ST	UNITS 3 5	COM BDN 3 5	E SAL I BTH 3 5	ES   SEF SQ FT 1670 1536	TEMBE YR BLT 1908 1925	R 2020 LOT SZ 2985 2638	\$73,584,200 \$2,164,241 \$1,100 SALE PRICE \$1,575,000 \$1,600,000
TOTAL SALES AVERAGE SALES PRICE AVERAGE \$ / SF RESIDENT STREET 49 DUDLEY AVE 523 MAIN ST 2484 LOUELLA AVE	UNITS 3 5 2	COM BDN 3 5 3	E SAL I BTH 3 5 2	ES   SEF SQ FT 1670 1536 720	PTEMBE YR BLT 1908 1925 1922	R 2020 LOT SZ 2985 2638 7798	\$73,584,200 \$2,164,241 \$1,100 SALE PRICE \$1,575,000 \$1,600,000 \$1,625,000
TOTAL SALES AVERAGE SALES PRICE AVERAGE \$ / SF RESIDENT STREET 49 DUDLEY AVE 523 MAIN ST	UNITS 3 5	COM BDN 3 5	E SAL I BTH 3 5	ES   SEF SQ FT 1670 1536	TEMBE YR BLT 1908 1925	R 2020 LOT SZ 2985 2638	\$73,584,200 \$2,164,241 \$1,100 SALE PRICE \$1,575,000 \$1,600,000 \$1,625,000
TOTAL SALES AVERAGE SALES PRICE AVERAGE \$ / SF RESIDENT STREET 49 DUDLEY AVE 523 MAIN ST 2484 LOUELLA AVE 2210 PENMAR AVE	UNITS 3 5 2 2	COM BDN 3 5 3 4	E SAL 1 BTH 3 5 2 3	ES   SEF SQ FT 1670 1536 720 2664	PTEMBE YR BLT 1908 1925 1922 1928	R 2020 LOT SZ 2985 2638 7798 6129	\$73,584,200 \$2,164,241 \$1,100 SALE PRICE \$1,575,000 \$1,600,000 \$1,625,000 \$1,775,000 \$1,845,000
TOTAL SALES AVERAGE SALES PRICE AVERAGE \$ / SF RESIDENT STREET 49 DUDLEY AVE 523 MAIN ST 2484 LOUELLA AVE 2210 PENMAR AVE 1770 WASHINGTON	UNITS 3 5 2 2 2 2	COM BDN 3 5 3 4 2	E SAL I BTH 3 5 2 3 4	ES   SEF SQ FT 1670 1536 720 2664 1662	PTEMBE YR BLT 1908 1925 1922 1928 1923	R 2020 LOT SZ 2985 2638 7798 6129 4205	\$73,584,200 \$2,164,241 \$1,100 SALE PRICE \$1,575,000 \$1,600,000 \$1,625,000 \$1,775,000 \$1,845,000 \$2,100,000
TOTAL SALES AVERAGE SALES PRICE AVERAGE \$ / SF RESIDENT STREET 49 DUDLEY AVE 523 MAIN ST 2484 LOUELLA AVE 2210 PENMAR AVE 1770 WASHINGTON 629 MILWOOD AVE	UNITS 3 5 2 2 2 2 2	COM BDN 3 5 3 4 2 2	E SAL 1 BTH 3 5 2 3 4 2	ES   SEF SQ FT 1670 1536 720 2664 1662 1804	PTEMBE YR BLT 1908 1925 1922 1928 1923 1920	R 2020 LOT SZ 2985 2638 7798 6129 4205 5406	\$73,584,200 \$2,164,241 \$1,100 SALE PRICE \$1,575,000 \$1,600,000 \$1,625,000 \$1,775,000 \$1,845,000 \$2,100,000
TOTAL SALES AVERAGE SALES PRICE AVERAGE \$ / SF RESIDENT STREET 49 DUDLEY AVE 523 MAIN ST 2484 LOUELLA AVE 2210 PENMAR AVE 1770 WASHINGTON 629 MILWOOD AVE 1610 VENICE BLVD	UNITS 3 5 2 2 2 2 2 2 2	COM BDN 3 5 3 4 2 2 3	E SAL 1 BTH 3 5 2 3 4 2 2 2	ES   SEF SQ FT 1670 1536 720 2664 1662 1804 1600	TEMBE YR BLT 1908 1925 1922 1928 1923 1920 1914	R 2020 LOT SZ 2985 2638 7798 6129 4205 5406 5956	\$73,584,200 \$2,164,241 \$1,100 SALE PRICE \$1,575,000 \$1,600,000 \$1,625,000 \$1,775,000 \$1,775,000 \$1,845,000 \$2,500,000
TOTAL SALES AVERAGE SALES PRICE AVERAGE \$ / SF RESIDENT STREET 49 DUDLEY AVE 523 MAIN ST 2484 LOUELLA AVE 2210 PENMAR AVE 1770 WASHINGTON 629 MILWOOD AVE 1610 VENICE BLVD 30 WAVECREST AVE	UNITS 3 5 2 2 2 2 2 2 3	COM BDN 3 5 3 4 2 2 3 3 3	E SAL 3 5 2 3 4 2 2 3	ES   SEF SQ FT 1670 1536 720 2664 1662 1804 1600 2111	PTEMBE YR BLT 1908 1925 1922 1928 1923 1920 1914 1904	R 2020 LOT SZ 2985 2638 7798 6129 4205 5406 5956 2699	\$73,584,200 \$2,164,241 \$1,100 SALE PRICE \$1,575,000 \$1,600,000 \$1,625,000 \$1,775,000 \$1,845,000 \$2,100,000 \$2,500,000 \$3,000,000
TOTAL SALES AVERAGE SALES PRICE AVERAGE \$ / SF RESIDENT STREET 49 DUDLEY AVE 523 MAIN ST 2484 LOUELLA AVE 2210 PENMAR AVE 1770 WASHINGTON 629 MILWOOD AVE 1610 VENICE BLVD 30 WAVECREST AVE 2209 OCEAN FRONT	UNITS 3 5 2 2 2 2 2 3 4	COM BDN 3 5 3 4 2 2 3 3 4	E SAL 1 BTH 3 5 2 3 4 2 2 3 4 2 3 4	ES   SEF SQ FT 1670 1536 720 2664 1662 1804 1600 2111 2176	TEMBE YR BLT 1908 1925 1922 1928 1923 1920 1914 1904 1910	R 2020 LOT SZ 2985 2638 7798 6129 4205 5406 5956 2699 2250	\$73,584,200 \$2,164,241 \$1,100 SALE PRICE \$1,575,000 \$1,600,000 \$1,625,000 \$1,775,000 \$1,845,000 \$2,500,000 \$2,500,000 \$3,360,000
TOTAL SALES AVERAGE SALES PRICE AVERAGE \$ / SF RESIDENT STREET 49 DUDLEY AVE 523 MAIN ST 2484 LOUELLA AVE 2210 PENMAR AVE 1770 WASHINGTON 629 MILWOOD AVE 1610 VENICE BLVD 30 WAVECREST AVE 2209 OCEAN FRONT 12 ROSE AVE	UNITS 3 5 2 2 2 2 2 3 4	COM BDN 3 5 3 4 2 2 3 3 4	E SAL 1 BTH 3 5 2 3 4 2 2 3 4 2 3 4	ES   SEF SQ FT 1670 1536 720 2664 1662 1804 1600 2111 2176	TEMBE YR BLT 1908 1925 1922 1928 1923 1920 1914 1904 1910	R 2020 LOT SZ 2985 2638 7798 6129 4205 5406 5956 2699 2250	\$73,584,200 \$2,164,241 \$1,100 SALE PRICE \$1,575,000 \$1,600,000 \$1,625,000 \$1,775,000 \$1,845,000 \$2,100,000 \$2,500,000 \$3,000,000 \$3,360,000
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TOTAL SALES AVERAGE SALES PRICE AVERAGE \$ / SF RESIDENT STREET 49 DUDLEY AVE 523 MAIN ST 2484 LOUELLA AVE 2210 PENMAR AVE 2210 PENMAR AVE 1770 WASHINGTON 629 MILWOOD AVE 1610 VENICE BLVD 30 WAVECREST AVE 2209 OCEAN FRONT 12 ROSE AVE TOTAL SALES AVERAGE SALES PRICE AVERAGE \$ / SF	UNITS 3 5 2 2 2 2 2 3 4 2 3	COM BDN 3 5 3 4 2 2 3 4 4 4	E SAL 1 BTH 3 5 2 3 4 2 2 3 4 4 4	ES   SEF SQ FT 1670 1536 720 2664 1662 1804 1600 2111 2176 3023	PTEMBE YR BLT 1908 1925 1922 1928 1923 1920 1914 1904 1910 1924	R 2020 LOT SZ 2985 2638 7798 6129 4205 5406 5956 2699 2250 6502	\$73,584,200 \$2,164,241 \$1,100 SALE PRICE \$1,575,000 \$1,600,000 \$1,625,000 \$1,625,000 \$1,775,000 \$1,845,000 \$2,500,000 \$3,000,000 \$3,360,000 \$3,746,000 \$2,312,600
TOTAL SALES AVERAGE SALES PRICE AVERAGE \$ / SF RESIDENT STREET 49 DUDLEY AVE 523 MAIN ST 2484 LOUELLA AVE 2210 PENMAR AVE 2210 PENMAR AVE 1770 WASHINGTON 629 MILWOOD AVE 1610 VENICE BLVD 30 WAVECREST AVE 2209 OCEAN FRONT 12 ROSE AVE TOTAL SALES AVERAGE SALES PRICE AVERAGE \$ / SF	UNITS 3 5 2 2 2 2 2 3 4 2 3	COM BDN 3 5 3 4 2 3 4 2 3 4 4 4	E SAL 1 BTH 3 5 2 3 4 2 3 4 2 3 4 4 4 4	ES   SEF SQ FT 1670 1536 720 2664 1662 1804 1600 2111 2176 3023	PTEMBE YR BLT 1908 1925 1922 1928 1923 1920 1914 1904 1910 1924	R 2020 LOT SZ 2985 2638 7798 6129 4205 5406 5956 2699 2250 6502	\$73,584,200 \$2,164,241 \$1,100 SALE PRICE \$1,575,000 \$1,600,000 \$1,625,000 \$1,625,000 \$1,775,000 \$1,845,000 \$2,100,000 \$3,000,000 \$3,000,000 \$3,746,000 \$2,312,600 \$1,219
TOTAL SALES AVERAGE SALES PRICE AVERAGE \$ / SF RESIDENT STREET 49 DUDLEY AVE 523 MAIN ST 2484 LOUELLA AVE 2210 PENMAR AVE 2210 PENMAR AVE 1770 WASHINGTON 629 MILWOOD AVE 1610 VENICE BLVD 30 WAVECREST AVE 2209 OCEAN FRONT 12 ROSE AVE TOTAL SALES AVERAGE SALES PRICE AVERAGE \$ / SF	UNITS 3 5 2 2 2 2 2 3 4 2 3	COM BDN 3 5 3 4 2 3 4 2 3 4 4 4	E SAL 1 BTH 3 5 2 3 4 2 2 3 4 4 4	ES   SEF SQ FT 1670 1536 720 2664 1662 1804 1600 2111 2176 3023	PTEMBE YR BLT 1908 1925 1922 1928 1923 1920 1914 1904 1910 1924	R 2020 LOT SZ 2985 2638 7798 6129 4205 5406 5956 2699 2250 6502	\$73,584,200 \$2,164,241 \$1,100 SALE PRICE \$1,575,000 \$1,625,000 \$1,625,000 \$1,775,000 \$1,845,000 \$2,500,000 \$2,500,000 \$3,360,000 \$3,360,000 \$3,746,000 \$2,312,600 \$1,219 SALE PRICE
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TOTAL SALES AVERAGE SALES PRICE AVERAGE \$ / SF RESIDENT STREET 49 DUDLEY AVE 523 MAIN ST 2484 LOUELLA AVE 2210 PENMAR AVE 1770 WASHINGTON 629 MILWOOD AVE 1610 VENICE BLVD 30 WAVECREST AVE 2209 OCEAN FRONT 12 ROSE AVE TOTAL SALES AVERAGE SALES PRICE AVERAGE \$ / SF CONDO	UNITS 3 5 2 2 2 2 2 3 4 2 3	COM BDN 3 5 3 4 2 2 3 4 2 3 4 4 4 5 3 4 4 2 3 3 4 4 2 3 3 4 4 2 2 3 3 4 2 2 3 2 3	E SAL 1 BTH 3 5 2 3 4 2 2 3 4 2 3 4 4 4 4 ALES 1 BTH 2	ES   SEF SQ FT 1670 1536 720 2664 1662 1804 1600 2111 2176 3023   SEPTE SQ FT 1188	PTEMBE YR BLT 1908 1925 1922 1928 1923 1920 1914 1904 1910 1924 MBER 2 YR BLT 1989	R 2020 LOT SZ 2985 2638 7798 6129 4205 5406 5956 2699 2250 6502	\$73,584,200 \$2,164,241 \$1,100 SALE PRICE \$1,575,000 \$1,600,000 \$1,625,000 \$1,625,000 \$1,775,000 \$1,845,000 \$2,500,000 \$2,500,000 \$3,360,000 \$3,360,000 \$3,746,000 \$3,746,000 \$2,312,600 \$2,312,600 \$2,312,600 \$1,219
TOTAL SALES AVERAGE SALES PRICE AVERAGE \$ / SF RESIDENT STREET 49 DUDLEY AVE 523 MAIN ST 2484 LOUELLA AVE 2210 PENMAR AVE 2210 PENMAR AVE 1770 WASHINGTON 629 MILWOOD AVE 1610 VENICE BLVD 30 WAVECREST AVE 2209 OCEAN FRONT 12 ROSE AVE TOTAL SALES AVERAGE SALES PRICE AVERAGE \$ / SF CONDO STREET 245 MAIN ST #111 235 MAIN ST #117	UNITS 3 5 2 2 2 2 2 3 4 2 2	COM BDN 3 5 3 4 2 2 3 4 2 3 4 4 4 5 3 4 4 2 3 8 DN 5 3 4 4 2 2 3 4 2 2 3 2 2 2	E SAL 1 BTH 3 5 2 3 4 2 3 4 2 3 4 2 3 4 4 4 8 1 BTH 2 2 2	ES   SEF SQ FT 1670 1536 720 2664 1662 1804 1600 2111 2176 3023   SEPTE SQ FT 1188 1188	TEMBE YR BLT 1908 1925 1922 1928 1923 1920 1914 1904 1910 1924 MBER 2 YR BLT 1989 1989	R 2020 LOT SZ 2985 2638 7798 6129 4205 5406 5956 2699 2250 6502	\$73,584,200 \$2,164,241 \$1,100 SALE PRICE \$1,575,000 \$1,600,000 \$1,625,000 \$1,625,000 \$1,775,000 \$1,845,000 \$2,500,000 \$2,500,000 \$3,360,000 \$3,360,000 \$3,746,000 \$3,746,000 \$2,312,600 \$2,312,600 \$2,312,600 \$1,219
TOTAL SALES AVERAGE SALES PRICE AVERAGE \$ / SF RESIDENT STREET 49 DUDLEY AVE 523 MAIN ST 2484 LOUELLA AVE 2210 PENMAR AVE 2210 PENMAR AVE 1770 WASHINGTON 629 MILWOOD AVE 1610 VENICE BLVD 30 WAVECREST AVE 2209 OCEAN FRONT 12 ROSE AVE TOTAL SALES AVERAGE SALES PRICE AVERAGE \$ / SF CONDO STREET 245 MAIN ST #111 235 MAIN ST #117 700 MAIN ST #13	UNITS 3 5 2 2 2 2 2 3 4 2 2	COM BDN 3 5 3 4 2 2 3 4 4 2 3 4 4 4 JM S BDN 2 2 2 2	E SAL 1 BTH 3 5 2 3 4 2 2 3 4 2 2 3 4 4 4 4 ALES 1 BTH 2 2 2 2	ES   SEF SQ FT 1670 1536 720 2664 1662 1804 1600 2111 2176 3023   SEPTE SQ FT 1188 1188 1600	PTEMBE YR BLT 1908 1925 1922 1928 1923 1920 1914 1904 1910 1924 MBER 2 YR BLT 1989 1989 2008	R 2020 LOT SZ 2985 2638 7798 6129 4205 5406 5956 2699 2250 6502	\$73,584,200 \$2,164,241 \$1,100 SALE PRICE \$1,575,000 \$1,600,000 \$1,625,000 \$1,625,000 \$1,775,000 \$1,845,000 \$2,500,000 \$3,000,000 \$3,360,000 \$3,746,000 \$3,746,000 \$3,746,000 \$2,312,600 \$2,312,600 \$1,219 SALE PRICE \$967,500 \$1,150,000 \$1,448,000
TOTAL SALES AVERAGE SALES PRICE AVERAGE \$ / SF RESIDENT STREET 49 DUDLEY AVE 523 MAIN ST 2484 LOUELLA AVE 2210 PENMAR AVE 1770 WASHINGTON 629 MILWOOD AVE 1610 VENICE BLVD 30 WAVECREST AVE 2209 OCEAN FRONT 12 ROSE AVE TOTAL SALES AVERAGE SALES PRICE AVERAGE \$ / SF CONDO STREET 245 MAIN ST #111 235 MAIN ST #117 700 MAIN ST #13 2014 PENMAR AVE	UNITS 3 5 2 2 2 2 2 3 4 2 2	COM BDN 3 5 3 4 2 2 3 4 4 2 3 4 4 4 JM S BDN 2 2 2 2	E SAL 1 BTH 3 5 2 3 4 2 2 3 4 2 2 3 4 4 4 4 ALES 1 BTH 2 2 2 2	ES   SEF SQ FT 1670 1536 720 2664 1662 1804 1600 2111 2176 3023   SEPTE SQ FT 1188 1188 1600	PTEMBE YR BLT 1908 1925 1922 1928 1923 1920 1914 1904 1910 1924 MBER 2 YR BLT 1989 1989 2008	R 2020 LOT SZ 2985 2638 7798 6129 4205 5406 5956 2699 2250 6502	\$73,584,200 \$2,164,241 \$1,100 SALE PRICE \$1,575,000 \$1,600,000 \$1,625,000 \$1,775,000 \$1,845,000 \$2,100,000 \$2,500,000 \$3,360,000 \$3,360,000 \$3,360,000 \$3,746,000 \$3,746,000 \$23,126,000 \$1,219 SALE PRICE \$967,500 \$1,150,000 \$1,448,000 \$1,500,000
TOTAL SALES AVERAGE SALES PRICE AVERAGE \$ / SF RESIDENT STREET 49 DUDLEY AVE 523 MAIN ST 2484 LOUELLA AVE 2210 PENMAR AVE 2210 PENMAR AVE 1770 WASHINGTON 629 MILWOOD AVE 1610 VENICE BLVD 30 WAVECREST AVE 2209 OCEAN FRONT 12 ROSE AVE TOTAL SALES AVERAGE SALES PRICE AVERAGE \$ / SF CONDO STREET 245 MAIN ST #111 235 MAIN ST #117 700 MAIN ST #13 2014 PENMAR AVE TOTAL SALES	UNITS 3 5 2 2 2 2 2 3 4 2 2	COM BDN 3 5 3 4 2 2 3 4 4 2 3 4 4 4 JM S BDN 2 2 2 2	E SAL 1 BTH 3 5 2 3 4 2 2 3 4 2 2 3 4 4 4 4 ALES 1 BTH 2 2 2 2	ES   SEF SQ FT 1670 1536 720 2664 1662 1804 1600 2111 2176 3023   SEPTE SQ FT 1188 1188 1600	PTEMBE YR BLT 1908 1925 1922 1928 1923 1920 1914 1904 1910 1924 MBER 2 YR BLT 1989 1989 2008	R 2020 LOT SZ 2985 2638 7798 6129 4205 5406 5956 2699 2250 6502	\$73,584,200 \$2,164,241 \$1,100 \$1,60,000 \$1,625,000 \$1,625,000 \$1,625,000 \$1,775,000 \$1,775,000 \$1,845,000 \$2,500,000 \$3,360,000 \$3,746,000 \$3,746,000 \$3,746,000 \$3,746,000 \$3,746,000 \$3,746,000 \$1,219 \$2,312,600 \$1,219
TOTAL SALES AVERAGE SALES PRICE AVERAGE \$ / SF RESIDENT STREET 49 DUDLEY AVE 523 MAIN ST 2484 LOUELLA AVE 2210 PENMAR AVE 2210 PENMAR AVE 1770 WASHINGTON 629 MILWOOD AVE 1610 VENICE BLVD 30 WAVECREST AVE 2209 OCEAN FRONT 12 ROSE AVE TOTAL SALES AVERAGE SALES PRICE AVERAGE \$ / SF CONDO STREET 245 MAIN ST #111 235 MAIN ST #117 700 MAIN ST #13 2014 PENMAR AVE TOTAL SALES AVERAGE SALES PRICE AVERAGE SALES PRICE AVERAGE SALES PRICE AVERAGE SALES PRICE	UNITS 3 5 2 2 2 2 3 4 2 3 4 2 0 MINIU	COM BDN 3 5 3 4 2 2 3 4 4 4 5 3 4 4 4 5 3 4 4 2 2 3 8 DN 5 3 4 2 2 3 3 4 4 2 3 3 4 4 2 3 3 4 4 2 3 3 4 4 2 3 3 4 2 3 3 4 2 3 3 4 2 3 3 4 3 5 3 3 4 3 5 3 4 2 3 3 4 3 5 3 3 4 2 3 3 4 2 3 3 4 2 3 3 4 3 5 3 3 4 2 3 3 4 2 3 3 4 2 3 3 4 2 3 3 4 3 3 4 3 5 3 3 4 2 3 3 4 3 5 3 3 4 3 5 3 3 4 3 5 3 3 4 2 3 3 4 3 5 3 3 3 4 3 5 3 3 4 4 2 2 3 3 3 4 4 2 3 3 3 4 4 3 5 3 3 4 3 5 3 3 4 4 3 5 3 3 4 4 3 5 3 3 4 4 3 3 3 4 4 3 3 3 4 4 3 3 3 4 4 3 3 3 3 3 3 3 4 4 3 3 3 4 4 3 3 3 4 4 3 3 3 4 4 3 3 3 4 4 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 4 4 3	E SAL 1 BTH 3 5 2 3 4 2 3 4 2 3 4 4 2 3 4 4 4 8 TH 2 2 2 3	ES   SEF SQ FT 1670 1536 720 2664 1662 1804 1600 2111 2176 3023   SEPTE SQ FT 1188 1188 1600 2007	PTEMBE YR BLT 1908 1925 1922 1928 1923 1920 1914 1904 1910 1924 MBER 2 YR BLT 1989 1989 2008 1996	R 2020 LOT SZ 2985 2638 7798 6129 4205 5406 5956 2699 2250 6502	\$73,584,200 \$2,164,241 \$1,100 SALE PRICE \$1,575,000 \$1,600,000 \$1,625,000 \$1,625,000 \$1,775,000 \$1,775,000 \$1,845,000 \$2,500,000 \$3,000,000 \$3,746,000 \$3,746,000 \$3,746,000 \$3,746,000 \$2,312,600 \$1,219 SALE PRICE \$967,500 \$1,150,000 \$1,448,000 \$1,448,000 \$1,448,000 \$1,500,000
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#### October 2020 Venice Property Sales ...

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

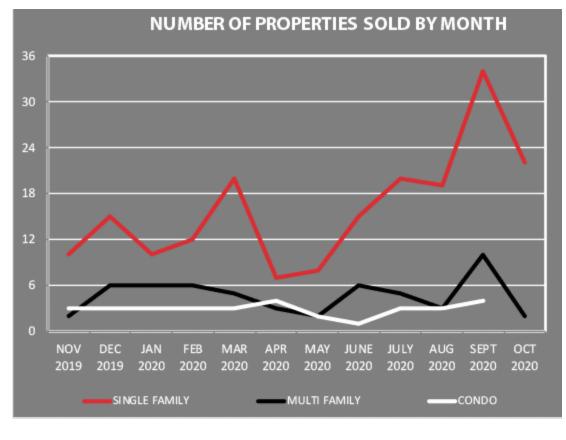
SINGLE	FAMILY	SALES	і і осто	OBER 20	20	
STREET	BDI	N BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
846 FLOWER AVE	2	1	942	1946	4397	\$987,500
2543 WALNUT AVE	3	1	958	1910	6096	\$1,325,000
2480 GLENCOE AVE	2	1	1014	1921	5848	\$1,460,000
1033 AMOROSO PL	2	1	945	1924	4332	\$1,500,000
1122 GRANT AVE	2	1	1226	1929	4197	\$1,725,000
2413 CLOY AVE	3	2	1408	1950	3603	\$1,781,000
721 AMOROSO PL	2	2	1369	1914	3600	\$1,900,000
871 COMMONWEALTH AVE	4	2	1616	1962	4151	\$1,950,000
2007 DELL AVE	4	3	2140	1974	3003	\$1,960,000
917 MAIN ST	3	3	1385	1978	1208	\$2,075,000
2413 MCKINLEY AVE	4	2	1850	1950	3824	\$2,100,000
338 RENNIE AVE	4	3	2474	2014	2125	\$2,200,000
509 GRAND BLVD	4	4	1952	2011	2701	\$2,215,000
2335 LOUELLA AVE	3	3	2088	1955	6108	\$2,215,000
241 WINDWARD AVE	3	3	2152	1912	2850	\$2,475,000
2005 GLENCOE AVE	4	4	2590	2013	5460	\$2,575,000
1038 PLEASANTVIEW AVE	3	3	2014	2014	4628	\$2,975,000
639 SANTA CLARA AVE	4	5	4280	2018	5182	\$3,200,000
2106 GLENCOE AVE	5	6	3178	2020	5779	\$3,530,000
720 INDIANA AVE	5	4	3496	2015	5281	\$3,900,000
1623 CRESCENT PL	5	6	3004	1927	4148	\$4,800,000
1360 PALMS BLVD	5	7	5990	2020	10889	\$5,338,125
TOTAL SALES						\$54,186,625
AVERAGE SALES PRICE						\$2,463,028
AVERAGE \$ / SF						\$1,127
RESIDENTI	AL INCO	ME SA	LES   O	CTOBER	2020	
STREET U	NITS BDI	n Blh	SQ FT	YR BLT	LOT SZ	SALE PRICE
740 FLOWER AVE	35	3	2367	1951	5795	\$1,525,000
664 WESTMINSTER AVE	24	2	1812	1946	5199	\$2,010,000
TOTAL SALES						\$3,535,000
AVERAGE SALES PRICE						\$1,767,500
AVERAGE \$ / SF						\$846
CONDO	MINIUM	SALES	5   ОСТ(	OBER 20	20	
STREET	BDI	n Blh	SQ FT	YR BLT		SALE PRICE
30 25TH AVE #C	1	1	720	1929	2643	\$980,000
217 4TH AVE #2	1	2	858	1990	5895	\$1,050,000
612 FLOWER AVE #B	3	3	1483	1989	5750	\$1,220,000
200 PACIFIC AVE #B	2	3	1280	1986	5065	\$1,350,000
TOTAL SALES						\$4,600,000
AVERAGE SALES PRICE						\$1,150,000
AVERAGE \$ / SF						\$1,060
VACAN	TLAND	SALES	осто	DBER 20	20	
	IT LAND	SALES	осто	)BER 20	20 LOT SZ	SALE PRICE
VACAN STREET 688 WESTMINSTER AVE	IT LAND	SALES	осто	)BER 20		SALE PRICE \$5,830,000

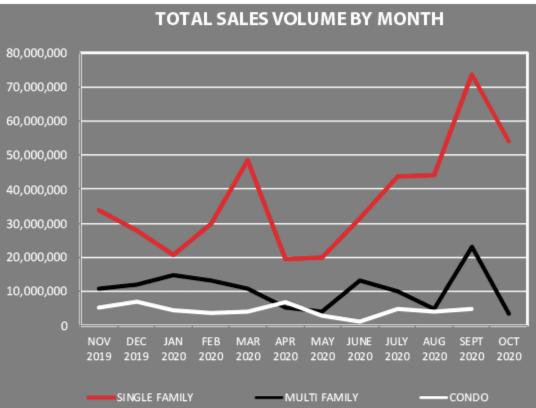
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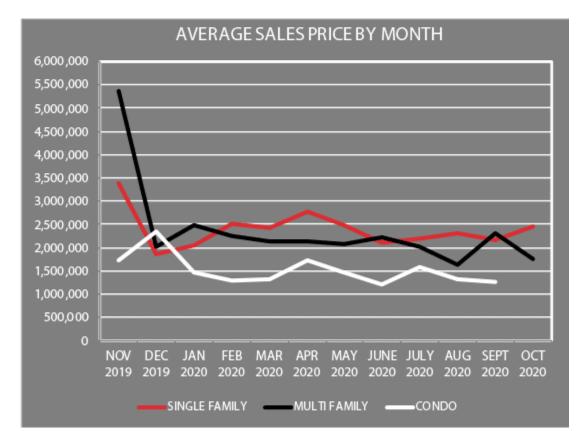
Sales are for all of Venice and do not necessarily represent sales of CJ Cole. Information is compiled from CoreLogic and the MLS/CLAW. Sources are deemed reliable; however, no representation of any kind is made as to its accuracy

VIEW THE VENICE PROPERTY SALES FOR THE PAST 21 YEARS

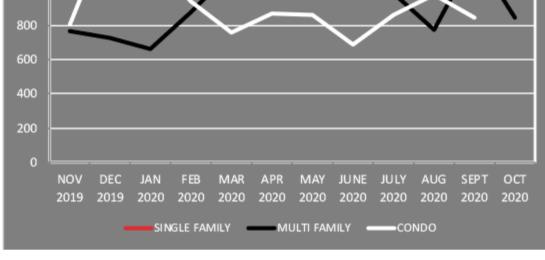
September and October Venice Home Sales Soar While Average Selling Price and Price per Square Foot Remain Even ...







AVERAGE PRICE / SQUARE FOOT BY MONTH



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	Home valuation
	September Venice Home Sales Reach a 2 1/2 Year High
SOLD TOTAL SALES VOLUME + 67% Last Month + 131% Up from Last Year	The total sales volume of Venice single-family homes (\$73,584,200) increased dramatically in September 67.4% over last month (\$43,969.015) and up 131.0% compared to a year ago (\$31,858,350) the highest month since June 2018
+131% Up from Last Year	Link to the report Download the September report
	Venice Single-Family Home Sales Continue at a Brisk Pace in October
HOMES IN ESCROW - 20% Down from Last Month + 60% Up from Last Year	The average sale price for single-family homes in October increased when compared to the figures for last month and October a year ago. The average sale price (\$2,463,028) increased 13.8% from last month (\$2,164,241) and 1.7% from October 2019 (\$2,421,386)
	Link to the report Download the October report
	Price Improvement Stunning Venice Canal Home
	On an island in the Venice Canals, this warm, inviting home is extensively remodeled with exquisite taste, custom quality, and timeless contemporary flourishes designed for casual entertaining and stylish everyday living 3 bedrooms   3 baths   huge canal-front yard + boat dock. NOW \$2,995,000 !!!
	<u>See more</u>
	New Lease 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.
and the second	<u>More info</u>
	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 celling elements. Newly renovated community restrooms. Five units currently available from 1050 sf and up. List price starts at \$4050 a month.
	Download the brochure
	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.
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## CJ COLE, ASSOCIATE BROKER

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310.773.6945 cj@cjcole.com

Website: <u>VeniceDigs.com</u> DRE# 00960322

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