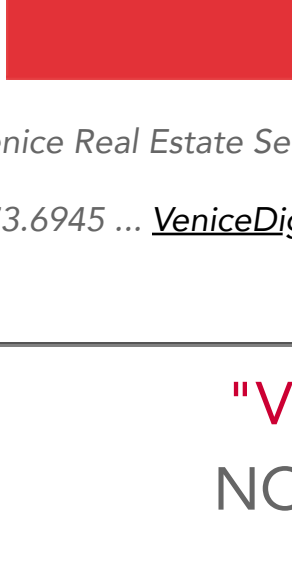
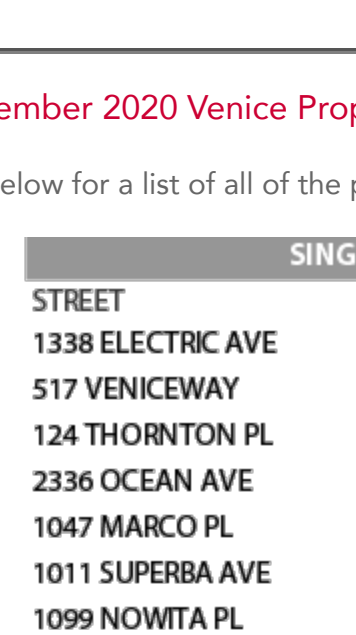


Subject: CJ ... Your Venice Style ... November 2020 ... It's Priceless (Free)
 From: CJ Cole <cj16@cjcole.com>
 Date: 11/30/20, 9:32 AM
 To: CJ Cole <cj16@cjcole.com>



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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.

SINGLE FAMILY SALES SEPTEMBER 2020						
STREET	BDM	BTH	SQ FT	YR BLT	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	1946	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
243 BROOKS AVE	3	2	1778	1950	2314	\$1,700,000
1404 CLEMENT AVE	3	2	1138	1950	3602	\$1,704,000
823 SUPERBA AVE	2	1	960	1923	3144	\$1,725,000
2320 MARCO PL	2	1	1237	1920	3678	\$1,730,000
8330 WALNUT AVE	3	2	1310	1947	5848	\$1,730,000
2421 CLEMENT AVE	2	2	1306	1950	3000	\$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	4	3	2865	2020	5847	\$2,585,000
2125 LOUELLA AVE	4	5	3251	2014	5774	\$2,850,000
732 BROOKS AVE	3	3	2966	2011	5203	\$2,875,000
2410 GRAND CANAL	3	3	3140	1989	2698	\$2,945,000
1064 PALMS BLVD	5	5	3412	1926	6062	\$3,125,000
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	9	7200	2020	10858	\$6,800,000
TOTAL SALES						\$73,584,200
AVERAGE SALES PRICE						\$2,164,241
AVERAGE \$ / SF						\$1,100

RESIDENTIAL INCOME SALES SEPTEMBER 2020							
STREET	UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
49 DUDLEY AVE	3	3	3	1670	1908	2985	\$1,575,000
523 MAIN ST	5	5	5	1536	1925	2638	\$1,600,000
2484 LOUELLA AVE	2	3	2	720	1922	7798	\$1,625,000
2210 PENMAR AVE	2	4	3	2644	1968	6129	\$1,775,000
177 WASHINGTON	2	2	4	1662	1923	4205	\$1,845,000
629 MILWOOD AVE	2	2	2	1804	1920	5406	\$2,100,000
1610 VENICE BLVD	2	3	2	1600	1914	5956	\$2,500,000
30 WAVECREST AVE	3	3	3	2111	1904	2699	\$3,000,000
2209 OCEAN FRONT	4	4	4	2176	1910	2250	\$3,360,000
12 ROSE AVE	2	4	4	3023	1924	6502	\$3,746,000
TOTAL SALES							\$23,126,000
AVERAGE SALES PRICE							\$2,312,600
AVERAGE \$ / SF							\$1,219

CONDOMINIUM SALES SEPTEMBER 2020					
STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE
245 MAIN ST #111	2	2	1188	1989	\$967,500
235 MAIN ST #117	2	2	1188	1989	\$1,150,000
700 MAIN ST #13	2	2	1600	2008	\$1,448,000
2014 PENMAR AVE	3	3	2007	1996	\$1,500,000
TOTAL SALES					\$5,065,500
AVERAGE SALES PRICE					\$1,263,375
AVERAGE \$ / SF					\$847

COMMERCIAL SALES SEPTEMBER 2020					
STREET	SQ FT	YR BLT	LOT SZ	SALE PRICE	
512 ROSE AVE	109682	2011	60448	\$65,000,000	

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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 OCTOBER 2020						
STREET	BDM	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

RESIDENTIAL INCOME SALES OCTOBER 2020							
STREET	UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
740 FLOWER AVE	3	5	3	2367	1951	5795	\$1,150,000
664 WESTMINSTER AVE	2	4	2	1812	1946	5199	\$2,010,000
TOTAL SALES							\$3,535,000
AVERAGE SALES PRICE							\$1,767,500
AVERAGE \$ / SF							\$846

CONDOMINIUM SALES OCTOBER 2020						
STREET	BDM	BTH	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	5605	\$1,350,000
TOTAL SALES						\$4,600,000
AVERAGE SALES PRICE						\$1,150,000
AVERAGE \$ / SF						\$1,060

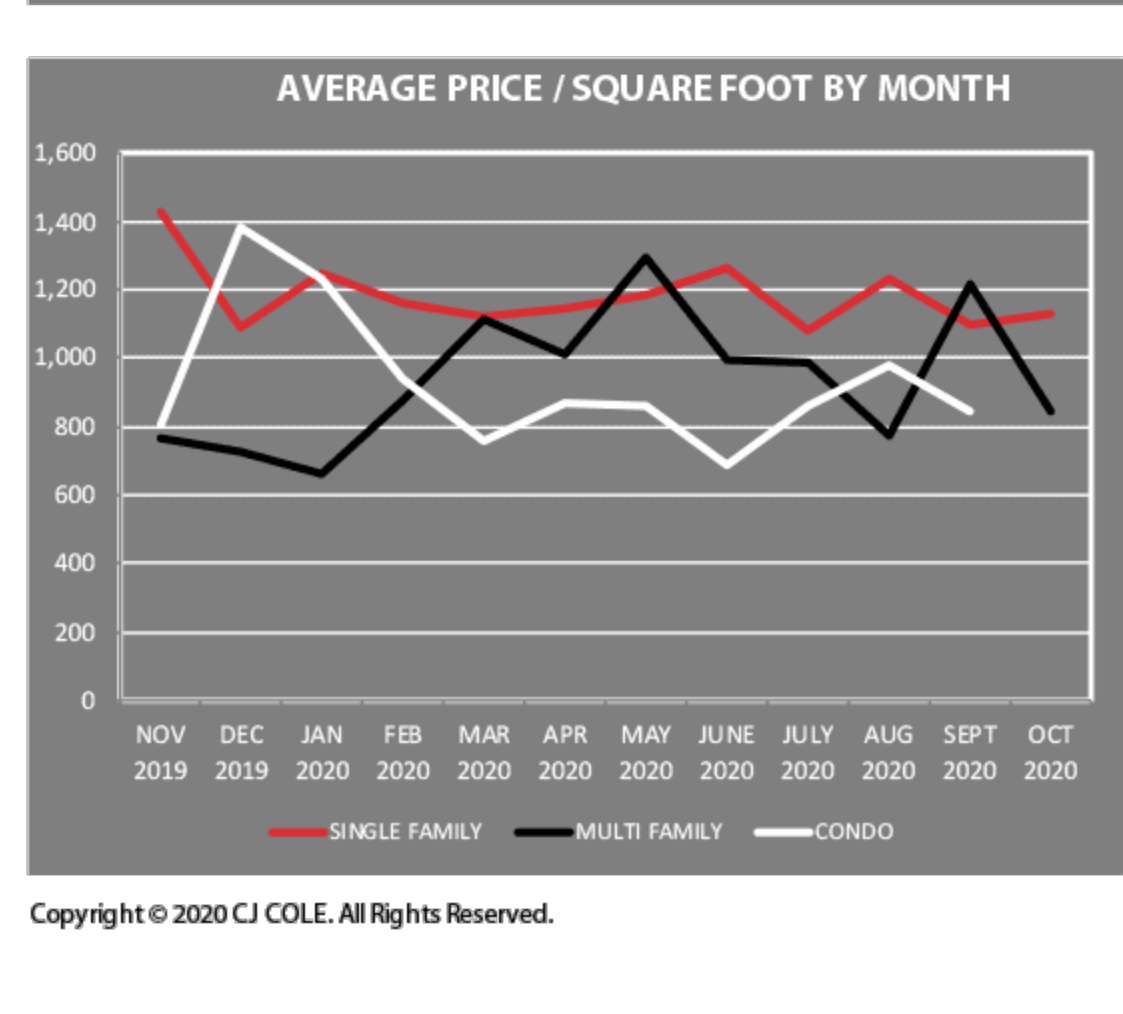
VACANT LAND SALES OCTOBER 2020					
STREET	LOT SZ	SALE PRICE			
688 WESTMINSTER AVE	11269	\$5,830,000			

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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/CILAW. 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 ...



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September Venice Home Sales Reach a 2 1/2 Year High ...

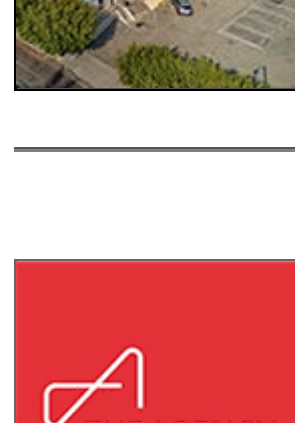
The total sales volume of Venice single-family homes (\$73,584,200) increased dramatically in September ... 67.4% over last month (\$43,969,015) and up 131.0% compared to a year ago (\$31,858,350) ... the highest month since June 2018. ...

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

Venice Single-Family Home Sales Continue at a Brisk Pace in October ...

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 (\$2,443,028) increased 13.8% from last month (\$2,164,241) and 1.7% from October 2019 (\$2,421,386) ...

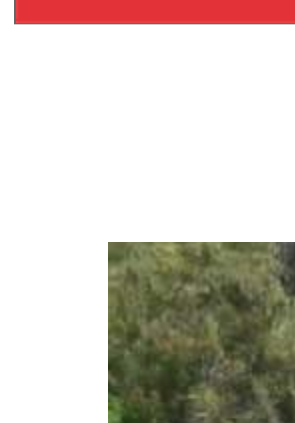
[Link to the report](#) [Download the October report](#)



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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 !!!

[See more](#)



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.

[More info](#)



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Prime creative office spaces in an historic Venice Industrial building. Units feature high ceilings (many with lofts), original cement floors, skylights, and exposed ceiling elements. Newly renovated community restrooms. Five units currently available from 1050 sf and up. List price starts at \$4050 a month.

[Download the brochure](#)

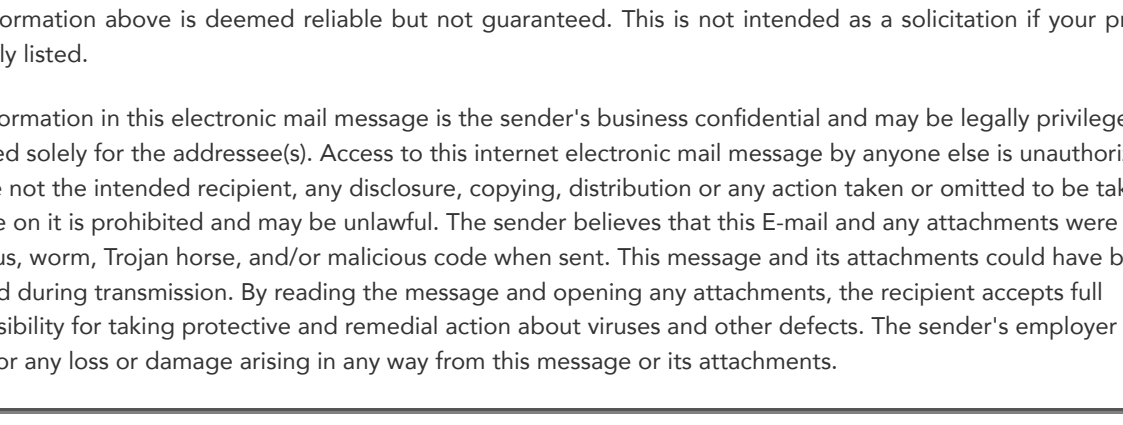
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CJ COLE, ASSOCIATE BROKER

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DRE# 00960322

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