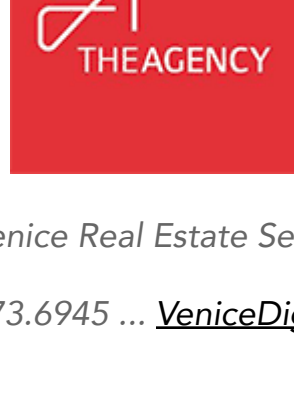


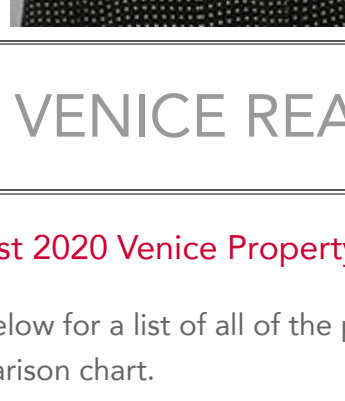
Subject: CJ ... Your Venice Style ... September 2020 ... It's Priceless (Free)
 From: CJ Cole <cj16@cjcole.com>
 Date: 9/30/20, 2:04 PM
 To: CJ Cole <cj16@cjcole.com>

Hi CJ ...



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

310.773.6945 ... VeniceDigs.com



"VENICE STYLE" SEPTEMBER 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

August 2020 Venice Property Sales ...

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

SINGLE FAMILY SALES AUGUST 2020						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
2369 BEACH AVE	1	1	600	1915	2600	\$1,100,000
1425 CABRILLO AVE	2	1	736	1921	2551	\$1,100,000
227 SAN JUAN AVE	2	2	928	1967	1934	\$1,375,000
2325 BOONE AVE	2	1	860	1954	3606	\$1,545,000
2238 WALNUT AVE	2	1	1280	1923	5844	\$1,655,000
1001 VERNON AVE	3	2	1086	1951	4576	\$1,690,000
1030 OAKWOOD AVE	3	2	1600	1954	3806	\$1,800,000
330 VENICE WAY	3	3	1552	2008	2285	\$1,910,000
1088 NOWITA PL	3	2	1642	1926	4777	\$1,910,000
1126 VICTORIA AVE	2	1	1392	1925	9104	\$2,015,000
1040 VICTORIA AVE	4	2	2206	1920	10556	\$2,050,000
815 COEUR D ALENE AVE	3	4	2140	1913	4201	\$2,150,000
2001 GLENCOE AVE	2	1	730	1925	7164	\$2,175,000
720 BROOKS AVE	3	3	2522	2012	2462	\$2,350,000
416 SHERMAN CANAL	3	2	1326	1910	2850	\$2,544,015
2009 GLENCOE AVE	4	5	3123	2016	5459	\$3,500,000
2324 BOONE AVE	3	4	3911	2005	5004	\$3,800,000
805 HAMPTON DR	5	9	3829	1911	9570	\$3,800,000
2216 SUPERIOR AVE	2	1	4131	1923	7806	\$5,500,000
TOTAL SALES						\$43,969,015
AVERAGE SALES PRICE						\$2,314,159
AVERAGE \$ / SF						\$1,235

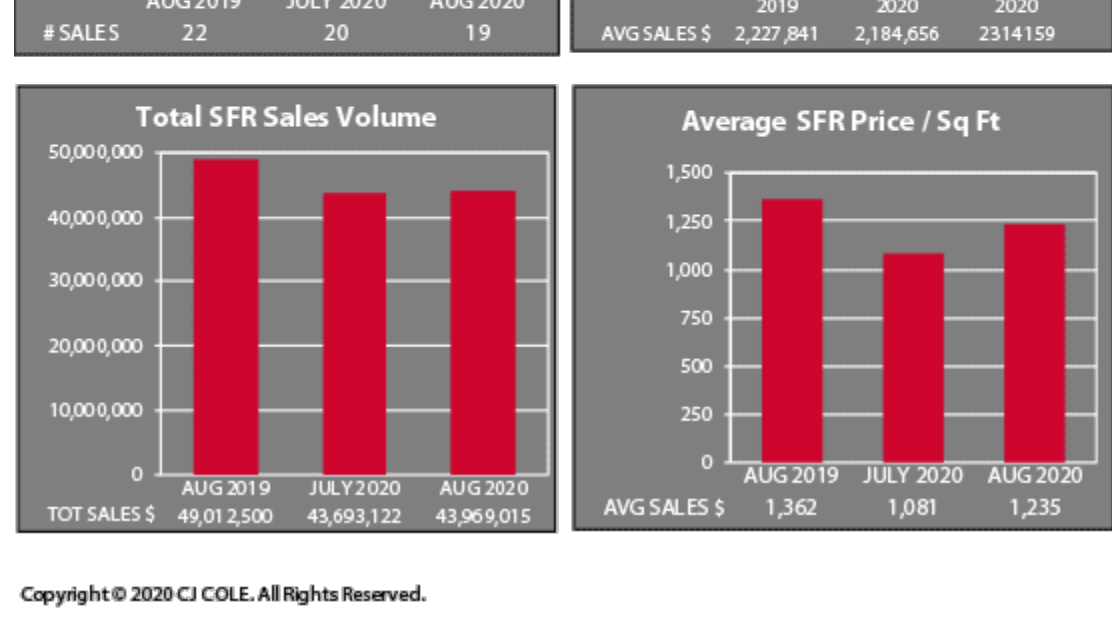
RESIDENTIAL INCOME SALES AUGUST 2020							
STREET	UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
2513 LINCOLN BLVD	2	1	2	1895	2013	1866	\$1,150,000
940 PALMS BLVD	2	2	2	1182	1916	5297	\$1,700,000
24 30TH AVE	2	6	5	3270	1969	2651	\$2,900,000
TOTAL SALES							\$4,900,000
AVERAGE SALES PRICE							\$1,633,333
AVERAGE \$ / SF							\$772

CONDOMINIUM SALES AUGUST 2020						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
700 MAIN ST #4	1	2	1430	2008	26075	\$1,199,000
1121 ABBOT KINNEY BLVD #6	2	2	985	2005	10102	\$1,300,000
546 ROSE AVE #2	2	2	1602	2001	5526	\$1,450,000
TOTAL SALES						\$3,949,000
AVERAGE SALES PRICE						\$1,316,333
AVERAGE \$ / SF						\$983

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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.

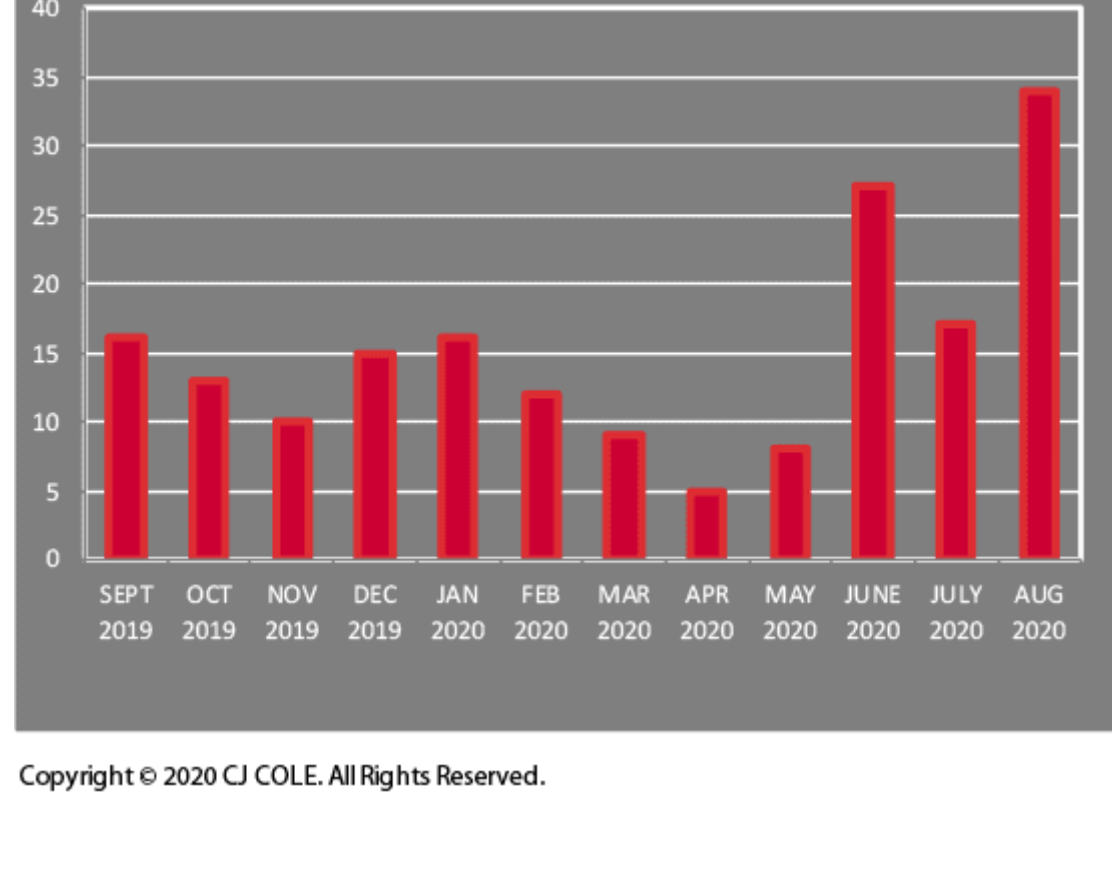
August Single Family Home Sales Comparison with Previous Month and a Year Ago ...



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

The Number of Venice Homes in Escrow Soars in August ...



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



The Number of Venice Homes in Escrow Soars in August ...

According to the Multiple Listing Service, there were 34 homes in escrow at the end of the August 2020, up 200.0% from July 2020 (17) and 136.0% when compared to last August (25) ...

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



Just Listed ... 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.

[See more](#)



Just Listed + Leased ... Venice Creative Live/Work Loft ...

In the highly sought-after Venice Art Lofts, a perfect for creative office space or a terrific live/work environment. 1800 sf open floor plan with a bedroom loft + 2 baths. First floor in center of complex ... handicap accessible. Listed + leased at \$5500 /month.

[See more](#)



Sold ... Magical Garden Compound For Sale in Venice ... Full Price

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 \$2,200,000.

[See more](#)

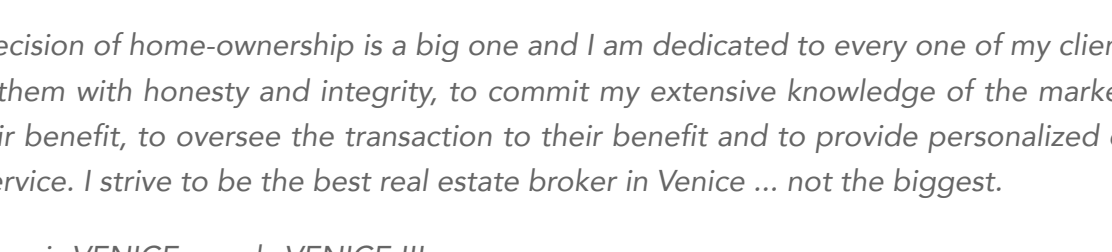


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AT VENICE BEACH LIVING ...

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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

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DRE# 00960322

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