

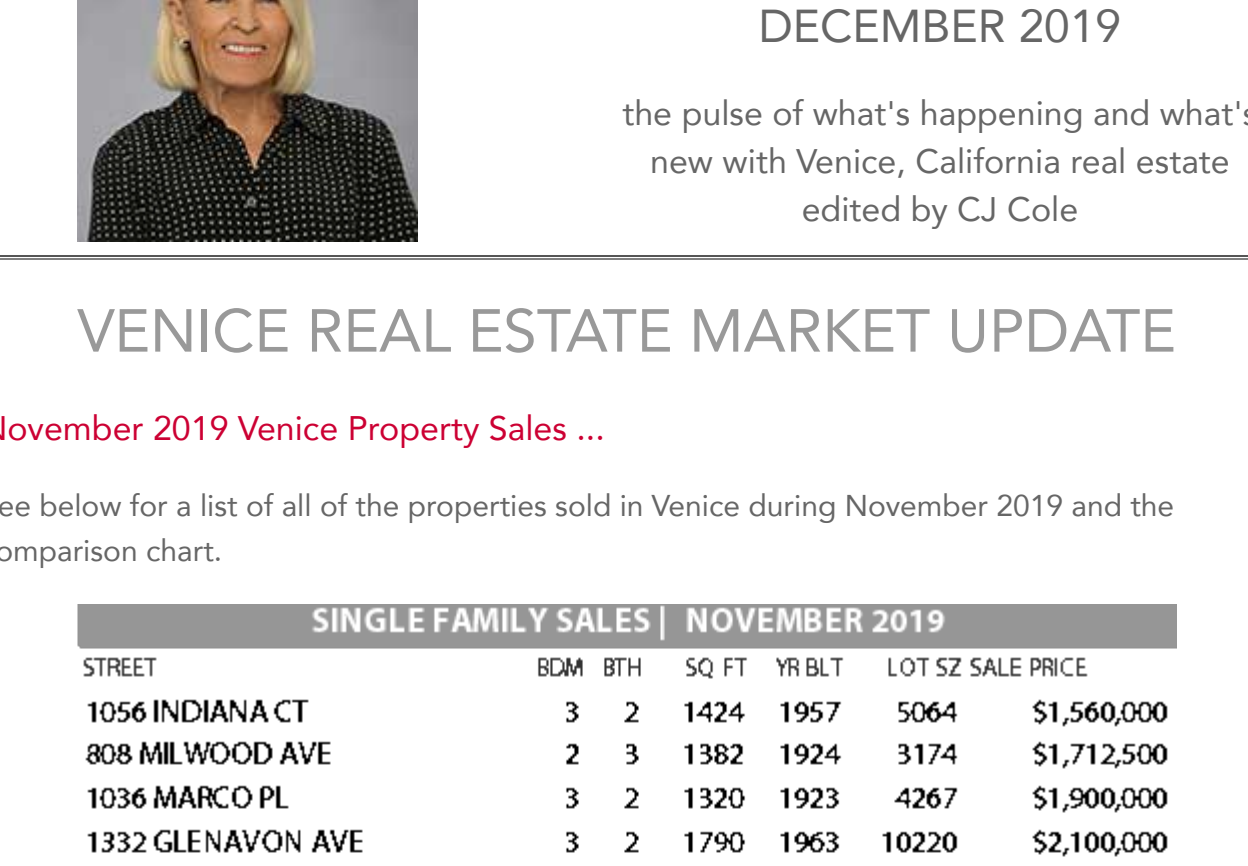
Subject: Venice Style ... December 2019 ... It's Priceless (Free)
 From: CJ Cole <cj16@cjcole.com>
 Date: 12/22/19, 12:53 PM
 To: CJ Cole <cj16@cjcole.com>

Hi CJ ...

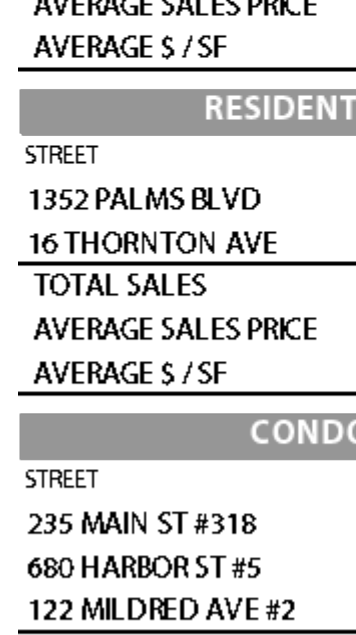


CJ Cole ... Exclusively Venice Real Estate Service ... Beyond Ordinary

310.773.6945 ... VeniceDigs.com



Wishing You and Your Loved Ones the Happiest and Healthiest of Times During this Holiday Season and a Most Prosperous 2020 !!!



"VENICE STYLE"

DECEMBER 2019

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

VENICE REAL ESTATE MARKET UPDATE

November 2019 Venice Property Sales ...

See below for a list of all of the properties sold in Venice during November 2019 and the comparison chart.

SINGLE FAMILY SALES NOVEMBER 2019					
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ SALE PRICE
1056 INDIANA CT	3	2	1424	1957	5064 \$1,560,000
808 MILWOOD AVE	2	3	1382	1924	3174 \$1,712,500
1036 MARCO PL	3	2	1320	1923	4267 \$1,900,000
1332 GLENAVON AVE	3	2	1790	1963	10220 \$2,100,000
2919 GRAYSON AVE	3	3	2689	2013	5096 \$2,600,000
212 SHERMAN CANAL	2	3	1865	1977	3517 \$3,000,000
1519 WALNUT AVE	4	5	3194	2019	6005 \$3,400,000
901 FLOWER AVE	4	4	3679	2017	7294 \$4,500,000
20 OZONE AVE	3	3	3068	1998	4982 \$4,570,000
832 AMOROSO PL	3	3	3298	2015	6837 \$8,500,000
TOTAL SALES					\$33,842,500
AVERAGE SALES PRICE					\$3,384,250
AVERAGE \$ / SF					\$1,427

RESIDENTIAL INCOME SALES NOVEMBER 2019						
STREET	UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ SALE PRICE
1352 PALMS BLVD	2	6	4	4476	1923	10893 \$4,888,000
16 THORNTON AVE	17	0	17	9546	1913	3597 \$5,850,000
TOTAL SALES						\$10,738,000
AVERAGE SALES PRICE						\$631,647
AVERAGE \$ / SF						\$766

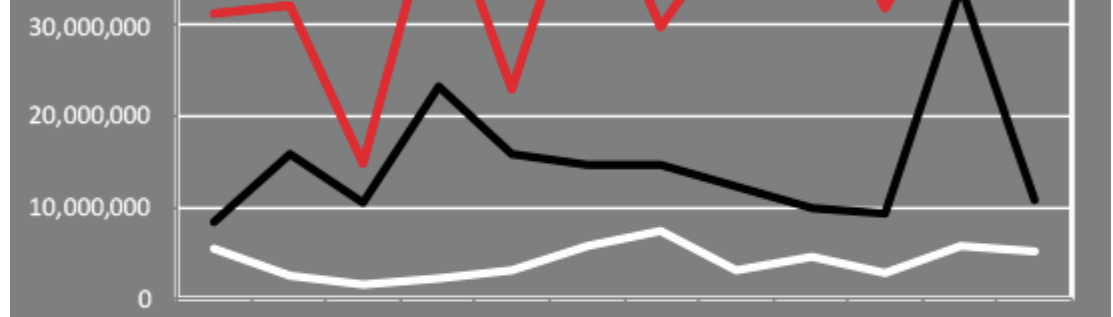
CONDOMINIUM SALES NOVEMBER 2019					
STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE
235 MAIN ST #318	2	2	1391	1989	\$1,300,000
680 HARBOR ST #5	2	3	2316	1986	\$1,690,000
122 MILDRED AVE #2	3	3	2690	1913	\$5,177,500
TOTAL SALES					\$8,167,500
AVERAGE SALES PRICE					\$2,722,833
AVERAGE \$ / SF					\$809

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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

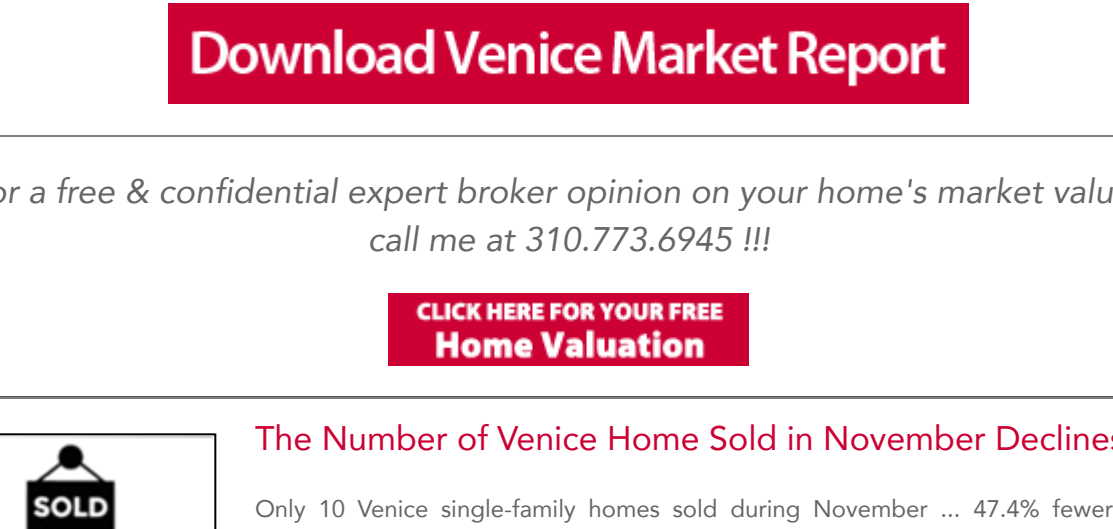
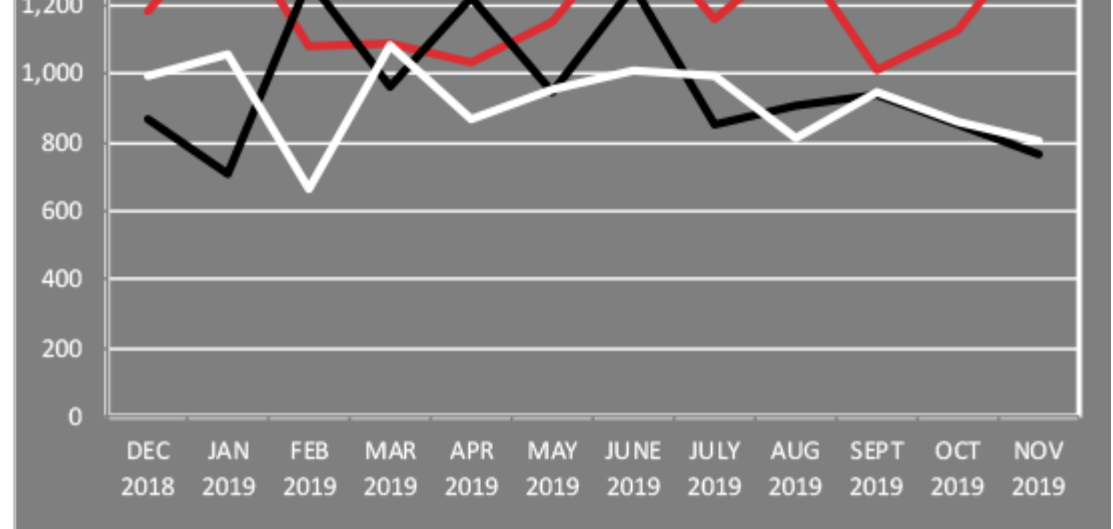
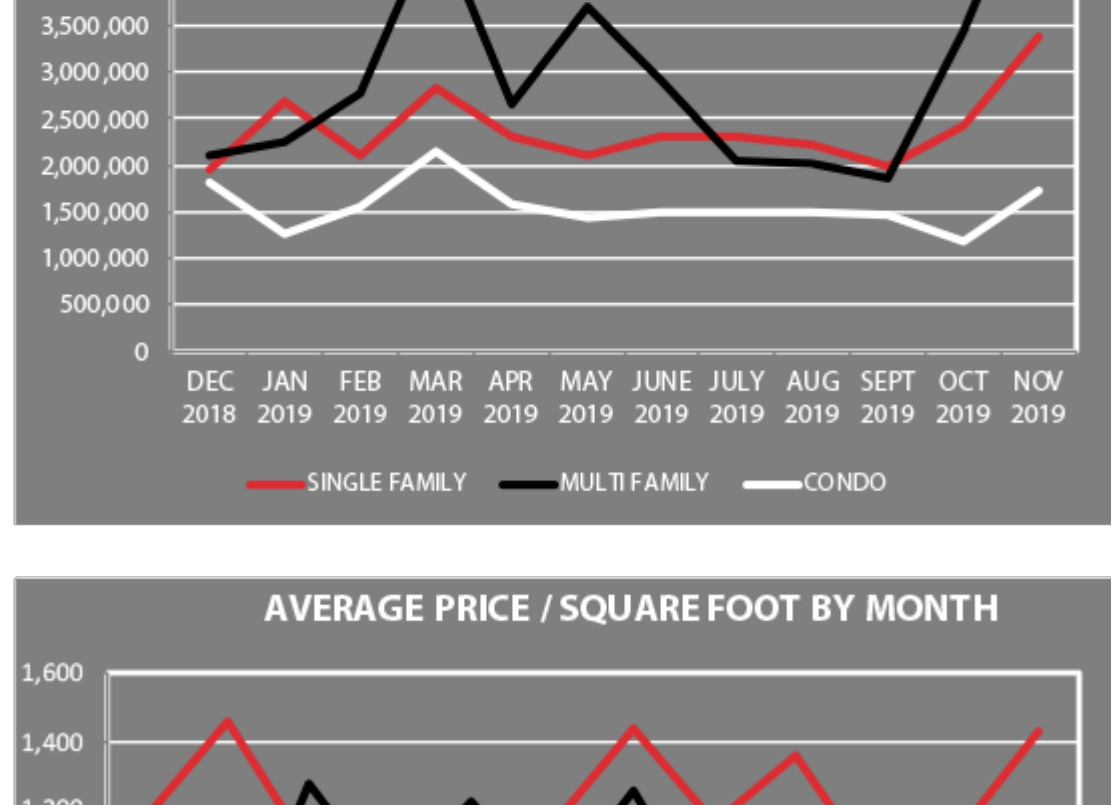
VIEW THE VENICE PROPERTY SALES FOR THE PAST 20 YEARS

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



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A Look at All of the Venice Property Sales Stats by Month for the Last Year ...



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For a free & confidential expert broker opinion on your home's market value ... call me at 310.773.6945 !!!

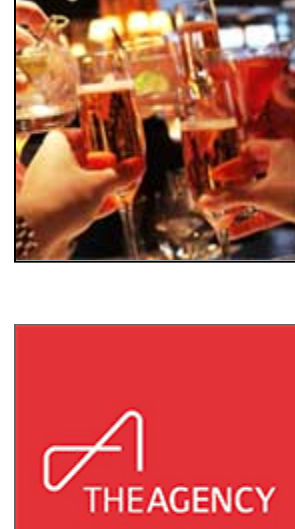
[CLICK HERE FOR YOUR FREE Home Valuation](#)



The Number of Venice Home Sold in November Declines ...

Only 10 Venice single-family homes sold during November ... 47.4% fewer than last month (19) and 54.5% (22) below November 2018. The total sales volume in November was \$33,842,500 ... 26.4% lower than October (\$46,066,333) and 29.0% below last November (\$47,667,250) ...

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



Could January Be the New April for Home Shopping?

A new realtor.com® analysis says "yes" in 20 large metro areas ... People have begun their home search earlier each year since 2015 ... January 2019 fell just one percent behind February for highest number of views per listing ... In one out of five large markets January saw the highest number of listing views in 2019 ...

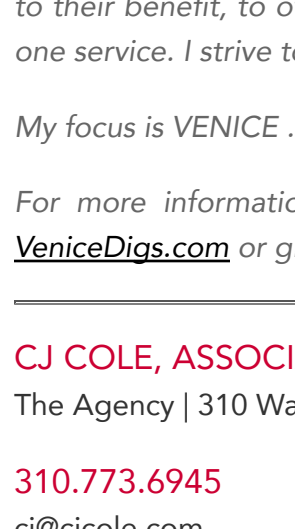
[Read on](#)



60th Penguin Swim New Year's Day ...

Plunge into the brisk Pacific Ocean with family and friends on Jan 1st! The Venice Penguin Swim is the best way to start 2020! Try a fun dip of 50 yards or a 400 yard swim or BOTH! Sponsored and run by Southern California Aquatics (SCAQ), this offers a fresh start to the New Year. Sign up at Venice Beach at 11:00 am where Venice Blvd meets the ocean. Swim begins at noon! Donation of \$10 to help with expenses ...

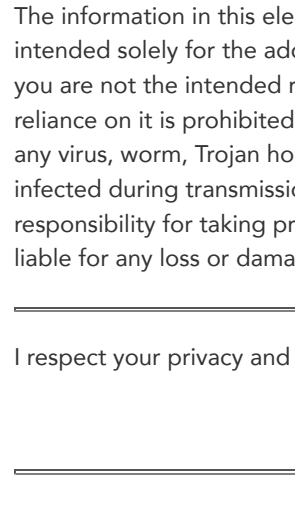
[Get the scoop](#)



6 Economists Predict What the 2020 Housing Market Has in Store ...

Low supply and high demand will drive the housing market amidst age milestones for millennials and baby boomers. According to six economists interviewed by Inman, 2020's housing market will be strikingly similar to 2019 ... low mortgage rates will continue to bolster buyer demand, worsening affordability on the coasts will push buyers towards the South and Midwest, and the battle between millennials and Baby Boomers could intensify as inventory shortages continue ...

[Read more](#)



The 10 Most Popular Entryways of 2019 ...

The first features you see when you step into a home set the tone for the rest of the spaces. In this countdown of the 10 most-saved entry photos on Houzz in 2019, colorful millwork, unique design details and thoughtful, functional storage help establish a warm, welcoming vibe ...

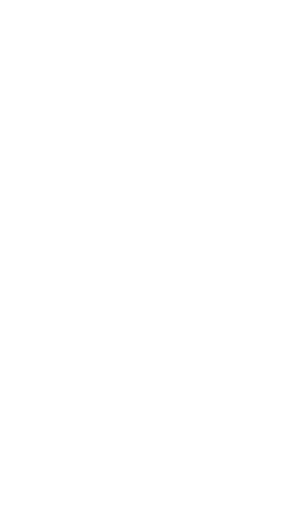
[More info](#)



17th Annual Venice Film Fest at Beyond Baroque ...

Celebrate the colorful history of films made in Venice and the other worldly happenings at the legendary Venice West Gallery, birthplace of the Beats, (aka Sponto Gallery) with live performances. Featuring Rare films of Venice icons: Investigative Satirist Paul Krassner, Political Bill Mitchell, Snakeman Solomon Turner, Motown bass great David Waller and more ...

[Read more](#)



Venice Chamber Happy Hour hosted by LTH JKT on Wednesday, January 8th ...

Join the Chamber at their monthly happy hour hosted by new member LTH JKT! Make new connections and build relationships while enjoying delicious treats and perusing fine, hand-crafted leather jackets at the LTH JKT Showroom ...

[Check it out](#)

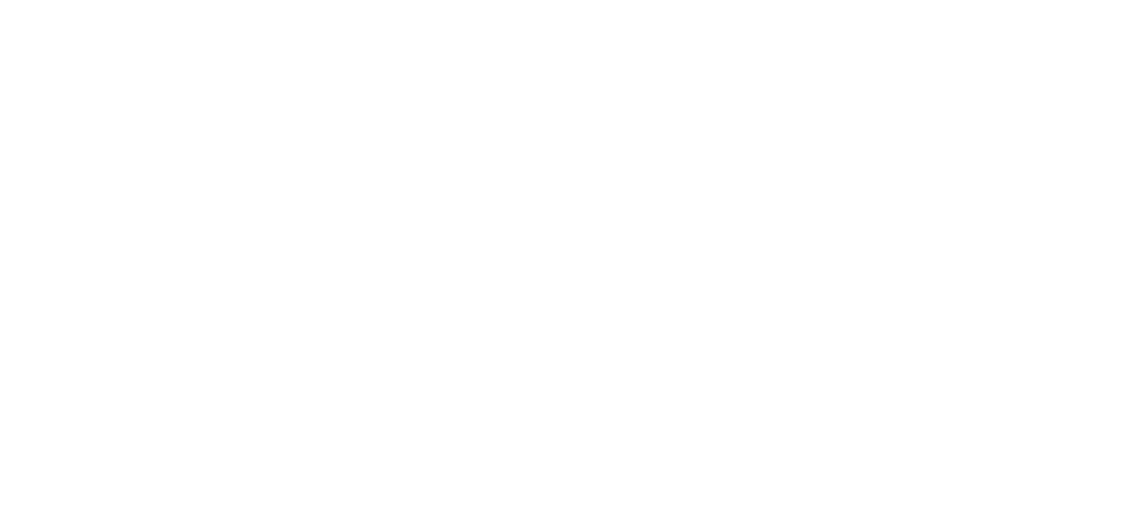


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The Agency is a full-service, luxury real estate brokerage and lifestyle company representing clients worldwide. Since its inception in 2011, The Agency has redefined the business of real estate, modernizing and advancing the industry by fostering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