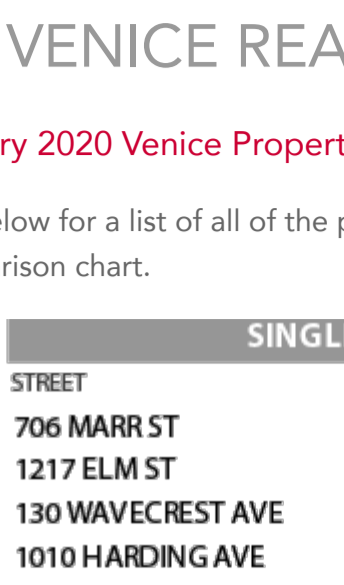


CJ Cole ... Exclusively Venice Real Estate Service ... Beyond Ordinary

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"VENICE STYLE" FEBRUARY 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

January 2020 Venice Property Sales ...

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

SINGLE FAMILY SALES JANUARY 2020						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
706 MARR ST	1	1	499	1917	3000	\$1,100,000
1217 ELM ST	3	1	1054	1952	4388	\$1,175,000
130 WAVECREST AVE	1	1	848	1939	2253	\$1,450,000
1010 HARDING AVE	3	2	1729	1947	6134	\$1,885,000
26 ROSE AVE	2	1	666	1907	3404	\$1,914,717
865 WARREN AVE	4	3	2614	1928	4401	\$2,300,000
722 PALMS BLVD	3	4	2091	1921	5300	\$2,450,000
922 PALMS BLVD	4	4	2478	1928	5299	\$2,534,000
1037 PALMS BLVD	5	4	2989	1925	5749	\$2,850,000
250 6TH AVE	3	2	1497	1940	8328	\$2,935,000
TOTAL SALES						\$20,593,717
AVERAGE SALES PRICE						\$2,059,372
AVERAGE \$ / SF						\$1,251

RESIDENTIAL INCOME SALES JANUARY 2020							
STREET	UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
708 NOWITA PL	2	3	2	1250	1912	3318	\$1,500,000
632 VERNON AVE	3	3	3	1980	1909	4803	\$1,550,000
1720 PENMAR AVE	2	5	5	2500	1956	7124	\$1,980,000
315 VERNON AVE	6	5	3	4826	1922	6005	\$2,650,000
319 VERNON AVE	3	8	4	2736	1906	6003	\$2,650,000
2204 STRONGS DR	8	11	18	9296	1973	6969	\$4,625,000
TOTAL SALES							\$14,955,000
AVERAGE SALES PRICE							\$2,492,500
AVERAGE \$ / SF							\$662

CONDOMINIUM SALES JANUARY 2020					
STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE
22 NAVY ST #202	1	1	619	1973	\$729,000
22 NAVY ST #306	1	2	794	1973	\$1,255,000
47 BROOKS AVE	2	3	2131	2008	\$2,380,000
TOTAL SALES					\$4,364,000
AVERAGE SALES PRICE					\$1,454,667
AVERAGE \$ / SF					\$1,231

COMMERCIAL SALES JANUARY 2020						
STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE	
123 ROSE AVE	2	4	1224	1956	3139	\$6,198,182
5310 ABBOT KINNEY	0	0	4860	1956	5396	\$17,812,000

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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

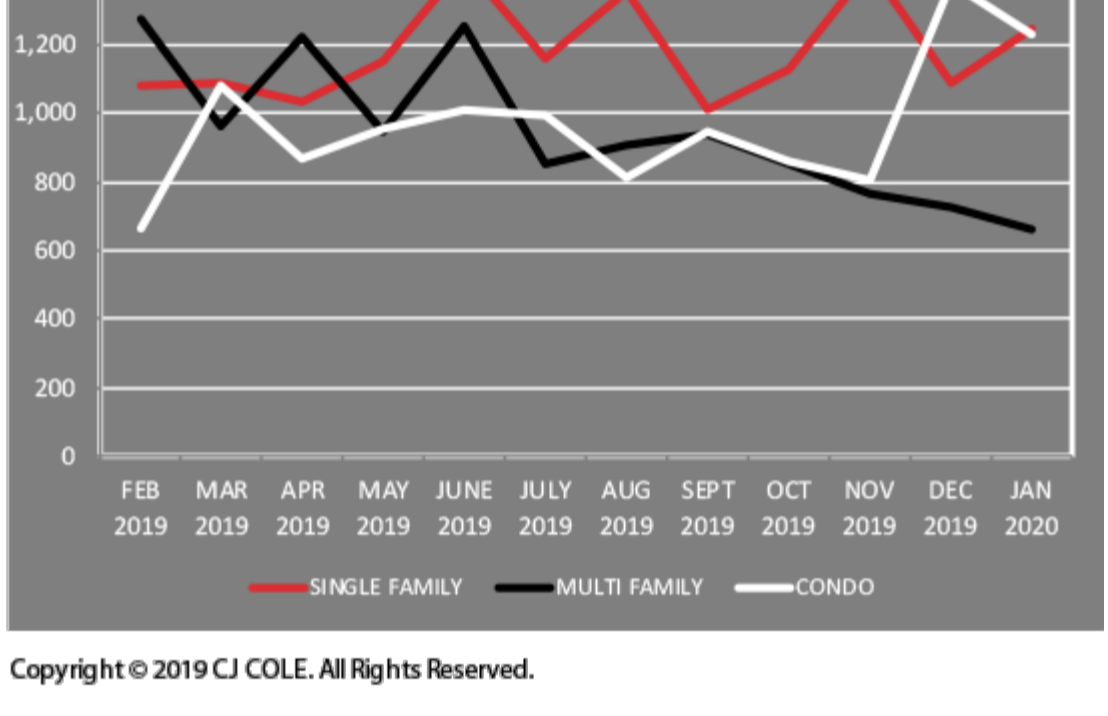
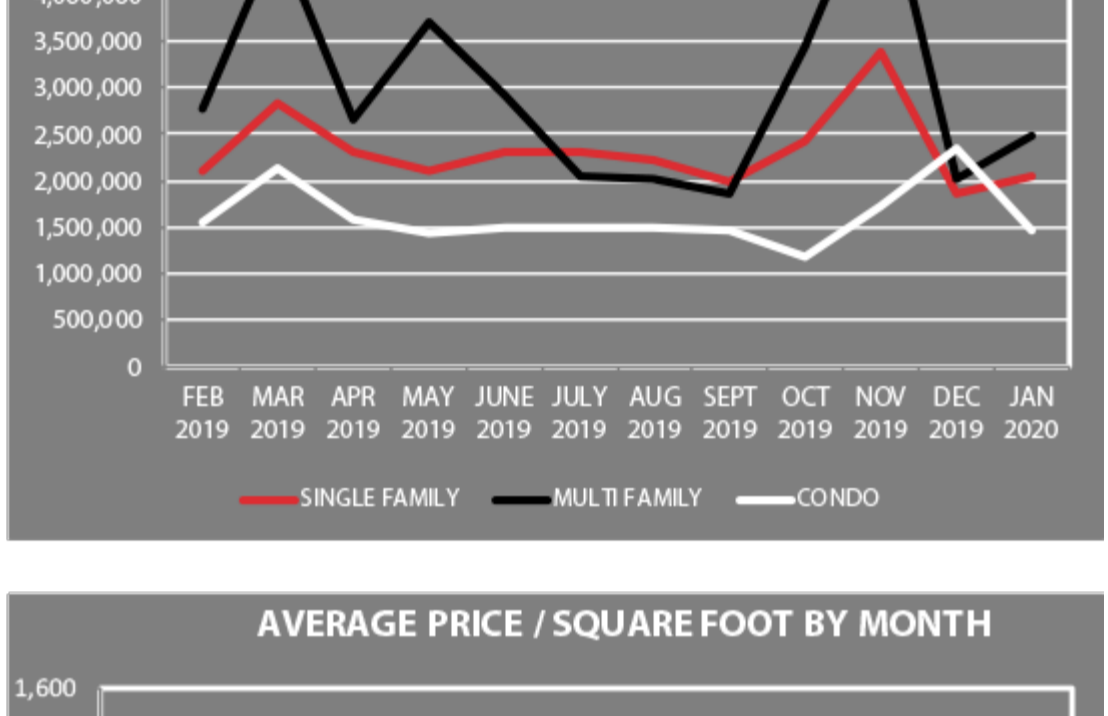
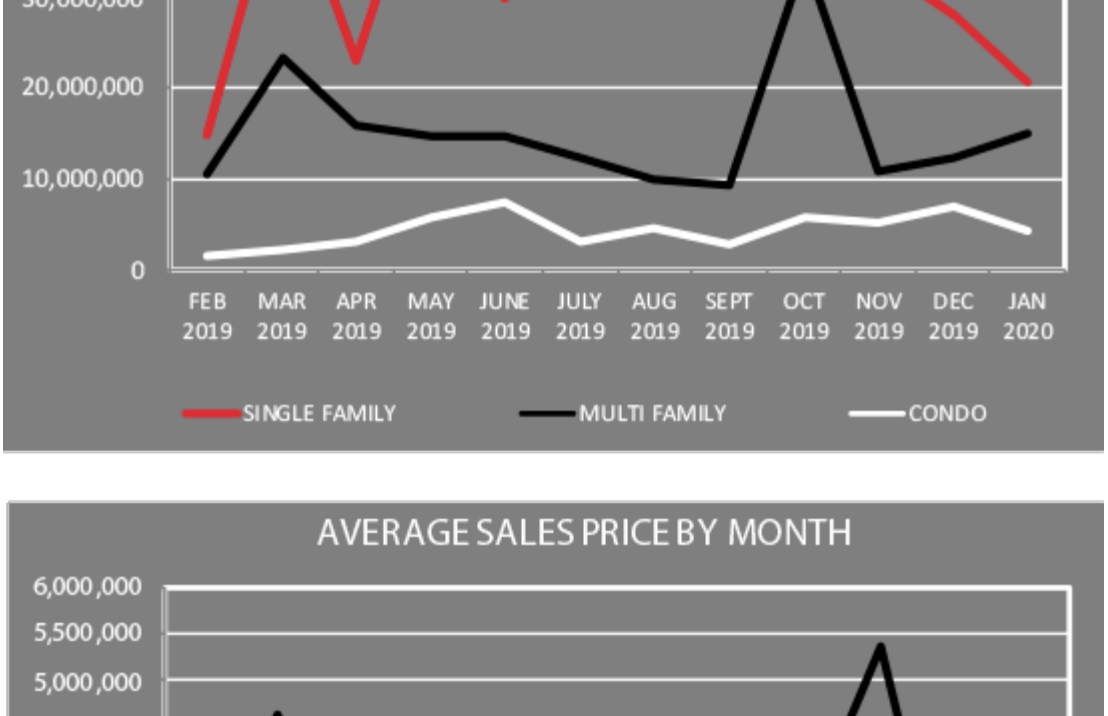
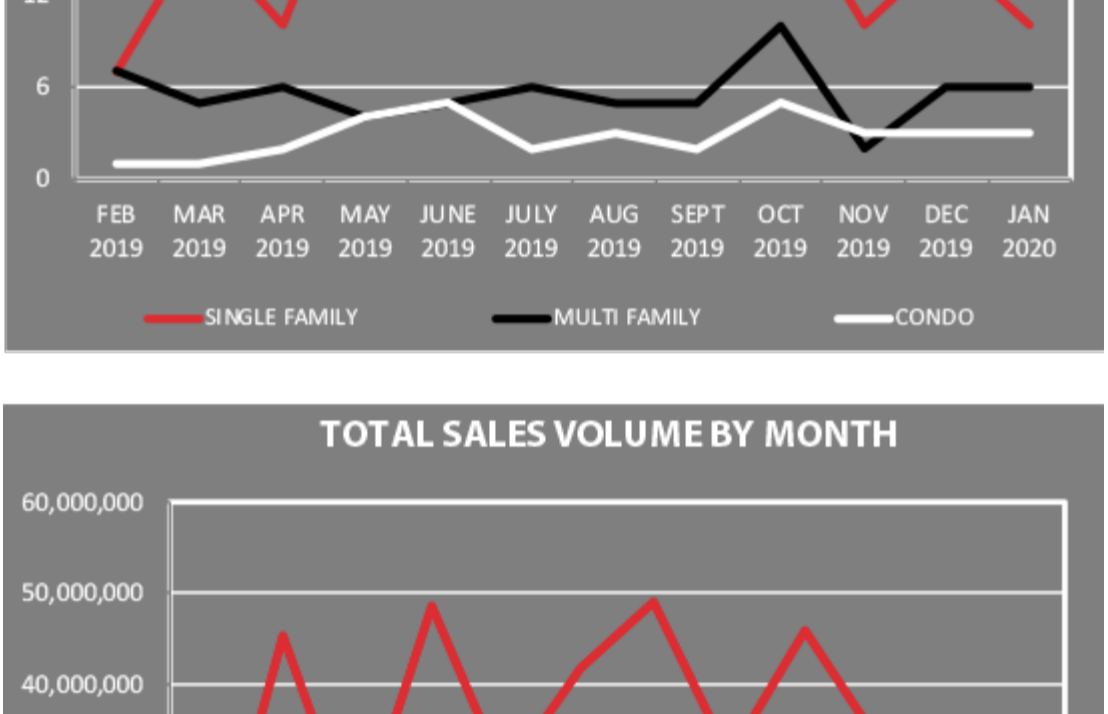
January Single Family Home Sales Comparison with Previous Month and a Year Ago ...



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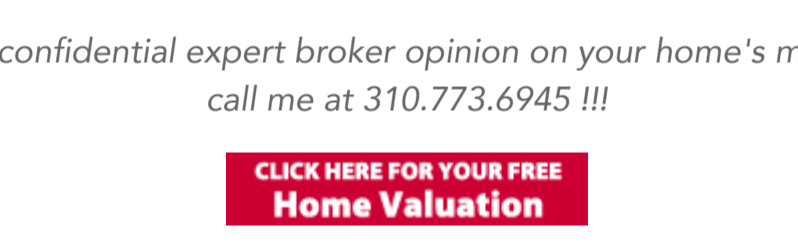
[VIEW THE VENICE PROPERTY SALES FOR THE PAST 20 YEARS](#)

A Look at the Past Year's Sales Graphs for All Property Types in Venice ...



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[DOWNLOAD MY COMPLETE VENICE MARKET REPORT FOR MY EXPERT ANALYSIS OF THE CURRENT MARKET TRENDS IN VENICE REAL ESTATE SALES !!!](#)

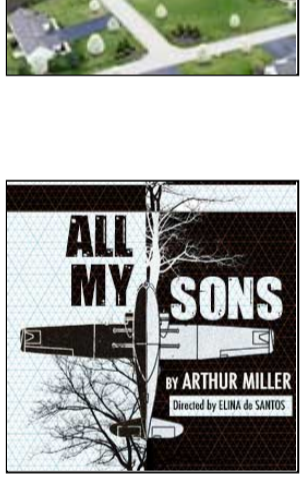


For a free & confidential expert broker opinion on your home's market value ... call me at 310.773.6945 !!!

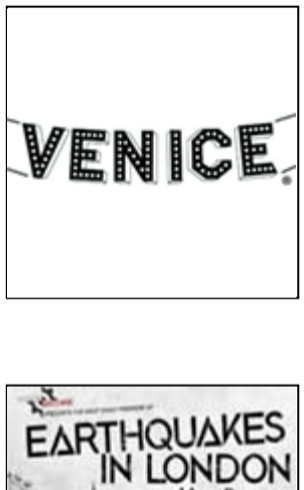
[CLICK HERE FOR YOUR FREE Home Valuation](#)

TOTAL SALES VOLUME
- 26% Down from Last Month
- 36% Down from Last Year

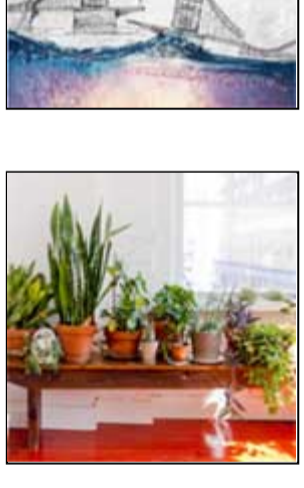
Home Sales Show a Slow Start to 2020 ...
The average sale price and price per square foot for single-family homes in January increased when compared to the figures for last month and declined vs January a year ago. The average sale price (\$2,059,372) was 10.5% above last month (\$1,863,033) but down 23.0% from January 2019 (\$2,674,021). The average price per square foot (\$1,251) was 14.9% higher than last month (\$1,089) and 14.2% lower than last year's (\$1,458). ...
[Link to the report ... Download the report](#)



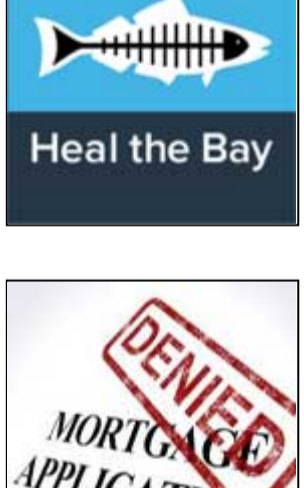
675 San Juan Avenue . Venice . Just Listed !!!
Immerse yourself in the zen of this idyllic garden compound ... an amazing single-level retreat designed for private indoor/outdoor living. This expansive property is composed of a 2 bedroom + 2 bath main house boasting a tastefully renovated kitchen and 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 finished patio. List price is \$2,250,000.
[Check it out](#)



Are you waiting for house prices to drop during the next recession? Why you could have a very a long wait ...
It's unclear when the next recession will come. But a quarter of mortgage argues that when it does the U.S. housing market is unlikely to adversely affect in any major way. Researchers found the next recession is unlikely to prompt a major downturn in housing ...
[Read more](#)



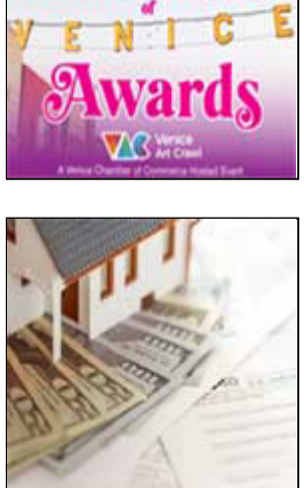
Arthur Miller's "All My Sons" Playing through March 1st at the Pacific Resident Theatre ...
Arthur Miller's Tony Award Winning All My Sons first opened in 1947 and was inspired by a story from an Ohio Newspaper on an aircraft factory's troubled contracts during the war. The Keller home is a neighborhood hub. The expected and unexpected return of two former neighbors stirs up the secrets of the past and expose who is family and how we justify the sacrifices we make for family.
[Tickets](#)



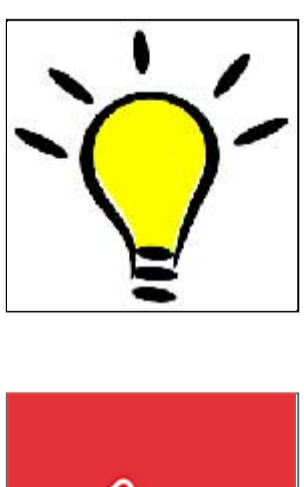
Venice Chamber Happy Hour at The Waterfront Wednesday, March 4th ...
This ocean happy hour is hosted by The Waterfront, the soulful beach destination right on Ocean Front Walk that provides casual cuisine, cold beer, comfortable surroundings, and relaxed community hangouts. This event is an opportunity to make new connections and build relationships. Wednesday, March 4th, 6:00 - 8:00 pm.
[More info](#)



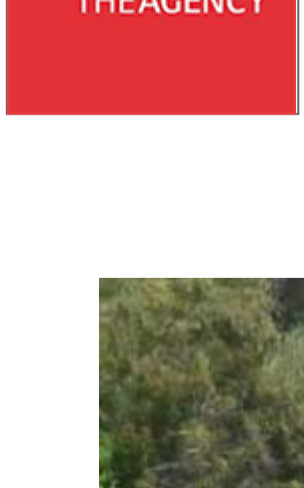
"Final Showing of Earthquakes in London Sunday, March 1st, at te Electric Lodge ...
In a story that careens through decades, find three sisters—a politician, a first-time pregnant mother and a uni drop-out-- struggle to find any sliver of hope amidst a crush of familial fractures, societal disconnect and corporate greed. Their estranged father, a genius scientist, predicts an environmental apocalypse.
[Tickets](#)



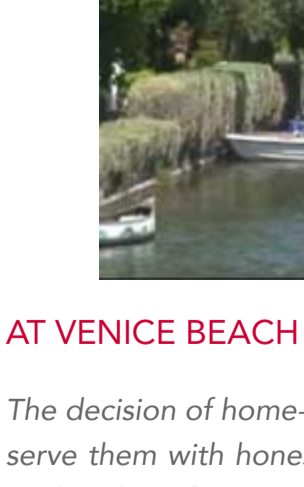
5 Tips to Keep Your Indoor Succulents Thriving ...
There's a lot to love about growing succulents, including cactus, as houseplants. First and foremost, there's no better way to add variety to your indoor plant mix. Succulents can be found in a rainbow of colors, shapes and sizes. So long as they receive plenty of direct sunlight, they're generally easy to care for ...
[See how](#)



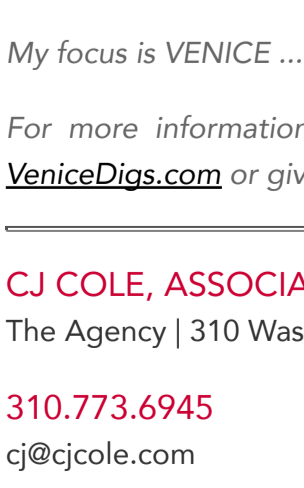
"Go with the Glow at Heal the Bay Aquarium ...
In this unique viewing of the Heal the Bay Aquarium, guests will be able to view various marine animals that utilize light to communicate, camouflage, or attract their next meal. From fluorescent sharks to bioluminescent bacteria, we welcome you into the dark to discover how light is used by the animals of our local Bay.
[More info](#)



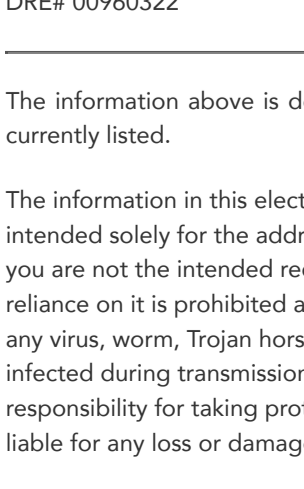
Top Reasons for a Mortgage Denial ...
Low mortgage rates continue to push borrowing costs lower this year, but not every consumer is able to qualify. About a quarter of mortgage refinance applications are getting denied, according to a study from LendingTree of more than 10 million mortgage applications. The top four reasons why applications were denied were debt-to-income ratio, credit history, incomplete application, and insufficient collateral.
[Read more](#)



Venice Community Plan Update Open House Thursday, March 26th ...
The LA City Westside Planning Team will host an Open House where they will present summaries of draft land use recommendations. Your feedback is encouraged along with any additional ideas you may have. The format will be open house style so feel free to stop by anytime during workshop hours. Workshop on March 26 between 4:00 and 8:00 PM at the Penmar Recreation Center.
[More info](#)



Legendary Women Artists of Venice Awards March 19th ...
The Venice Art Crawl will host its second Legendary Women Artists of Venice Awards Thursday, March 19, from 6 to 9 pm at the Hotel Erwin. Female skateboarders Grl Swirl will hand out the awards to this year's recipients, Robin Murex and MB Boissonnault.
[Get the scoop](#)



5 Sweet Tax Deductions When Selling a Home ...
You may be wondering if there are tax deductions when selling a home. And the answer is: You bet! Sure, you may remember 2018's new tax code--aka the Tax Cuts and Jobs Act--changed some rules for homeowners. But rest assured that if you sold your home last year (or are planning to in the future), your tax deductions when you file with the IRS can still amount to sizable savings.
[Read on](#)



Pro Tips to Improve Your Home's Lighting ... Without an Electrician ...
The right lighting can make a room feel cozy and welcoming. In the rooms where we work, proper illumination can make your life easier. Lighting can make or break the mood in a room. Don't believe us? Three decor pros for their tips and tricks to improve the look and feel of a home's lighting ...
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