

Subject: Venice Style ... January 2020 ... It's Priceless (Free)
 From: CJ Cole <cj16@cjcole.com>
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CJ Cole ... Exclusively Venice Real Estate Service ... Beyond Ordinary

310.773.6945 ... VeniceDigs.com



"VENICE STYLE"

JANUARY 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

December 2019 Venice Property Sales ...

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

SINGLE FAMILY SALES DECEMBER 2019						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
2616 ABBOT KINNEY	2	1	1283	1914	4593	\$1,300,000
52 SUNSET AVE	2	1	858	1905	3604	\$1,342,000
1046 ROSE AVE	3	2	1652	1954	6006	\$1,370,000
865 ROSE AVE	3	1	1029	1946	5006	\$1,399,500
2425 CLOYAVE	2	1	844	1950	3603	\$1,400,000
817 BROOKS AVE	2	2	1019	1949	5062	\$1,495,000
431 28TH AVE	3	1	1113	1942	4301	\$1,550,000
2433 WILSON AVE	3	2	1090	1957	3830	\$1,550,000
833 SUPERBA AVE	2	1	742	1935	3146	\$1,585,000
2355 OCEAN AVE	2	2	1600	1928	2701	\$1,700,000
1104 PALMS BLVD	3	2	2988	1965	6063	\$1,985,000
754 MARCO PL	3	3	2085	1921	3601	\$2,185,000
2624 NAPLES AVE	4	5	4161	2016	6219	\$2,249,000
821 SUPERBA AVE	3	3	2419	1922	3143	\$3,335,000
728 MARCO PL	4	3	2779	2006	3601	\$3,500,000
TOTAL SALES						\$27,945,500
AVERAGE SALES PRICE						\$1,863,033
AVERAGE \$ / SF						\$1,089

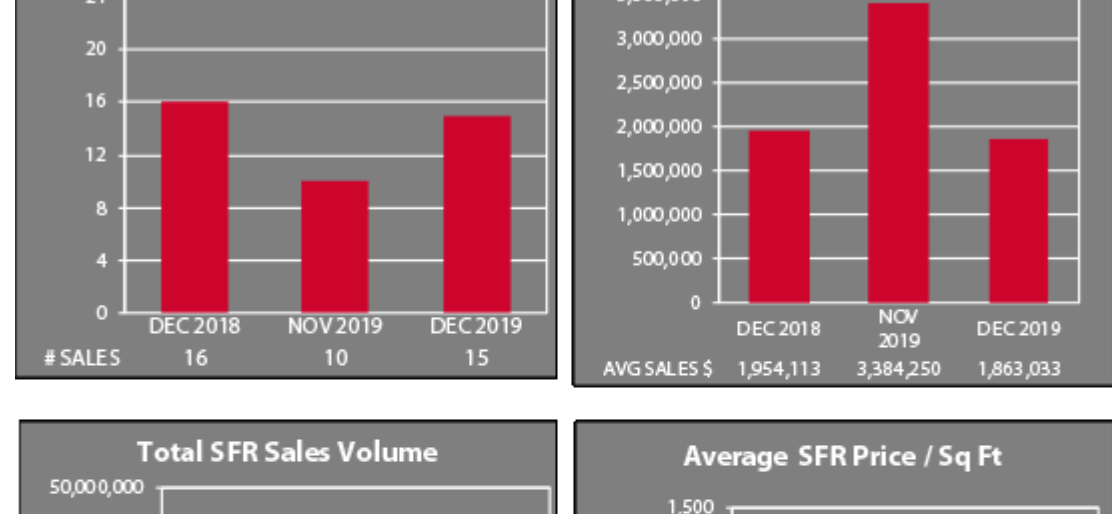
RESIDENTIAL INCOME SALES DECEMBER 2019							
STREET	UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
521 ROSE AVE	2	5	7	3987	1951	3140	\$575,000
1025 PLEASANTVIEW	3	5	4	2801	1977	4180	\$1,405,000
2210 PENMAR AVE	2	4	3	2664	1928	6129	\$1,655,000
2339 ABBOT KINNEY	3	4	3	1792	1949	4859	\$1,750,000
407 BALTO AVE	2	4	4	3200	2019	2624	\$2,920,000
2011 OCEAN FRONT	2	4	4	2248	1959	2520	\$3,875,000
TOTAL SALES							\$12,180,000
AVERAGE SALES PRICE							\$2,030,000
AVERAGE \$ / SF							\$730

CONDOMINIUM SALES DECEMBER 2019						
STREET	BDM	BTH	SQ FT	YR BLT		SALE PRICE
34 S VENICE #1	2	2	987	1975	2339	\$907,000
36 NAVY ST #3	2	3	1081	1985	8511	\$1,313,000
109 OCEAN FRONT	3	4	3031	1992	4033	\$4,825,000
TOTAL SALES						\$7,045,000
AVERAGE SALES PRICE						\$2,348,333
AVERAGE \$ / SF						\$1,382

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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

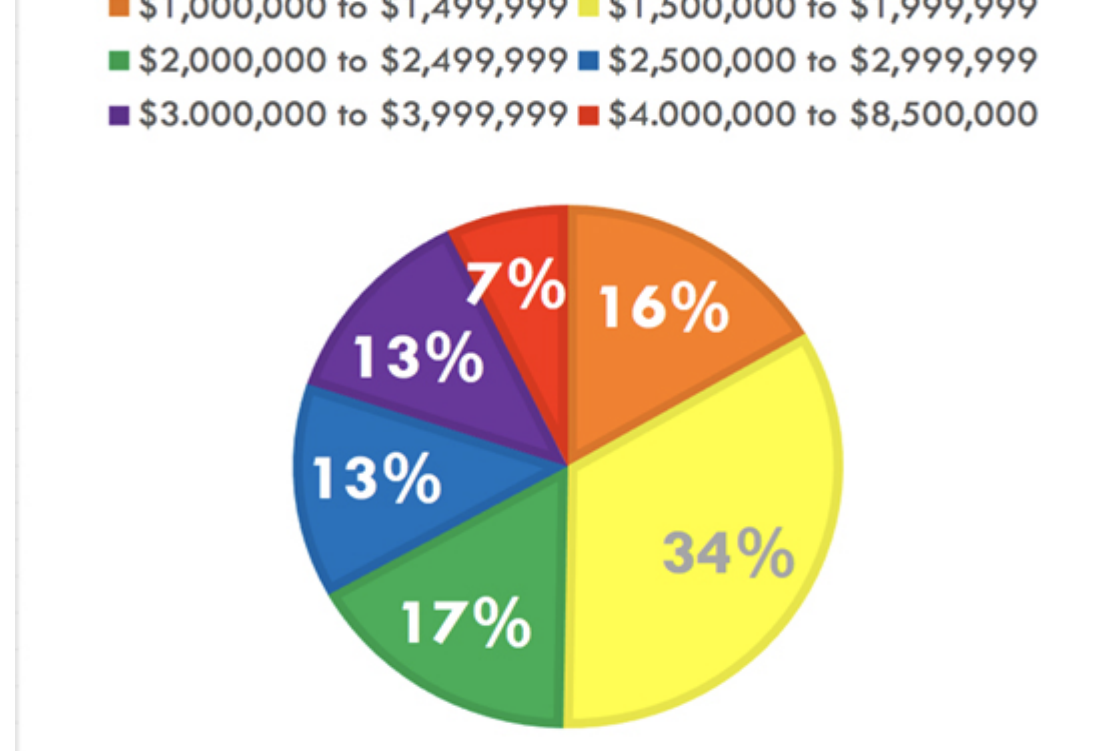
December Single Family Home Sales Comparison with Previous Month and a Year Ago ...



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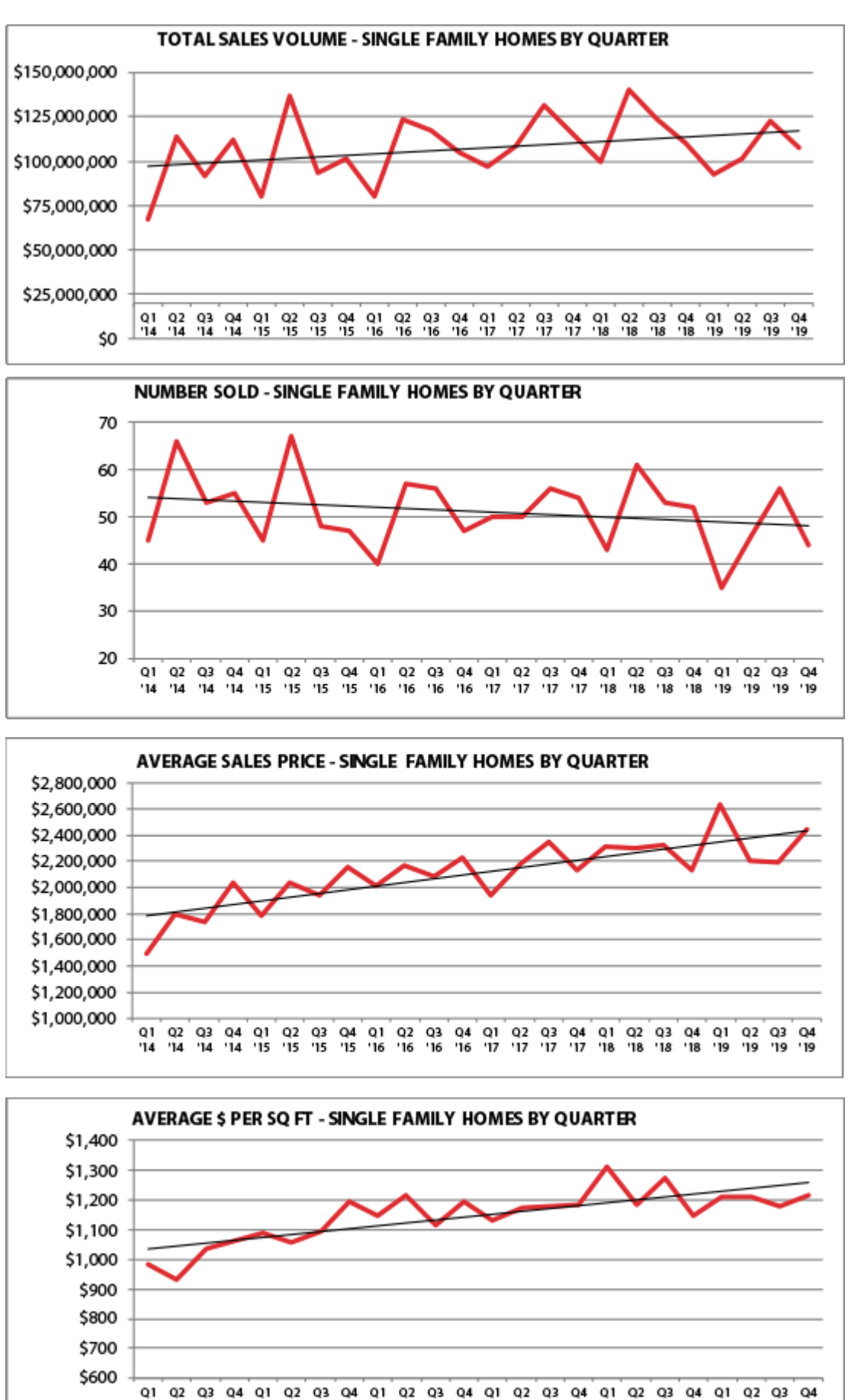
[VIEW THE VENICE PROPERTY SALES FOR THE PAST 20 YEARS](#)

How the Home Sales in 2019 Broken Down by Price Range ...



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A Look at the Trends in Venice Home Sales for the Past Seven Years ...



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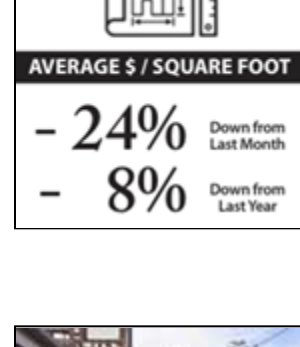
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For a free & confidential expert broker opinion on your home's market value ... call me at 310.773.6945 !!!

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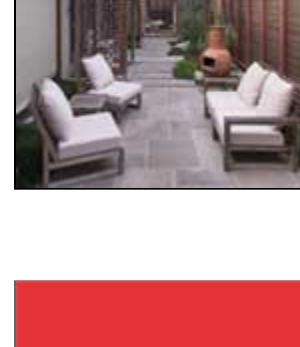
December 2019 Venice Single Family Home Stats Reflect Declines ...



The total sales volume of single-family homes that sold during December decreased. My statistics show that Venice single-family home sales volume for December 2019 (\$27,945,500) decreased 17.4% vs. November (\$33,842,500) and was down 10.6% below a year ago (\$31,265,800) ...

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

Coming Soon !!!



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 ...

[Check it out](#)

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[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 in 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.

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