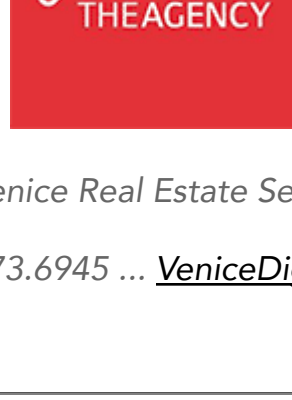


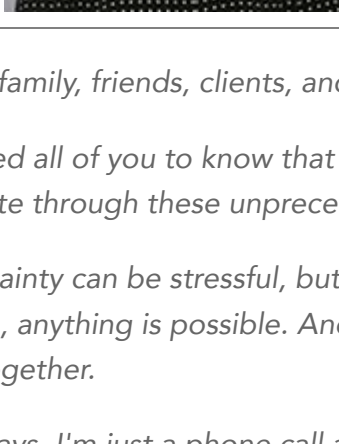
Subject: Venice Style ... March 2020 ... It's Priceless (Free)  
 From: CJ Cole <cj16@cjcole.com>  
 Date: 3/22/20, 1:58 PM  
 To: CJ Cole <cj16@cjcole.com>

Hi CJ ...



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

310.773.6945 ... [VeniceDigs.com](http://VeniceDigs.com)



## "VENICE STYLE" MARCH 2020

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

To my family, friends, clients, and colleagues ...

I wanted all of you to know that my thoughts and prayers are with you and your family as we navigate through these unprecedented times.

Uncertainty can be stressful, but we do not need to know all the answers. When nothing is certain, anything is possible. And I'm 100% sure of one thing ... that we're going to get through this, together.

As always, I'm just a phone call away if there's anything I can do to help.

Lastly, please take good care of yourself and your loved ones. Stay safe. Stay healthy. Be patient and kind. There is no better time to strengthen our bonds, to stand together (digitally), to help each other through this storm, and come out the other side stronger.

Together, we will ... CJ

## VENICE REAL ESTATE MARKET UPDATE

### February 2020 Venice Property Sales ...

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

SINGLE FAMILY SALES   FEBRUARY 2020						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
2104 SHELL AVE	3	1	1048	1911	3100	\$1,350,000
1000 HARDING AVE	3	1	1198	1948	6113	\$1,450,000
1531 GLENAYON AVE	2	2	1570	1949	5906	\$1,700,000
409 GRAND BLVD	3	3	2836	1966	2563	\$1,850,000
2012 GLENCOE AVE	5	3	2400	1927	5464	\$1,955,521
838 MARCO PL	2	2	1344	1920	3329	\$2,455,500
766 INDIANA AVE	4	3	1929	1928	5281	\$2,480,000
409 SHERMAN CANAL	4	5	2563	1979	2850	\$2,523,500
712 NOWITA PL	4	3	2018	1922	3489	\$2,700,000
630 WOODLAWN AVE	4	4	2840	2014	4188	\$3,000,000
2318 CLEMENT AVE	4	3	3100	2019	3601	\$3,350,000
447 LINNIE CANAL	4	5	3081	2019	2853	\$5,250,000
<b>TOTAL SALES</b>						<b>\$30,064,521</b>
<b>AVERAGE SALES PRICE</b>						<b>\$2,505,377</b>
<b>AVERAGE \$ / SF</b>						<b>\$1,160</b>

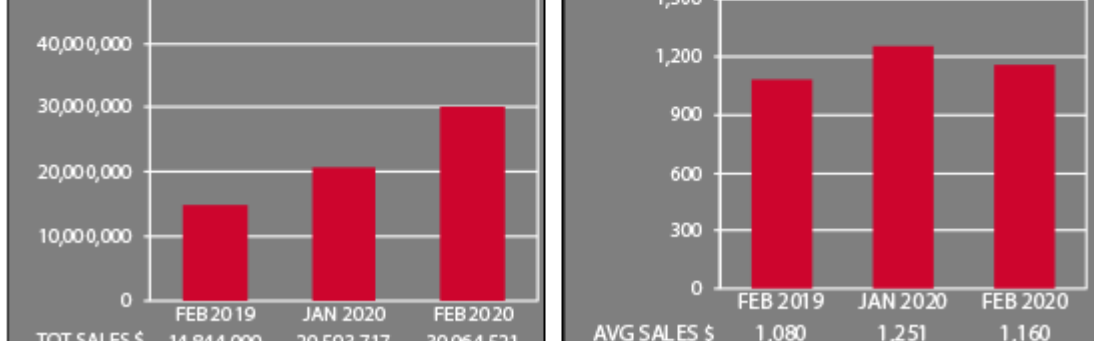
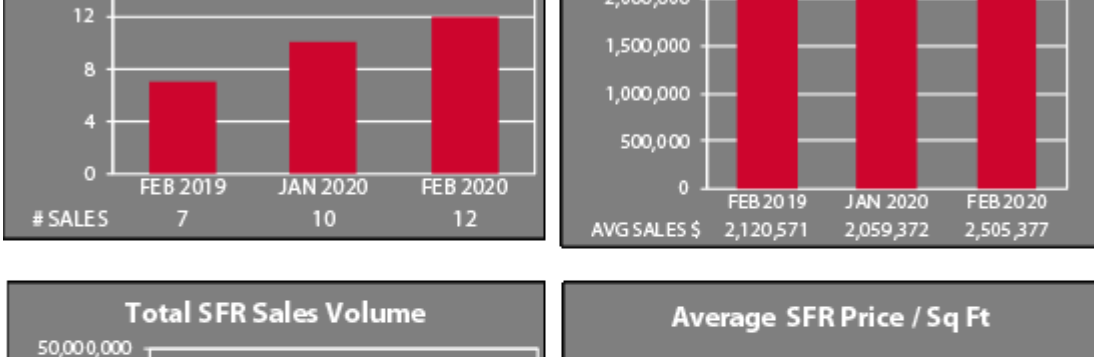
RESIDENTIAL INCOME SALES   FEBRUARY 2020							
STREET	UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
2417 WALNUT AVE	2	6	4	2257	1924	5849	\$1,470,000
1650 ELECTRIC AVE	2	2	2	1408	1921	3893	\$1,685,000
627 SAN JUAN AVE	2	4	2	1812	1946	5229	\$1,880,000
524 WESTMINSTER AVE	2	5	3	2040	1954	5200	\$2,040,000
565 WESTMINSTER AVE	4	9	5	4014	1962	5205	\$3,100,000
634 WESTMINSTER AVE	5	9	6	3716	1960	5201	\$3,250,000
<b>TOTAL SALES</b>							<b>\$13,425,000</b>
<b>AVERAGE SALES PRICE</b>							<b>\$2,237,500</b>
<b>AVERAGE \$ / SF</b>							<b>\$881</b>

CONDOMINIUM SALES   FEBRUARY 2020						
STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE	
255 MAIN ST 202	2	2	1188	1989	73379	\$949,000
255 MAIN ST 302	2	2	1366	1989	73379	\$1,140,000
2608 PACIFIC AVE A	2	2	1541	1986	2660	\$1,750,000
<b>TOTAL SALES</b>						<b>\$3,839,000</b>
<b>AVERAGE SALES PRICE</b>						<b>\$1,279,667</b>
<b>AVERAGE \$ / SF</b>						<b>\$937</b>

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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.

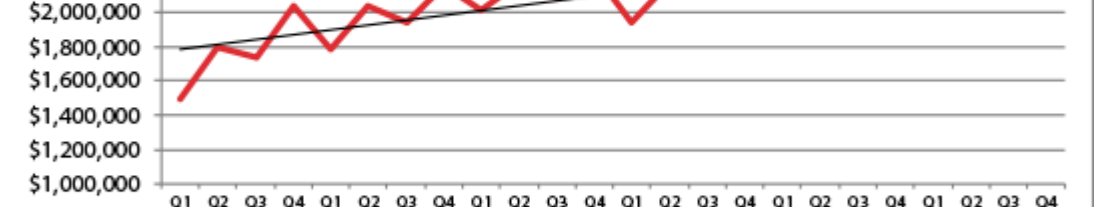
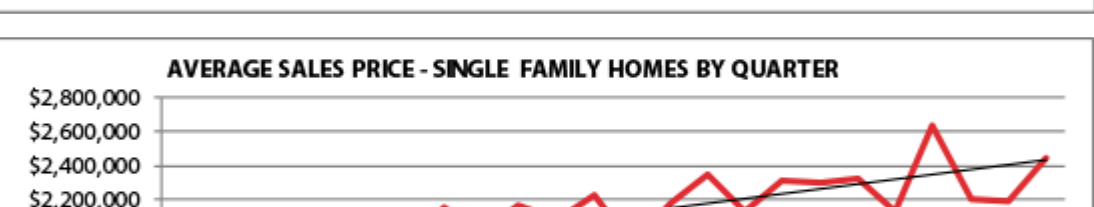
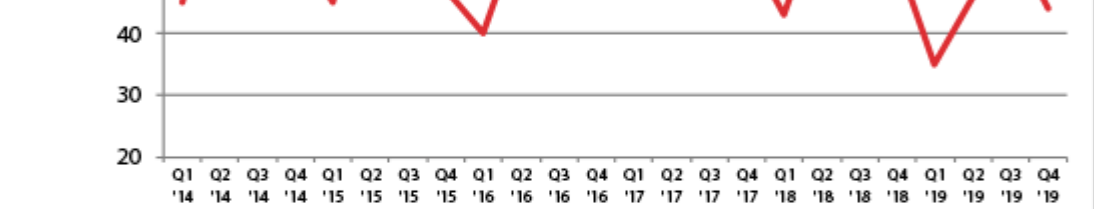
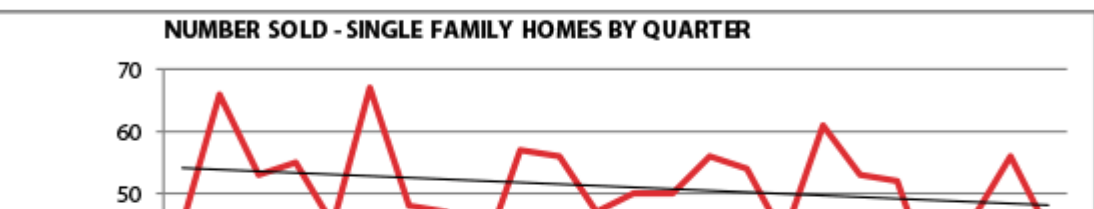
### February Single Family Home Sales Comparison with Previous Month and a Year Ago ...



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### VIEW THE VENICE PROPERTY SALES FOR THE PAST 20 YEARS

### A Look at Trend Lines for Venice Single Family Home Sales Over the Past Six Years ...



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DOWNLOAD MY COMPLETE VENICE MARKET REPORT FOR MY EXPERT ANALYSIS OF THE CURRENT MARKET TRENDS IN VENICE REAL ESTATE SALES !!!

## Download Venice Market Report

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

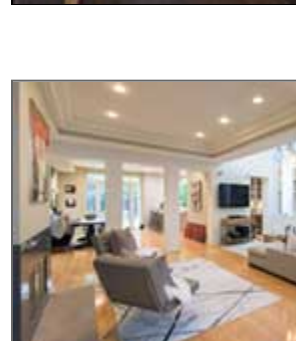
[CLICK HERE FOR YOUR FREE Home Valuation](#)

### Home Sales Pick Up in February ...

Twelve single family homes sold in February 2020, two more than January (20.0%) and 5 more (71.4%) than February 2019. The Venice single-family home total sales volume for February 2020 (\$30,064,521) increased 46.0% vs. January (\$20,593,717) and 102.5% vs. last February (\$14,844,000). ...

[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 open 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 \$2,250,000.

[Check it out](#)

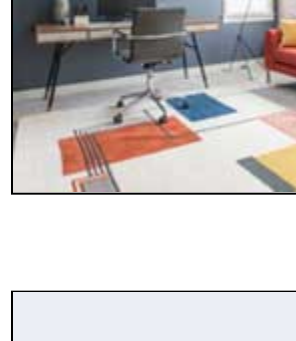
### New Venice Quiet Listing ...



Live the California dream in the heart of the "hottest neighborhood in LA"...close by the Canals, Venice Beach, Farmers' Market and Abbot Kinney. Impeccably reimaged with quality appointments, this home offers a chic, contemporary style of living with open living spaces, soaring ceilings and custom chef's kitchen. Enjoy the seamless indoor-outdoor flow to the private patio, ideal for entertaining, complete with lush landscaping, swim spa, built-in barbeque and romantic lighting. Truly fabulous.

[Read more](#)

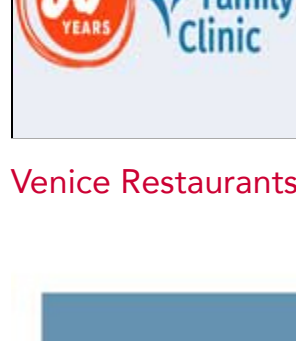
### 10 Ways to Make the Most of Your Garden This Spring ...



Whether you're dreaming of planting colorful flowers, picking homegrown fruits and veggies or creating your own backyard retreat, early spring is the perfect time get started on the garden. Here are 10 ideas for planting, planning and organizing that will set you up to enjoy it this season and next ...

[Read more](#)

### 7 Things to Consider If You Find Yourself Working From Home ...



A Houzz contributor with over two decades of experience shares her tips on how to work from home during this uneasy time ... "I've spent more than two decades working almost exclusively from home. During that time I've written about the home design and remodeling industry for major newspapers, magazines and digital media. Apart from the occasional in-person editorial meetings and photo shoots, I've typed away from the comfort of my home."

[Continue](#)

### "Venice Family Clinic Art Auction to Go Online this Year ...



Due to public health concerns, the Venice Family Clinic has decided to postpone the community Art Walk & Auction celebration previously scheduled for May 3, 2020, and will move exclusively to an online art auction featuring over 200 works by nationally recognized contemporary artists ...

[More info](#)

### Venice Restaurants Now Open for Online Ordering + Delivery + Takeout ...

## Support Local Businesses

### Local Restaurants Take-Out/Delivery/Offers/Online Ordering Options

Venice Chamber of Commerce announces that these local restaurants are offering delivery and/or takeout services during this time.



**Abbot's Pizza Co**  
Delivery & Takeout



**Ben & Jerry's Venice Beach: Donate \$1 for a Gift**



**Bev Offering 20% Off Online Orders**



**Bluestone Lane Curbside Pickup**



**Firestone Walker Propagator: Beer To-Go**



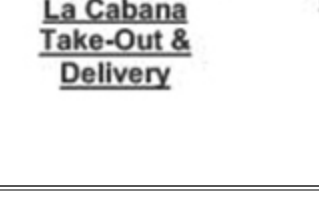
**Great White Take-Out + Curbside Pickup**



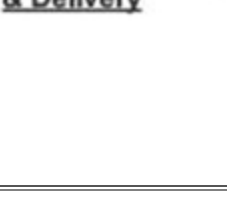
**Greenleaf Salad Concierge & Wellness Kits**



**Hama Sushi 10% Off To-Go Orders**



**La Cabana Take-Out & Delivery**



**Salt & Straw Take-Out & Delivery**

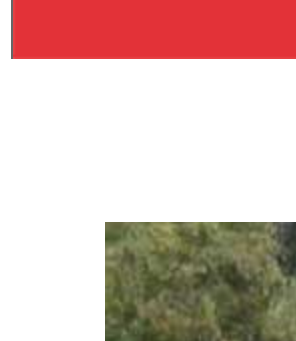


**South End Venice: 20% Off Pickup Orders**



**Zinqué Take-Out & Delivery**

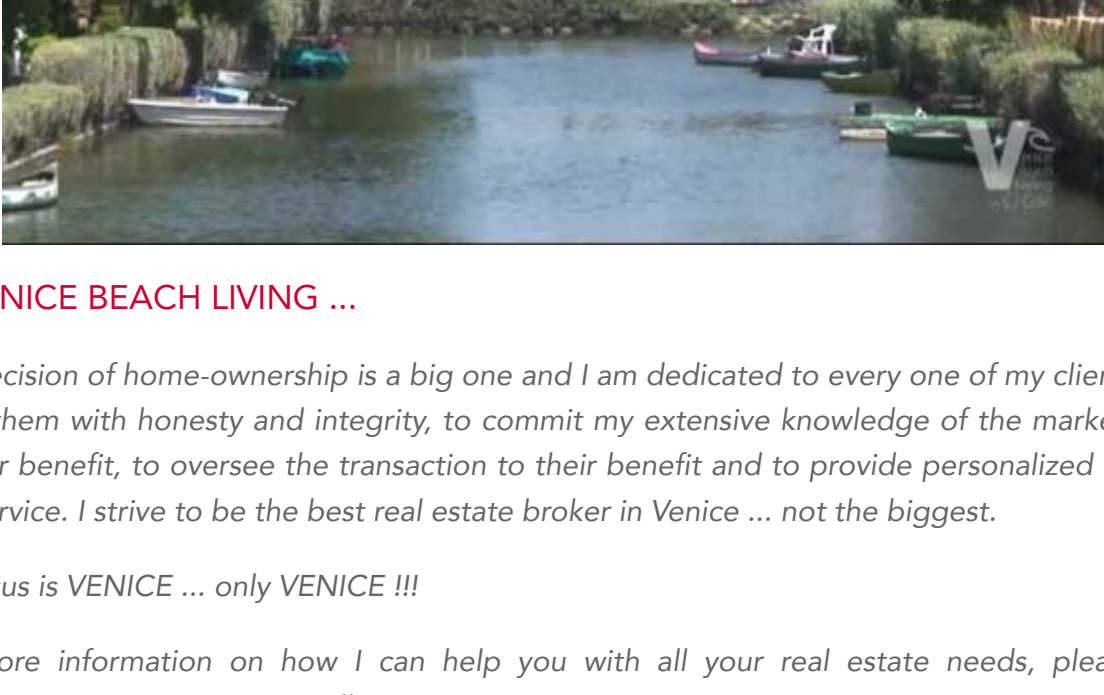
### Meet My Company ... The Agency ...



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](http://VeniceDigs.com) or give me a call at 310.773.6945.

### CJ COLE, ASSOCIATE BROKER

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310.773.6945  
cj@cjcole.com

Website: [VeniceDigs.com](http://VeniceDigs.com)  
DRE# 00960322

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