

310.773.6945 ... <u>VeniceDigs.com</u>

SEPTEMBER 2019 the pulse of what's happening and what's new with Venice, California real estate

"VENICE STYLE"

edited by CJ Cole



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

SINGLE FAMILY SALES | AUGUST 2019 STREET

LOT SZ SALE PRICE BDM BTH SQ FT YR BLT 1028 PLEASANTVIEW AVE 1947 \$1,040,000 2 722 4636 2418 WALNUT AVE 2 1 952 4049 1923 \$1,050,000 1030 OAKWOOD AVE 1020 3806 1954 \$1,150,000

2325 BOONE AVE		2	1	860	3606	1954	\$1,350,000
1002 GARFIELD AVE		3	1	1125	4203	1947	\$1,380,000
649 INDIANA AVE		3	1	1189	4802	1954	\$1,667,000
729 MARCO PL		2	1	912	3600	1912	\$1,675,000
241 7TH AVE		3	3	1707	4234	1912	\$1,699,000
920 VICTORIA AVE		3	3	1778	3999	1909	\$1,700,000
1023 MARCO PL		4	3	1848	4000	1933	\$1,985,000
702 CRESTMOORE PL		3	2	1652	4205	1915	\$2,015,000
1008 VERNON AVE		4	4	2169	6513	1951	\$2,080,000
1118 MARCO PL		2	1	1080	4270	1951	\$2,225,000
734 AMOROSO PL		2	2	1460	3150	1929	\$2,600,000
2424 CLEMENT AVE		3	2	1958	3604	2012	\$2,675,000
2435 LOUELLA AVE		4	2	1230	5848	1939	\$2,695,000
614 VENEZIA AVE		2	1	1454	5319	1929	\$2,700,000
708 VICTORIA AVE		4	2	2371	6002	1912	\$2,750,000
1082 MARCO PL		5	4	2400	4268	1923	\$3,000,000
721 NOWITA PL		3	3	2100	3400	2000	\$3,350,000
753 PALMS BLVD		3	3	2696	5401	1951	\$3,991,500
832 MILWOOD AVE		5	6	3300	4265	2019	\$4,235,000
TOTAL SALES							\$49,012,500
AVERAGE SALES PRICE							\$2,227,841
AVERAGE \$ / SF							\$1,362
RESIDENT	TIAL IN	CON	ΛE S	ALES	AUGUS	T 2019	
STREET	UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ S	ALE PRICE
617 BROADWAY ST	2	2	2	1772	5196	1925	\$1,650,000
1300 RIVIERA AVE	5	5	5	2856	4933	1914	\$2,000,000
609 BOCCACCIO AVE	2	3	2	1606	4000	1924	\$2,001,000
1801 SHELL AVE	2	3	2	2053	4047	1912	\$2,050,000
728 VERNON AVE	4	6	4	2766	4802	1952	\$2,350,000
TOTAL SALES							\$10,051,000
AVERAGE SALES PRICE							\$2,010,200
AVERAGE \$ / SF							\$909
COND	OMINI	UM S	ALE	S AU	GUST 2	2019	
STREET		BDM	BTH	SQ FT	YR BLT	LOT SZ S	ALE PRICE
615 HAMPTON DR A203		0	2	1451		2004	\$1,320,000
660 HARBOR ST 3		2	3	2316		1986	\$1,550,000
1411 MAIN ST 5		2	3	1748		2008	\$1,625,000
TOTAL SALES							\$4,495,000
AVERAGE SALES PRICE							\$1,498,333
AVERAGE \$ / SF							\$815
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e for all of Venice and do not necessari are deemed reliable; however, no represe						ompiled from	CoreLogic and the M

Total SFR Sales Volume

JULY 2019

AUG 2018

20

#SALES

50,000,000

40,000,000

30.000.000

20,000,000

10,000,000

30

24

2018

600

400

200

2018

2018

2018

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2018 2019

SINGLE FAMILY

2019 2019

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**

JUST LISTED ... FOR SALE

13105 VENICE BOULEVARD . VENICE ADJACENT

Open Sunday September 22nd 2:00pm - 4:30pm

MULTI FAMILY

2019

2019

2019

2019

2019

2018

SINGLE FAMILY

Single Family Homes Sold

1,500,000 1,000,000

AUG 2019

2,500,000

2,000,000

500,000

AVG SALES \$

1,200

900

300

NUMBER OF PROPERTIES SOLD BY MONTH

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

Average SFR Sale Price

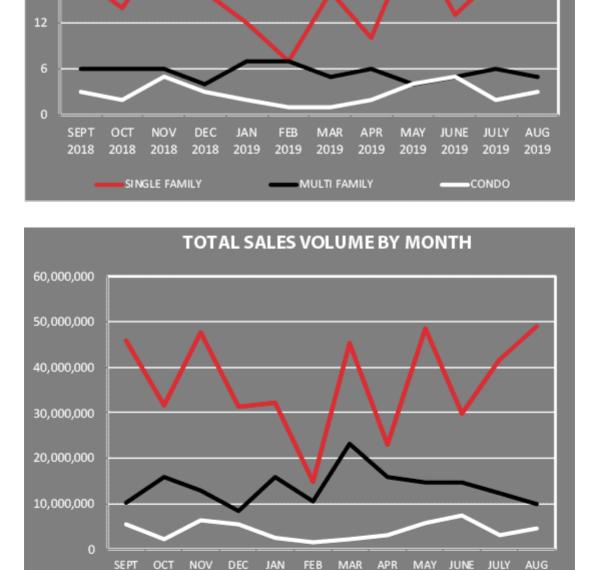
Average SFR Price / Sq Ft

AUG 2018 JULY 2019

AUG 2019

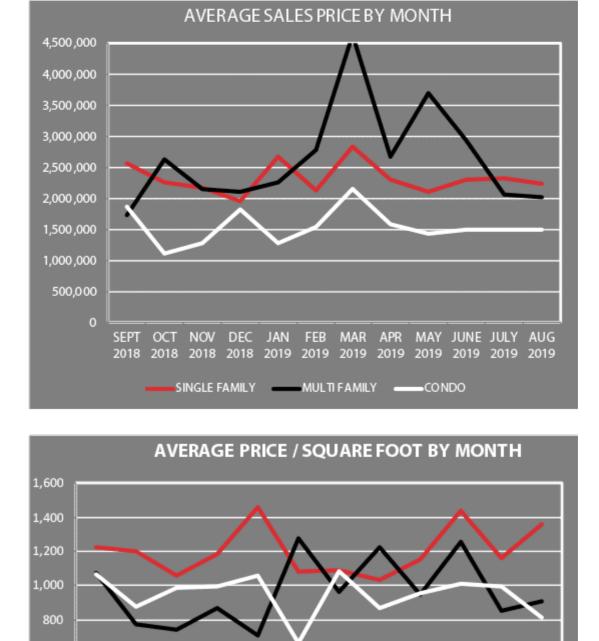
AUG 2018 JULY2019 AUG 2019 AVG SALES \$ Copyright @ 2019 CJ COLE. All Rights Reserved.

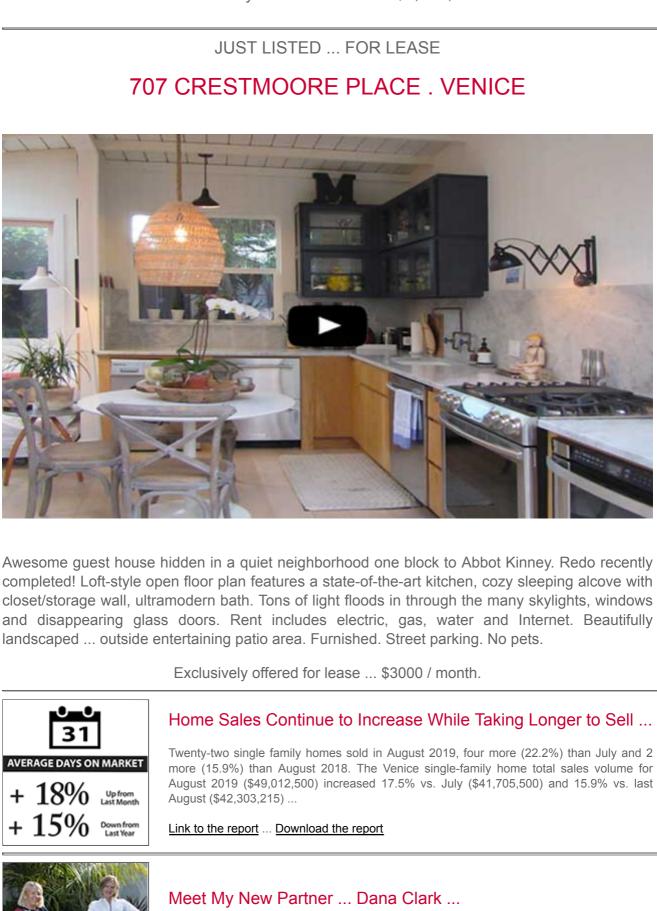
A Look at All of the Venice Property Sales Stats by Month for the Last Year ...



MULTI FAMILY

-CONDO





However, despite the uptick, rates remain historically low, Freddie Mac reports ...

16th Annual Other Film Festival October 4th - 5th ...

International film makers descend on Venice for two days of film screenings, premieres, sell out crowds, spirited Q&A sessions, panel discussions, local art on display and parties

CJ COLE . Associate Broker . Bulldog Realtors Phone: 310.773.6945 New Website: https://venicedigs.com Original Website: http://venicebeachliving.com

Facebook: http://facebook.com/venicebeachliving by CJ Cole DRE#: 00960322

AT VENICE BEACH LIVING ... The decision of home-ownership is a big one and Venice Beach Living is dedicated to every one of our clients ... to serve them with honesty and integrity, to commit our extensive knowledge of the market place to their benefit, to oversee the transaction to their benefit and to provide personalized one-on-one service. We strive to be the best real estate brokerage in Venice ... not the biggest. Our focus is VENICE ... only VENICE !!! For more information on how Venice Beach Living can help you with all your real estate needs, please visit venicebeachliving.com or give us a call at 310.773.6945.

breezes and views from the back deck of sunsets on the Santa Monica Mountains. The bedrooms, consisting of a master + two more, are nestled between the two. Designed for maximize light and cross ventilation. Built-in walls of cabinets & shelves offer abundant storage. Sustainable features include photovoltaic solar panels, recycled steel siding, on-demand water heater, radiant heat, cork & recycled rubber flooring. Tucked away behind a gated entry, this is the ideal spot for live/work. 2+ car parking is also securely enclosed. Home: 2098 sf | Lot: 2500 sf | Year Built: 2005 Exclusively offered for sale ... \$1,695,000. Awesome guest house hidden in a quiet neighborhood one block to Abbot Kinney. Redo recently

ONE-OF-A-KIND ARCHITECTURAL VENICE LIVE | WORK !!!

Unique Opportunity to Live Where You Work

Known as the "Prototype," this architecturally-recognized live + work residence is a simple, modern, green house. Designed by Jonathan Davis, Davis Studio A+D, every inch of the 2,100 square feet is used efficiently to provide ample room for studio and living spaces. The house is built high, dividing the footprint into three floors: the ground floor is used as a working studio, while the loft-like living/eating/cooking space on the top opens up to sunlight, two terraces, ocean

> Check it out Tuesday & Wednesday October 22nd & 23rd ...

> > Please watch and share my video to learn all about enjoying life in Venice !!!

with live music and DJs ...

<u>Tickets</u>

Please keep me in mind when you have family, friends or associates who are thinking of buying or selling a home ... I'd love to help them achieve their dream !!!

Thanks ... CJ PS. I respect your privacy and if I have sent this to you in error, please accept my apologies and reply with "REMOVE" in the subject line for automatic exclusion from future communications.

solicitation if your property is currently listed.

for the commercial corridors in Venice ... Read on 30-year fixed-rate 3.73% 0.5 point **LAST WEEK: 3.56%** More info LAST YEAR: 4.65% The week of Sept 22nd, which marks the beginning of fall, is the best time of year to buy a home, according to a new realtor.com® analysis. Buyers tend to find less competition, more inventory, and the biggest reductions on list price during that week, according to the study, which evaluated housing data in 53 metros from 2016 to 2018 ... Read more

PSS. The information above is deemed reliable but not guaranteed. This is not intended as a

The Abbot Kinney Festival takes place September 29 from 10 a.m. to 6 p.m. along the famed Abbot Kinney Blvd, dubbed the coolest block in America by GQ Magazine. There will be over 350 vendors, eclectic boutiques, artisan eateries, food trucks and booths, kids' rides and games, 4 music stages, 3 beer gardens, and more along the mile-long street. Admission is free for all ... Venice Local Coastal Program: Planning Working Group City Planners will be on-site hosting two working group sessions, on Tuesday, October 22 and Wednesday, October 23, from 4:00-7:00 pm. They want to hear your ideas and vision Mortgage Rates Post Biggest Jump in Nearly a Year ... Mortgage rates jumped dramatically this week but stand to dip some in the near future after the Federal Reserve lowered interest rates Wednesday. The 30-year fixed-rate mortgage rose to a 3.73% average--its largest week-over-week increase since October 2018. 'Black Friday' for Home Buying Is Near ...

I want to officially welcome Dana Clark !!! My previous assistant is now a licensed Realtor® and is partnering with me in this challenging venture. Many of you know Dana from her past (and current) life as a hair stylist. As a Playa del Rey homeowner and Santa Monica

business woman, Dana will expand our expertise beyond the Venice boundaries.

35th Annual Abbot Kinney Festival Sunday Sept 29th ...