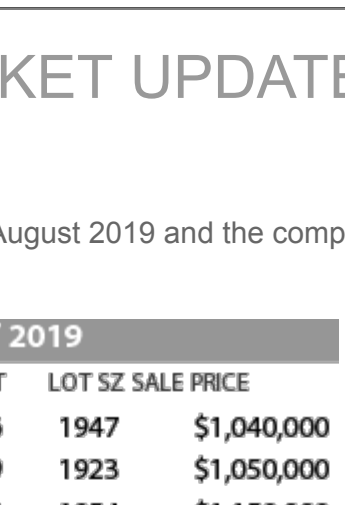


Exclusively Venice Real Estate Service ... Beyond Ordinary

310.773.6945 ... VeniceDigs.com

"VENICE STYLE" SEPTEMBER 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

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.

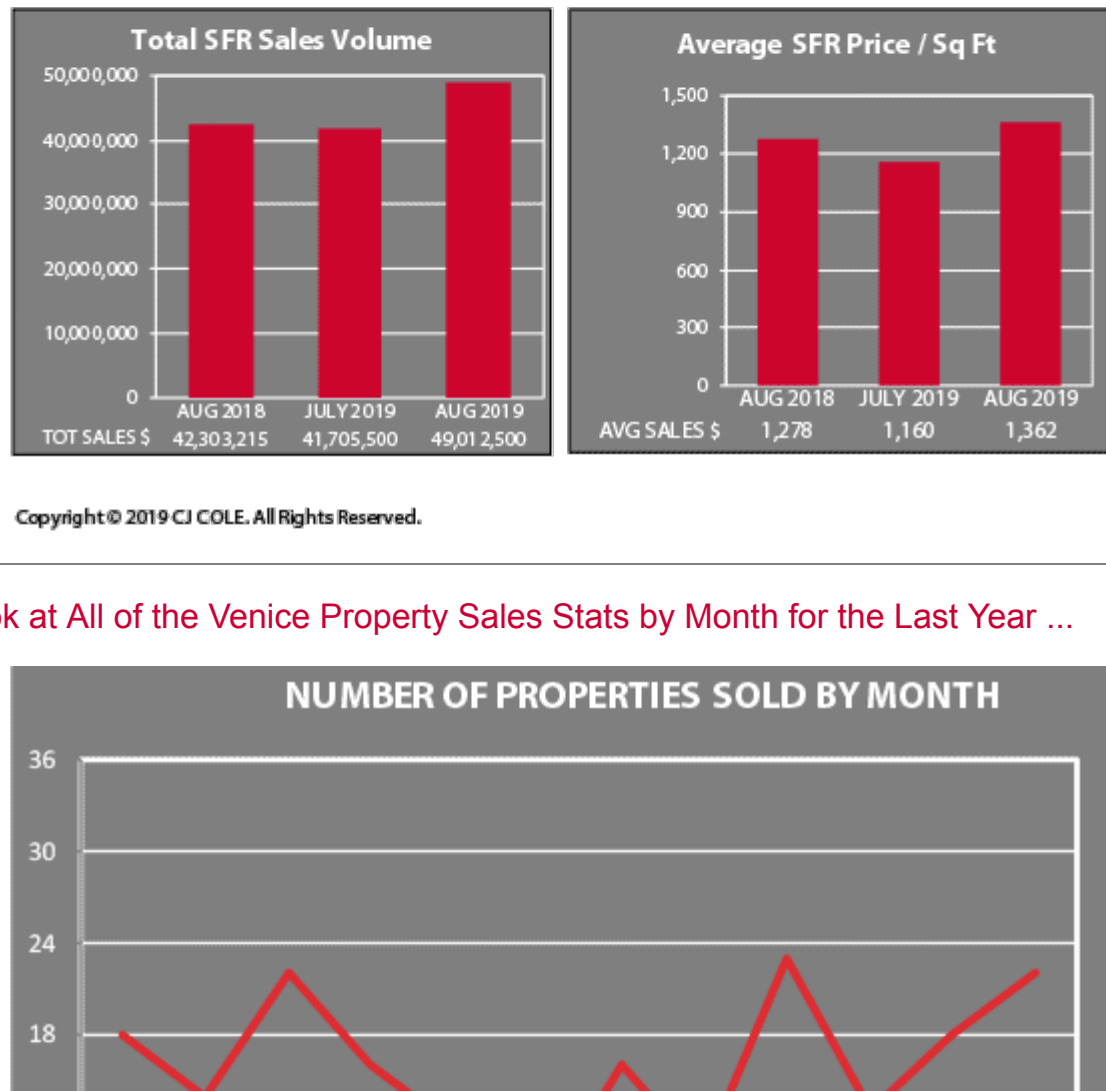
Tables showing SINGLE FAMILY SALES, RESIDENTIAL INCOME SALES, and CONDOMINIUM SALES for August 2019, including columns for Street, BDM, BTH, SQ FT, YR BLT, and LOT SZ SALE PRICE.

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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

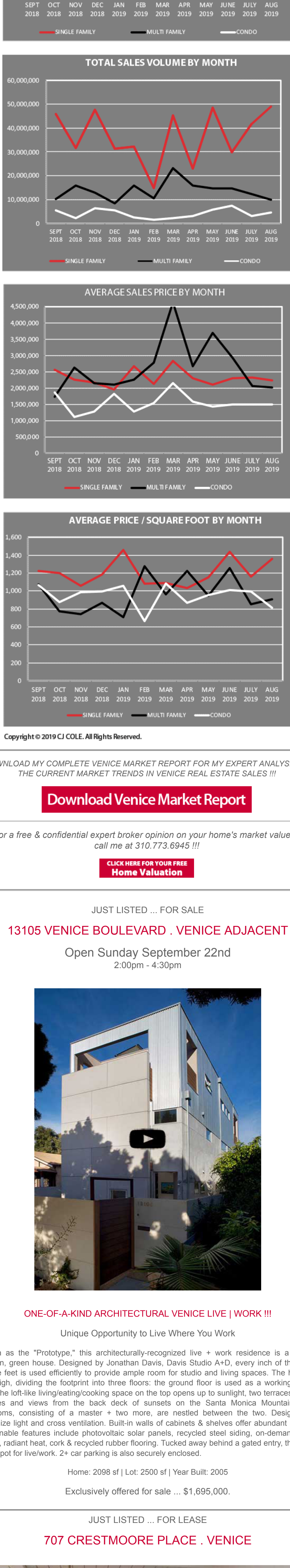
VIEW THE VENICE PROPERTY SALES FOR THE PAST 20 YEARS

August 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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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

ONE-OF-A-KIND ARCHITECTURAL VENICE LIVE | WORK !!! Unique Opportunity to Live Where You Work

Known as "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.

Home: 2098 sf | Lot: 2500 sf | Year Built: 2005

Exclusively offered for sale ... \$1,695,000.

JUST LISTED ... FOR LEASE

707 CRESTMOORE PLACE . VENICE

Awesome guest house hidden in a quiet neighborhood one block to Abbot Kinney. Redo recently completed! Loft-style open floor plan features a state-of-the-art kitchen, cozy sleeping alcove with closet/storage wall, ultramodern bath.

Exclusively offered for lease ... \$3000 / month.

31 AVERAGE DAYS ON MARKET +18% Up from Last Month +15% Down from Last Year

Home Sales Continue to Increase While Taking Longer to Sell ... Twenty-two single family homes sold in August 2019, four more (22.2%) than July and 2 more (15.9%) than August 2018.



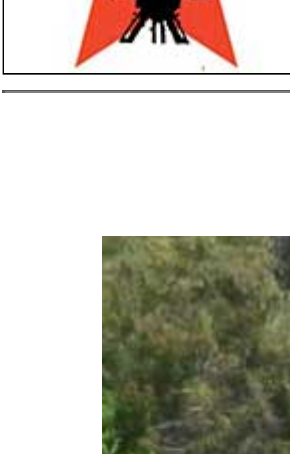
Meet My New Partner ... Dana Clark ...

I want to officially welcome Dana Clark !!! My previous assistant is now a licensed Realtor® and is partnering with me in this challenging venture.



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

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.



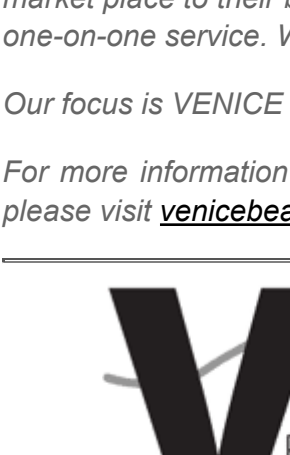
Venice Local Coastal Program: Planning Working Group Tuesday & Wednesday October 22nd & 23rd ...

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.

30-year fixed-rate 3.73% 0.5 point LAST WEEK: 3.56% LAST YEAR: 4.65%

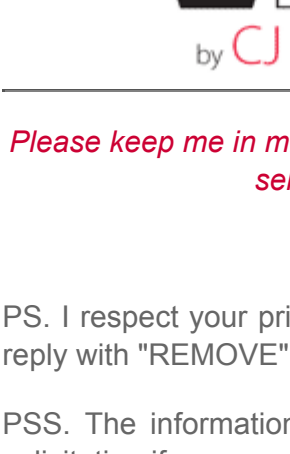
Mortgage Rates Post Biggest Jump in Nearly a Year ...

Mortgage rates jumped dramatically this week but stand to dip some in the near future after the Federal Reserve lowered interest rates Wednesday.



'Black Friday' for Home Buying Is Near ...

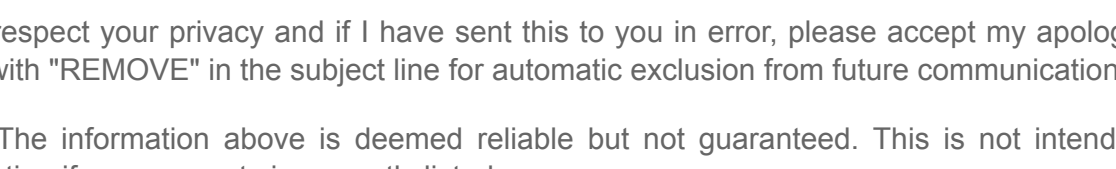
The week of Sept 22nd, which marks the beginning of fall, is the best time of year to buy a home, according to a new realtor.com® analysis.



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 with live music and DJs ...

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 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.

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.

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 DRE#: 00960322

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.

PSS. The information above is deemed reliable but not guaranteed. This is not intended as a solicitation if your property is currently listed.